

DESIGN AND ACCESS AND HERITAGE STATEMENT

Address: 5 Ickenham Road, Ruislip HA4 7BT

Proposal: CHANGE OF USE FROM A1 LAUNDRATEE (PART RETAINED) TO A SUI GENERIS (PIZZA TAKEAWAY ONLY).

The application site

This is currently mod terrace double storey with Class use A1 unit, trading as a laundry shop, with two bed residential flat at its first floor located approximately 0.3 miles walking distance, of Ruislip Railway Station, with mix of commercial & residential away from the corner formed by Ickenham Road & High Street, Ruislip.

The rear is covered roof with carpet area as 50.4 msq. There is pay & display parking to its shopfront accessible from high street road.

Proposal

The existing laundry shop has ample space left within to be used for the proposed Pizza take away.

It is proposed to split the existing shop into two units with two different shop fronts of their own. The new pizza takeaway will have a fridge counter to take orders and serve, pizza making machine (Appr. 2X1.4Mts.) with overhead extract hood outlet discharging at the rear of the site through the extract duct abutting to the rear existing wall.

The takeaway delivery to the customers will be through the front of the shop on Ickenham road. It is also proposed to have a 1200X1600mm wide retractable awning to its entire shopfront.

The pizza takeaway will operate Monday to Sunday, 11am to 11pm.

Use: The proposed usage is identical to the neighboring business properties as there are same activities in operation. The surrounding area is mixture of commercial & residential with building varying from semi-detached to terraced houses to commercial shops and flat blocks. The location and design of the proposal is fitting to the streetscape of Ickenham Road, Ruislip and due to the sites location it can be accommodated without detriment to the character of the location, where the principal of the development is acceptable. The proposal will enhance the sibling effect of the street Architecture.

Appearance: There is no major changes to the existing elevations apart from the shopfront spited into two self-standing units with

new overhead retractable awing's. The rear extractor duct is similar in appearance with other business around.

The extractor duct is positioned between the two rear windows and isolated from the building envelope to prevent structural noise. The use of noise insulation techniques as required by building control regulations will be use throughout the proposed development particularly the party wall and floors.

Parking

Pay and display parking at the front. Proposed site is well within reach of local facilities like bus stops, shops and others on foot.

Conclusion

As above, the proposal is appropriate and compatible and will not affect the surrounded residential amenities on negative way; if there is an effect, will be positive.

Also the scale of the proposal is compatible with surrounding and provides a sympathetic visual appearance to the street architecture.