

PLANNING STATEMENT FOR 74 COLDHARBOUR LANE HAYES UB3 5ES

1a – A 350mm high shutter box is located at the head of the window and protrudes approximately 25mm from the front wall. The shutter is like many other shops along the parade and are installed to provide additional security when the shops are closed, also they greatly assist in reducing insurance premiums.

1b – A plain red awning has been installed which extends approximately 2m from the front wall of the shops. When closed it protrudes approximately 300mm. The awning is not dissimilar to many of the awning along the parade.

1c – The shop signage is not illuminated and two signs reflect the business of the two shops. A single sign would not only confuse the issue and would not be acceptable to the business owners.

1d – There are several examples of a single shop being converted into two units along the Coldharbour Lane parade and else where in Hillingdon (i.e. Uxbridge Road)

1e – The two units created only require small retail areas of less than 25 sq. metres to operate in a profitable manor.

2a – Submitted plans have been amended to show how the two units will function in a more coherent manor. The two toilets will be key locked for the exclusive use of the individual units. A common area is provided to gain access to the storage areas and a secondary escape route.

2b – The new layout also ensures that there are alternative escape routes at the front and back for both units in the event of a fire.

2c – Unit 1 is retailing as a florist and unit 2 is selling ice cream and will be operating at different opening times throughout the year. For obvious reasons both units need their own retail space and storage.

3a – The ice cream shop (Unit 2) will bring in their own deliveries on a daily basis as and when required, the frequency will vary throughout the year. The florist (Unit 1) are selling mainly artificial flowers, low cost jewellery and ornaments. Where fresh flowers are required they will be purchased from local retailers on the day and brought to the shop to be made into bouquets and floral displays. Deliveries will be made by the owner on an as and when basis. Deliveries will be made via the rear service road.

3b – By nature of their business both units will not generate much waste. Two refuse bins with a capacity of 660 litres will be provided at the rear. As there will be very little waste the bins these will be emptied by a private contractor as and when when they are approximately 80% full.

CONCLUSION

Small retail units not only provide outlets for small businesses it provides a diversity of bespoke sellers which do not require large display areas. Also in these difficult times it is essential that these two small units can thrive and remain profitable. It is better to have two small units than a large empty retail shop.