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Design and Access Statement

105B LANSBURY DRIVE, HAYES, UB4 8RW

Site Address:

105B Lansbury Drive
Hayes
UB4 8RW

Proposal:

Converting the rear store area into a take away shop (A5 use)

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Local surroundings

The property is located at the rear of 105 Lansbury Drive, Hayes, UB4 8RW, within the Hayes area. The local area is of a predominantly commercial nature with residential houses on the side Roads. The ground floor of the property is being used as class A5 (Chicken shop) and the upper floor is residential. The rear of the ground floor, which is single story, is currently used as a storage space for the chicken shop. The residential unit above this commercial unit is served by the staircase on the side, all of which are to remain untouched.



Site Description

The property is end of terrace two story commercial / residential. The rear part of the façade is made up of bricks painted at the ground floor level. The pitched roof has red tiles with a gable wall to the end. The property is in a predominantly commercial area.

Description of proposal

The proposal is to convert the rear part of 105 Lansbury Drive, which is a single-story block, into a new take away shop (A5 planning class). There are no major works proposed to the external faces of this rear block, but one side (gable wall) which is facing Balmoral Drive will be changed to a shop front as per the proposed elevation drawing.

A new sign board is also proposed to this elevation.

No other works are proposed on the external elevation.

Scale

We believe that the proposals are proportionate to the existing property and considerate to the neighbouring properties and are subservient addition to the property and will provide a relatively modest look which will not undermine the character of the wider area and is in line with policies LP26 and LP33 of the Local Plan.

Appearance

The changes to the external face will be constructed with the same window and door frames used on the rear elevation of the existing property, therefore will maintain the character of the surroundings. There is no changes to the outline of the existing rear block and the existing roof.

Environmental impact assessment

The development does not constitute EIA development.

Access

The access to this new shop will be through the existing access road and pedestrian walkways. There will be no changes to the existing.



Conclusion

This Design and Access Statement has been prepared to accompany a planning application for the proposed works at 105B Lansbury Drive, Hayes. Change of use from a storage to a takeaway shop will keep the area much cleaner than before and the change to the elevation is considered not out of character.

Photos



Front & rear elevations



Full front Elevation (Balmoral Drive)



Rear Elevation



Relationship to Neighbouring House
