

**157 HEATH ROAD  
TWICKENHAM  
TW1 4BH**

**DESIGN & ACCESS STATEMENT**

**Prepared by**

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**1. SITE STATUS**

- Existing vacant restaurant – application for change of use to A5.

**2. DESIGN PRINCIPLES AND CONCEPT****Scope**

- The relevant planning policies have been considered. The building will remain as current.
- The proposed internal works are for fitting out only and as such are minor.
- Proposed hours of operation are 11:00-00:00 7 days a week, staff will leave the store within 60 mins of closing.

**Layout**

- Model Pizza Hut Delivery and Takeaway plan with customer waiting area within the existing external walls of the building.
- Refuse bins will be stored within the bike storage area inside the building.

**Scale**

- The internal installation does not cause requirement to alter the scale of the building.

**Appearance and Character**

- The existing building will have minimum changes any changes made will be to match existing finishes.

**3. ENVIRONMENTAL SUSTAINABILITY****Material**

- For internal fit out only, the volume of material used is minor in this consideration. Only a sufficient amount of finishes will be provided to meet with Building Regulation Health and Hygiene standards.
- For external development only the volume of material use is minor in this consideration. Only a sufficient amount of finishes will be provided to meet with Building Regulation Health and Hygiene standards.

**Operation**

- Pizza baking requires a gas conveyor oven. To meet health and gas standards a high volume extraction system will be provided. Due to high air movement it is not economic to provide an effective heat recovery system.
- The refrigeration plant which is required is as per existing systems, for the refurbishment the existing will be removed and replaced with new in the same locations.
- Extraction will be kept in the current location and will have silencers fitted to ensure ambient noise levels are not affected. An Odour control unit will be installed to remove smells from the cooking operation to the extraction system.

**4. MOVEMENT OUT AND IN****Vehicles**

- Goods vehicles for food stock, etc, will be made to parking spaces to the side in front of the shutter.
- Deliveries to customers will be made via moped bike which will be stored inside unit to rear through existing shutter.
- Deliveries and refuse collections will not be made on a Saturday or a public holiday, these activities will be completed after the hours of 08:30 and before 18:30 hours.

**Staff**

- Access through new shop front configuration
- Staff parking in parking spaces to the side elevation

**Customers**

- Access through new shop front configuration
- Customer parking on high street to the front of the unit and additional spaces to the side plus local car parks

**Parking**

- Parking is available to the front on the unit and also in local public car.

**5. ACCESSIBILITY**

- Movement within the building able and disabled - customer area access has a existing level threshold that will be retained. Takeaway is 5-20% of business location depending - the bulk of the business is personal delivery which will operate from the rear door.
- Disabled facilities - although pizza baking is an able standing operation, an ambulant disabled w.c. will be provided should business visitors be chair bound or semi-ambulant.

**6. POLICY IMPACT**

- A visual survey has been carried out of adjacent uses to ascertain the existing level of active A5 types. It is considered that the alteration to the use would not unduly upset the use balance in the near vicinity.

**7. COMMUNITY SAFETY**

- The refitted operation will not affect the personal safety of staff or customers above the normal level for this location. Currently this is a vacant unit which could attract intruders and vandals. We have learnt from other locations that having an evening operation has had a positive reduction in the number of break-ins in the associated residential area.

**7. HERITAGE / REGENERATION STATEMENT**

- The current assets of the existing building have no specific elements of architectural value or specific interest.
- The current building does not make significant contribution (of positive or negative effect) to the existing street setting or surrounding area. .
- There will be no substantial alteration or harm done to the existing building as part of these works.
- The Disability Discrimination Act has been fully incorporated into the design without significant affect on the historical and architectural character of the building and its surrounding context.