

Design and Access Statement

Location - 766b Uxbridge Road, Hayes, UB4 0RU

Change of use of the premises from A1 retail unit to restaurant/hot food takeaway (A3/A5).
(Retrospective)

Applicants: Fahmida Kauser and Mohammad Farooq

This Design and Access Statement should be read in conjunction with the following documents:

Drawings: 766bUR (Sheets 1 and 2)

Location

The site is located within the built up area of Hayes on the north side of Uxbridge Road at the junction with Warley Road pedestrian access to the premises is directly off of the junction. There is no pedestrian or vehicular access to the rear.

Site Analysis and Evaluation

The site is located on the ground floor of a three storey building with a single storey element to the rear.

There is a two storey element above which is currently used as offices and the rear single storey section as a beauty bar, these do not form part of this application.

Next door on the ground floor (No 766a) has been empty for almost a year and was previously in use as a bookmakers (Class A2).

Proposed Development

This retrospective application is for the change of use from Class A1 to Class A3/A5 for the ground floor front element only.

The current layout of the café has a serving and eating area at the front with a small kitchen to the rear with an extractor fan and cooker hood fan discharging through the side wall adjacent to Warley Road. It is proposed to change these extractor fans to more energy efficient filtered fans should this application be successful. The eating area contains a small amount of stools, chairs and tables. There is a small customer/staff toilet located at the rear.

Schedule of Accommodation (Approximate)

Site area 68m²

Display and Counter Area 49m²

Kitchen Area 11m²

Toilet Area 3m²

Store Area 5m²

Access

The entrance door serving the restaurant will be directly off of the junction of Warley Road and Uxbridge Road footpaths. It will have a minimum 1000mm clear open and a level threshold. Deliveries will be from the side using the kitchen fire escape door.

Public Transport

The site is located on the main A4020 link between Shepherds Bush/Ealing to the east and Uxbridge to the west. There are a number of regular bus services to Southall, Ealing, Acton, Shepherds Bush and Uxbridge. The buses link to underground stations at Uxbridge and Ealing and mainline national mainline railway stations at Hayes Town, Southall and Ealing.

9.2 Pedestrian Access

Pedestrian crossing points are provided across busy roads and they have appropriate textured surfaces, controls and dropped kerbs. The existing footpaths along the public highways in the vicinity of the site are generous and there is plenty of space for people, including wheelchair users to approach and pass others travelling in the opposite direction.

To the side is an emergency escape door which can also be used for deliveries.

Vehicular Access

There is no vehicular access available to the site. Deliveries will be made from the kerbside along Warley Road.

Private Amenity Space

There is no private amenity space on this site.

Conclusion

To approve the continued use of the site as a A3/A5 usage will maintain and provide vitality to the immediate neighbourhood without any detriment to the surrounding area. Retaining the site in A1 usage will possibly reduce the market for potential tenants. The adjoining A2 shop has remained empty for approximately the last nine months. Therefore, please consider this application favourably

Please contact us if additional information or clarification is required before deciding this application.