

1 High Street &
2 Vine Street
Uxbridge
UB8 1BP

Design & Access Statement
May 2021

halebrown architects

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1. Introduction

1.1 Project Team

Client

Kingsbridge Estates.
1st Floor
York House
Chichester Fields
Chichester
PO20 2FR



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1.2 Project Description

Hale Brown Architects has been asked by Kingsbridge Estates to prepare a planning application document for the site at 1 High St, Uxbridge, UB8 1BP.

This document sets out:

Changes to main entrance and fenestration to facilitate restaurant use of former bank.

Installation of air extraction plant and ducting to rear of building and on roof.

Change of use of one parking space to bin storage area.

The application does not propose changing the use class, however, as the existing use class, Class E, includes both “Financial and Professional services” and “Cafe or Restaurant”.



1. Introduction

1.3 Site



1. Introduction

1.4 Project Overview

The site is positioned on the corner of Vine St and the High St within Uxbridge town centre, a vibrant and affluent Greater London commuter town.

The building comprises a Class E Ground floor banking unit, accessed off the junction of the High St and Vine St. The upper four floors are Class E offices, all accessed from Vine St.

In 2018, the Royal Bank of Scotland, which had the lease for the ground and first floor, vacated the building.

This application proposes to change the ground floor unit into a restaurant. A number of alterations are proposed, which will create a better street presence for the restaurant along the High Street.

The building is not listed nor identified as of local significance. However, it is situated within the Old Uxbridge / Windsor Street Conservation Area.



Existing ground floor plan

2. Site & Context

2.1 Location

2.2 Context Photographs

2.3 Site Photographs

2. Site & Context

2.1 Location

The site is located on the main shopping High Street at the junction with Vine St, Uxbridge, which is within the London Borough of Hillingdon.

The site benefits from a number of opportunities which makes parts of the building ideal for conversion into a restaurant or bar. These include:

- Prominent corner site at the start of the pedestrianised High Street.
- Approximately 2 mins walk from the Uxbridge Underground Tube Station (Metropolitan Line)
- Situated close to other local bars and restaurants improving footfall
- Potential loading access through a rear courtyard space



2. Site & Context

2.2 Context Photographs



1.



2.



3.



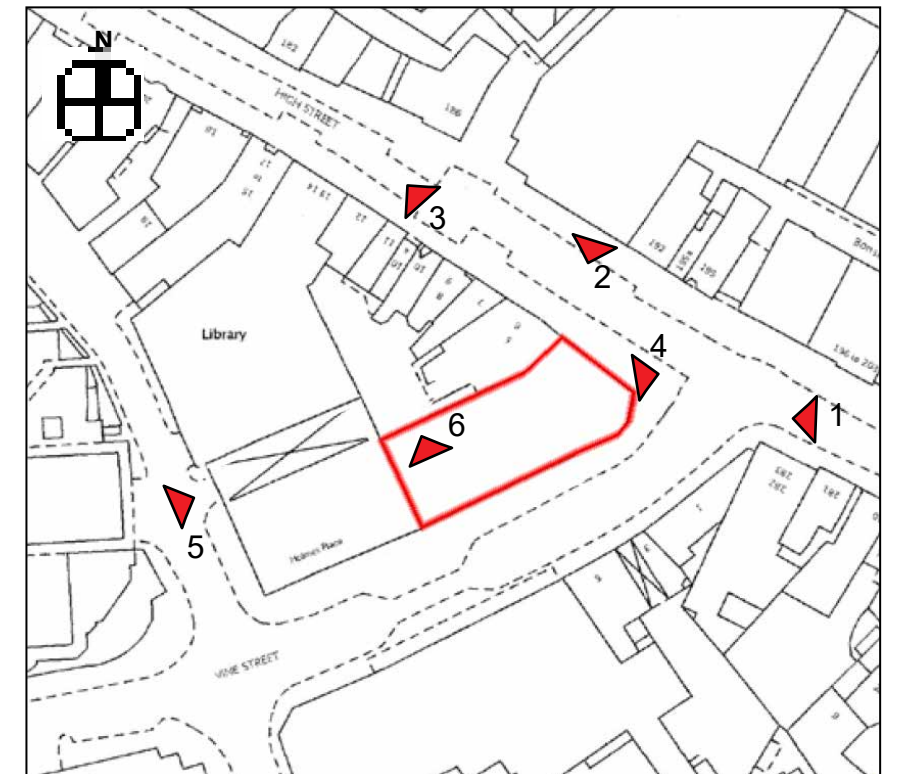
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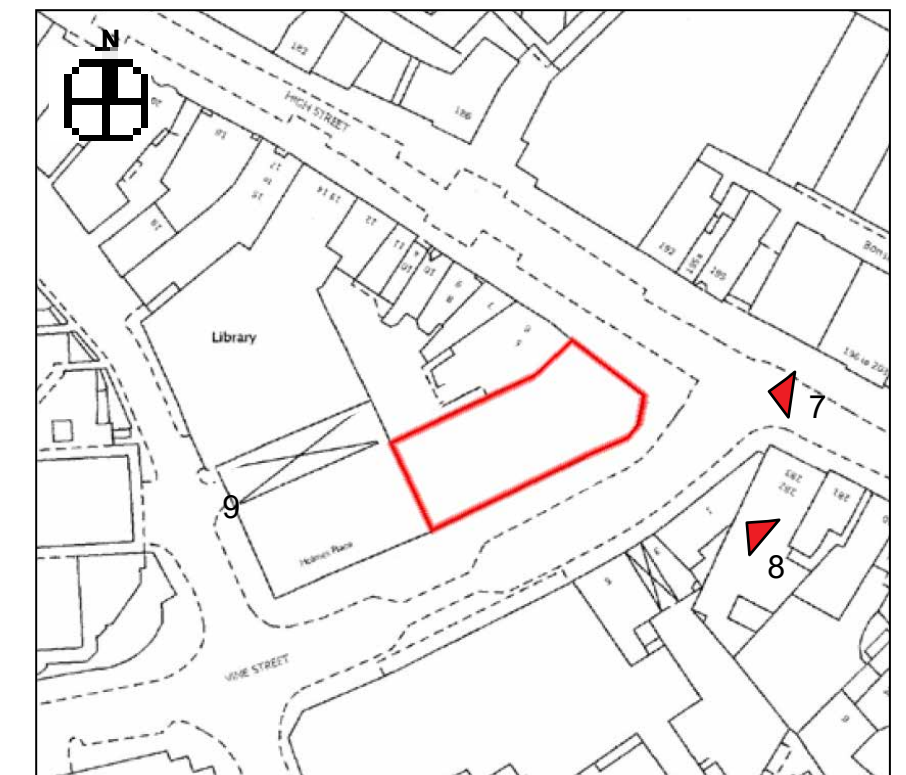
2. Site & Context

