

Supporting Statement

Site Add: 1258 Uxbridge road Hayes UB4 8JF (referred as 1258UR)

Overview:

The subject property is located on the Northern side of Uxbridge Road and make part of a prominent terrace. Terrace offer mixed development with shops on ground floor with accommodation on upper 2 floors. Subject site has been used as a retail shop. Proposal is to change the use class from Class E to Sui-generis (restaurant/Hot food takeaway) along with installation of external chimney flue.

Supporting statement:

Subject site, 1258UR benefit from a use class of Class E. The proposal is to change the use class from Class E to Sui-generis (Restaurant and Hot food takeaway). Proposed food joint will offer Pizza and different variety of chicken dishes.

Proposal will retain the shop front and will not make changes to front elevation. Existing and proposed layouts, submitted along with the application, indicate the proposed set up of the restaurant/Hot food takeaway. Details of access, deliveries to and from restaurant and parking are provided underneath.

Site access

1258UR has a front door facing Uxbridge road. There is a rear door which leads to service road at the rear. As the proposal is to open a Pizza/Chicken shop which will offer both Eat In and takeaway/Delivery service. The rear door will be used for deliveries. Customers will access the restaurant front the front door via layby on Uxbridge road.

Loading bay is available just outside the restaurant and deliveries will be schedule between 10am to 12pm.

Parking

Customer parking is available outside, on Layby, of 1258UR whereas there is ample space for delivery bikers at the rear. The rear of the restaurant can be accessed via service road. This arrangement will separate the customers from delivery drivers thereby will reduce congestion on the layby.

Refuse

Separate bins have been proposed to dispose of recyclable and non-recyclable waste. Waste will be collected periodically by refuse collection companies.

External Changes

No external changes have been proposed for Front elevation. A new flue will be installed at the rear. Flue will be installed with appropriate silencer and filters so the proposed change of use will not have detrimental impact on nearby properties.

Noise impact assessment and Odour Impact assessment has been carried out to assess the background noise. New flue will be installed to achieve recommended sound levels. Active carbon filters will be used to eliminate any odour being vent out.

Acoustic Suspended ceiling

Restaurant will be installed with **Ecophon Focus E24 Tegular 600 x 600mm Reveal Edge** new acoustic suspended ceiling. This will eliminate any noise being transferred from Ground floor to first floor residential flat.

Employment:

Proposed change of use will bring a derelict shop back to life. Our client indicated there will be 3 Permanent and 4 Part time staff members. All the staff members will be recruited locally. Which will boost the local community and bring more footfall within this established shopping parade.

Considering all of the above it is safe to say 1258UR lends itself for the proposed change of use. The proposed restaurant/Hot food takeaway will offer much needed variety of food to the local community. The proposal will also bring additional footfall to this established shopping parade and will in turn help other businesses as well.

Hence client request the planning consent for the Change of use from Class E to Sui-generis (Restaurant/Hot food take away).

Following documents have been submitted along with the application:

- a) Existing and Proposed Layouts of the site
- b) Existing and Proposed Elevations of the site
- c) Site and Location plan
- d) Noise Impact assessment
- e) Odour Impact assessment