

DESIGN & ACCESS STATEMENT

CHANGE OF USE FROM ESTATE AGENTS
(A2) TO TAKEAWAY (A5)

140 WEST END LANE
LONDON
NW6 1SD

DIRECT PLANNING LIMITED

1.0 The Site

1.1

The site is contained within a small single storey building in a terrace of commercial/retail units located over the railway line directly opposite west Hampstead station.

1.2

The proposal site is centred within a very busy local town centre comprising of parades of shops with close linked public transport facilities with easy accessibility of bus routes on West End Lane.

1.3

The premises have previously been trading as an Estate/Lettings Agency office.

2.0 The Proposal

2.1

The proposal involves a change of use from Use Class A2 to a Hot Food Takeaway (Use Class A5) with associated kitchen extract ducting to be erected on the rear elevation.

3.0 Design Principle

- 1). The development of the property should be in keeping with the style and character of the area.
- 2). The development should respect the amenity of neighbouring properties in terms of privacy, day lighting and disturbance due to noise from adjacent living areas.
- 3). The design of the proposed development should be in keeping with the general standards of the area in terms of design, amenity, layout, facilities and convenience.

4.0 Design Solution

4.1

The proposal site will renovate the existing unit internally and maintain the existing shop front and its characteristics consisting of a glazed aluminium window and door framing.

4.2

In view of the surrounding use and given that no major external alterations are proposed to the property, it is considered that the proposed change of use will not significantly change the character of the property or the area generally.

4.3

The opening hours are proposed to be 1000hrs to 2300hrs Monday to Sunday. It is estimated that three jobs would be created.

4.4

The ventilation system will be implemented with double silencers for the fan for high performance attenuation secured to the structure, internally, sitting on anti-vibration mountings.

4.5

Unpleasant odours will be controlled by a three stage filtration system of mesh filtration, pre-filters and carbon filters implemented into the ducting system consisting of 400mm diameter cylindrical pre galvanised steel sheet running from the canopy to the flue riser internally secured to the structure using anti-vibration mountings and taken to discharge at least 1.5 metres above eaves level in line with existing chimney flues as shown on plans (see full specification for extract duct system attached).

4.6

The external part of the ducting running from the rear exit point will be wrapped in 30mm thick mineral wool with minimum density of 35kg/m³ to be held in place with light metal mesh, and metal or plastic strapping bands.

4.7

The mineral wool insulation would be lagged with a membrane of flexible sound barrier matting with a surface weight of 10kg/m² and nominal thickness of 4mm (in black) to be applied around the duct with overlapped/sealed joints to be held in place in accordance with suppliers recommendations. The remainder of the duct is to be painted black to mitigate its metallic treatment.

5.0 Impact on Amenity

5.1

The kitchen extract system is specifically designed for this proposal site with a high specification odour control system and will significantly eradicate noise and smell emanating from the use.

5.2

No goods, equipment or other materials shall be stored or deposited in any open area of the site/premises. Food and packaging waste will be collected to a refuse enclosure sited within the premises for municipal collection.

5.3

The applicant would also systemize a litter patrol and collect any refuse outside.

5.4

The proposal site is located in a relatively busy and vibrant local centre with associated car parking facilities. It is considered that the area already experiences a relatively high background traffic noise levels from through traffic and customer trade.

5.5

It is not anticipated that the proposal would lead to an increase in disturbance from additional customers and any activity associated with the proposal premises would be subsumed into general background noise levels.

5.6

Deliveries would be kept to once per week which will greatly minimize disturbance further.

5.7

Furthermore it is anticipated that the majority of users will be from the locality and within walking distance.

5.8

It is considered that the level of activity resulting from the proposed change of use will not adversely impact on the character of the area or be harmful to the living conditions of nearby neighbours.

5.9

In addition, the proposal will enhance the character and appearance of this parade in particular and the district centre in general. By adding investment it will improve the locality and support this centres' day and evening economy.

5.10

It is located in a sustainable location and will enhance the vitality and viability of this locality by providing appropriate re-use of this unit.

5.11

In accordance with our land use survey calculations the current level of use in this frontage is predominantly class A1 retail usage - ensuring no over-concentration of non-retail or food & drink uses on this parade/shopping centre hence, no adverse effects on its retail function. The proposal would however compliment the function of this retail parade.

6.0 Access

6.1

Access for patrons would be from the main road fronting West End Lane and provision made for full accessibility for wheel borne access into the site by maintaining a flush entrance to the premises through the relocated door at the front.

6.2

The site is well served by public transport facilities short walking distances from the proposal site located on West End lane.