2.3 Site Photographs

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2. Site & Context

2.3 Site Photographs



9.



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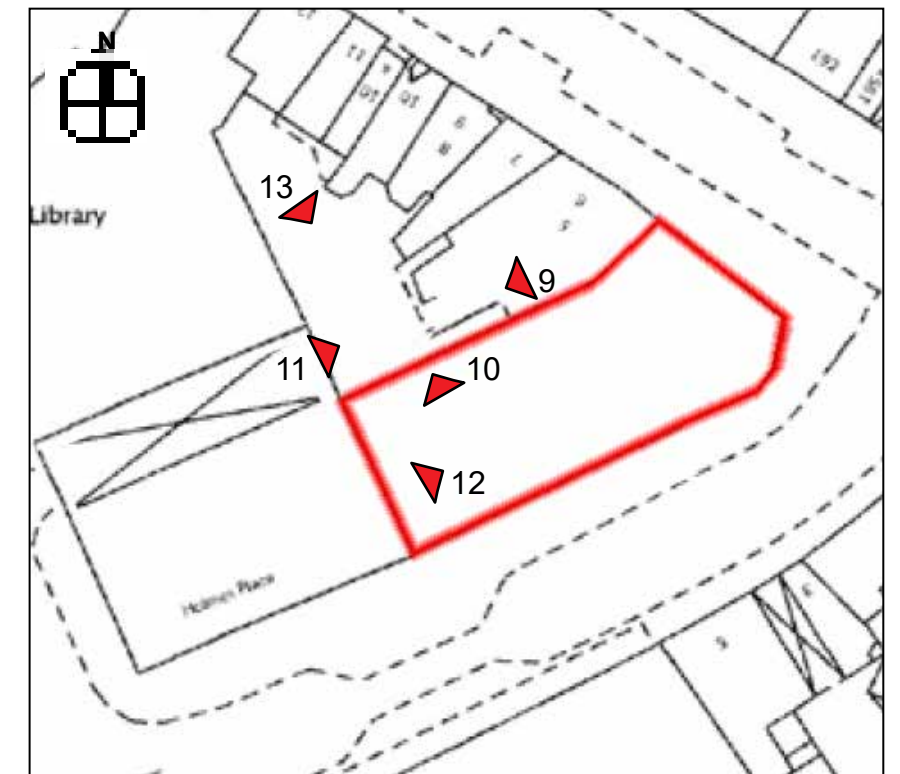
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3. Design Approach

