

DESIGN & ACCESS STATEMENT



Diner Lounge, 115 High Street, Yiewsley, Middlesex, UB7 7QL

Introduction

Evolve RPS limited have prepared plan views and elevation drawings for the above site address on behalf of the Diner Lounge Ice Cream Parlour Shop. The existing vacant unit will be redesigned and renovated to house a new Ice Cream shop which will provide the local community with fresh hot and cold beverages and food. The store will be undertaking a new refurbishment requiring planning permission for external works.

Google Maps – Site Location Plan



Amount of Development

Planning permission is required for external shop front alterations to a vacant unit located on Yiewsley, High Street next to Subway. The current condition of the store is the front is boarded up and left vacant. The proposed will see the external shop front opened up with a new glazed front and double door entrance way. This new open front will see the store opened up for customers and passer-by's to see in and view the products on display and bring a new refreshing front to the high street. The glazing will be finished with new Aluminium framing and door kick plates and matching aluminium handle.

As part of this refurbishment there will be the addition of two new internal disk signs internally illuminated these will be subject to a separate Advertisement application submitted to London Borough of Hillingdon

All works will be totally sympathetic to the character of the existing premises and with the full written consent of the Local Authority. With the exception of the above development no alterations will be made in regards to access to and from the building.

Layout of the Development

Nearby roads should not be affected as part of this proposal and should not have any impact on the existing traffic use within the surrounding area or on existing retail units in terms of trade and congestion. For the location of this building please refer to the ordnance survey map enclosed highlighting the site in red. The block plan indicates the location of the shop front and new external louver in relation to its surroundings.

Appearance

The scale of the existing building will not change as part of this proposal.

Appearance

All additional colours and materials will be kept in accordance with the same standards used throughout all Diner Lounge stores and will be in keeping with the existing building.

Conclusion

The above proposal will provide the opportunity to update the existing shop front and introduce a new store to the High Street, Yiewsley

Any further alterations will be subject to separate applications submitted to the local authority.

Site Photos

