

Design & Access Statement

Proposed Change of Use from Class A1 (Retail) to A5 (Take Away)

At

2C, 2D, 2E Maygrove Road,
London.
NW6 7QL

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September 2014

2C, 2D, 2E Maygrove Road, London. NW6 7QL – Design and Access Statement

Location

The property is located at the end of Maygrove Road, meeting the junction of Kilburn High Road and Shoot-Up Hill. Directly across the road is Kilburn Station providing direct transport links to the city. There are also many Bus routes that travel along the Kilburn High Road. The property is located directly next to the railway bridge above. As you turn the corner on to Kilburn High Road there are abundant shops, restaurants and other retail premises.

Existing Building:

The existing building is single storey with a flat roof. The front elevation is glazed with double entrance doors. The property has an irregular shape due to its location next to the railway bridge. The premises is currently vacant and is Classed under A1 Retail Use.

Proposal:

The proposal is for a Change of use to Class A5 Fish & Chips Take Away. To accommodate this change internal alterations will be carried out to the premises and an Ventilation Flue is proposed.

Extract System and Ducting:

The new ventilation ducting will run at high level to the ceiling of the premises. The ducting will then protrude to the side elevation and project above the roof. The extract system will have the necessary pre-filters, carbon filters, silencers and fan, details shown on the drawing.

Customers:

As with the other Take Away's just around the corner on Kilburn High Road, the customers will be local residents and commuters.

Disabled Access:

New wider double doors are proposed to the front entrance to allow disabled access with a level threshold.

Refuse:

Refuse will be stored internally in the refuse bin area as shown on the drawing and brought out on collection days.

Conclusion

There are a number of Class A5 units close by, this unit would be no different from the others and provide a competitive change of take away to the local residents.

P. Mistry
September 2014