3.1 Ground Floor Opportunities & Constraints

3.2 Roof Opportunities & Constraints

3.3 Elevations Opportunities & Constraints

3. Design Approach

3.1 Grd Floor Opportunities & Constraints

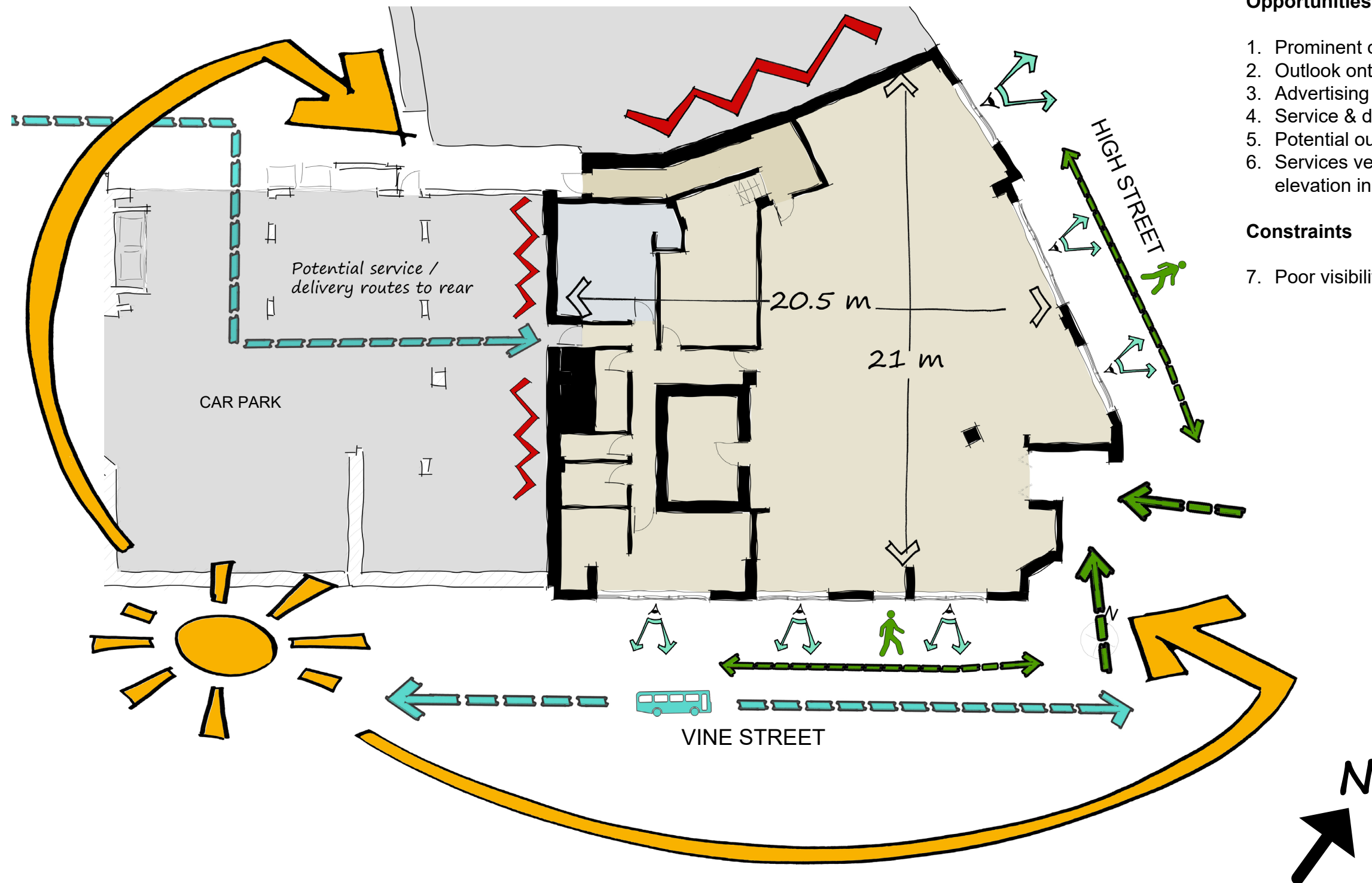
The existing ground floor presents a number of opportunities and constraints:

Opportunities

1. Prominent corner location on High Street
2. Outlook onto existing streets
3. Advertising opportunity in town centre
4. Service & delivery area in rear courtyard, off highway
5. Potential outdoor seating area along High Street
6. Services ventilation could be routed via non-principle elevation in rear courtyard

