

Kalsi Design

97 Victoria Road, Ruislip, HA4 9BN

Design and Access Statement

Design access statement for rear extension to a retail shop. This access statement has been provided to support the planning proposal.

Introduction

This design and access statement describes the current state of the property. The current property is a Fruit and Vegetable shop. The shop has one entrance for customers from the front and an additional entrance for deliveries to the rear.

Assessment

The property is located in the Borough of Hillingdon. Existing terrace shop fronting along Victoria Road. Above the shops in the parade they have residential flats where communal access is towards the rear. The neighbouring property have applied being graced and built a similar extension. There are many other properties along the rear to have similar extensions. Our client would like to use it to extend the shop as the business is becoming better and demand is higher.

Evaluation

Currently the rear has an existing garage, this garage is in poor condition and not useable to its potential. The proposed extension has been used for refuse area and storage and for deliveries. There is plenty of parking towards the rear of the shop, this is the Hillingdon carpark. Also there are many pay and display parking slot on the main road. The rear extension would allow a similar outlook as the neighbouring properties, there are many other properties along the rear that have similar extensions.

The circulation area around the house and road shall be maintained.

Proposal

Considering the size and setting of the neighboring properties and the national guidelines. The main objective of the proposal is to make efficient use of the existing and proposed commercial shop. The proposed works will entail the existing shop to be refurbished towards the rear and allow the shop to be extended as the demand has increased over the years.

The Proposal will not have any adverse impact on the amenities of the neighboring properties.

Surroundings

The property is in parade of shops, where the neighbouring properties along the road have similar extensions granted over the years. Similar extensions have been granted on the neighbouring road with similar if not same property style.

Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building. High values of insulation required to meet the current building regulations will ensure energy savings and installation of condensing boilers.

Conclusion

This proposal provides the opportunity for upgrading and modernizing the existing commercial shop. This application is suitable for this type of development in line with other neighboring properties who have already carried out similar extensions. There will be no loss of light and overlooking the neighbours.

We see this application to be suitable for this type of development within the Borough of Hillingdon and we look forward to working with you.



Image showing existing garage to the rear of the shop.

Rear elevation showing the neighbouring property has already built an rear extension. This is also an addition to the shop.