Constraints

7. Poor visibility through existing main entrance



Existing Ground Floor

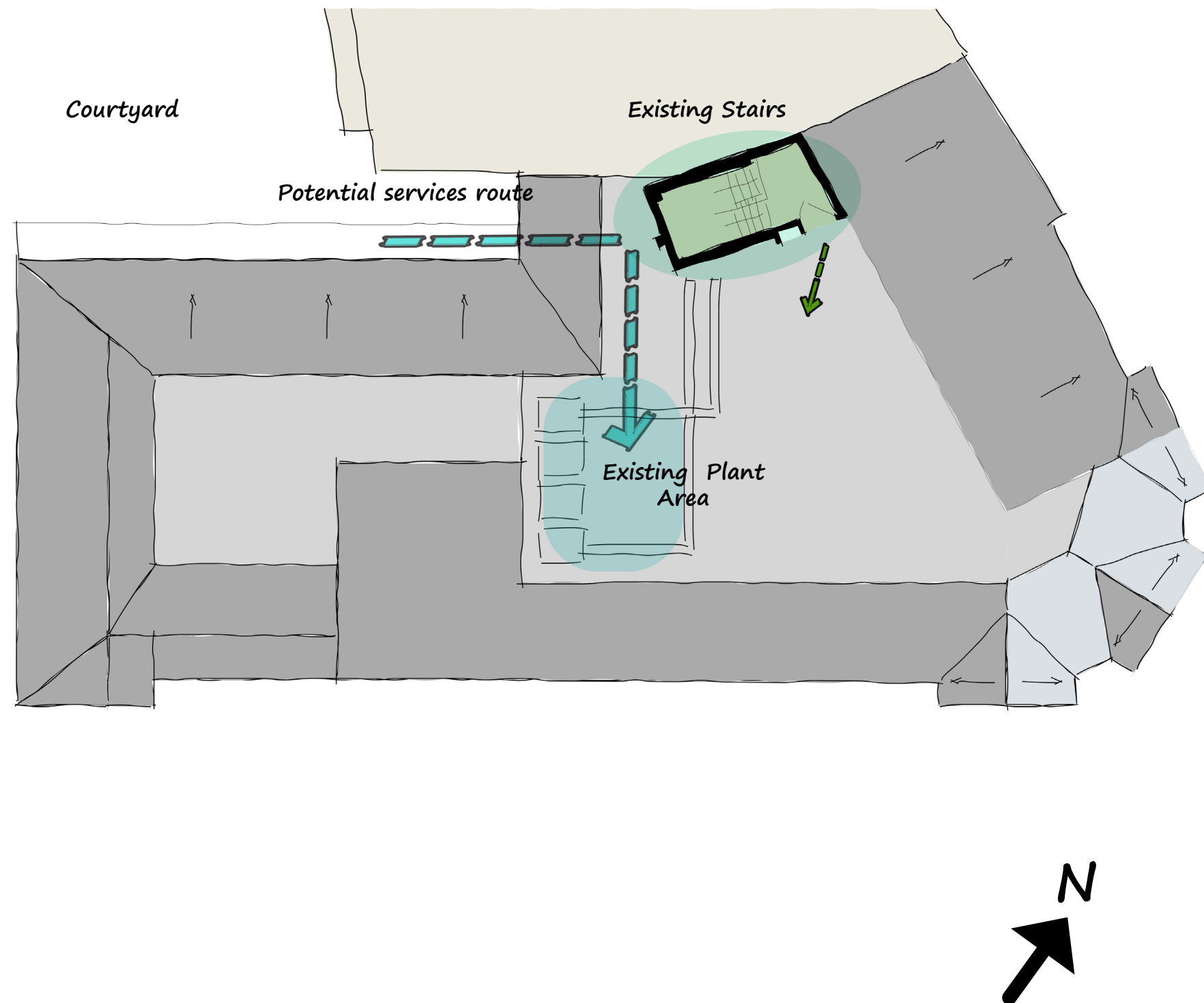
3. Design Approach

3.2 Roof Opportunities & Constraints

Existing roof presents a number of opportunities and constraints.

Opportunities

1. Existing flat roof incorporates plant area set back from street views
2. Easy access to existing roof and plant via existing stair core
3. Potential service route from rear courtyard



Existing roof plan



3. Design Approach

3.3 Elevations Opportunities & Constraints

Existing facades present a number of opportunities and constraints.

Opportunities

1. Ground floor windows offer outlook onto the High Street and Vine Street
2. Existing building fenestration incorporates potential signage zone within broken spandrel/canopy detail
3. Ground floor windows do not align with upper floor so can be treated independently
4. Existing infill panels do not appear to be structural

Constraints

5. Existing entrance to ground floor set back and offers poor visibility
6. Upper windows appear relatively small within the elevation
7. Slight changes to ground level along High Street frontage



3. Design Approach

3.4 Elevations Opportunities & Constraints

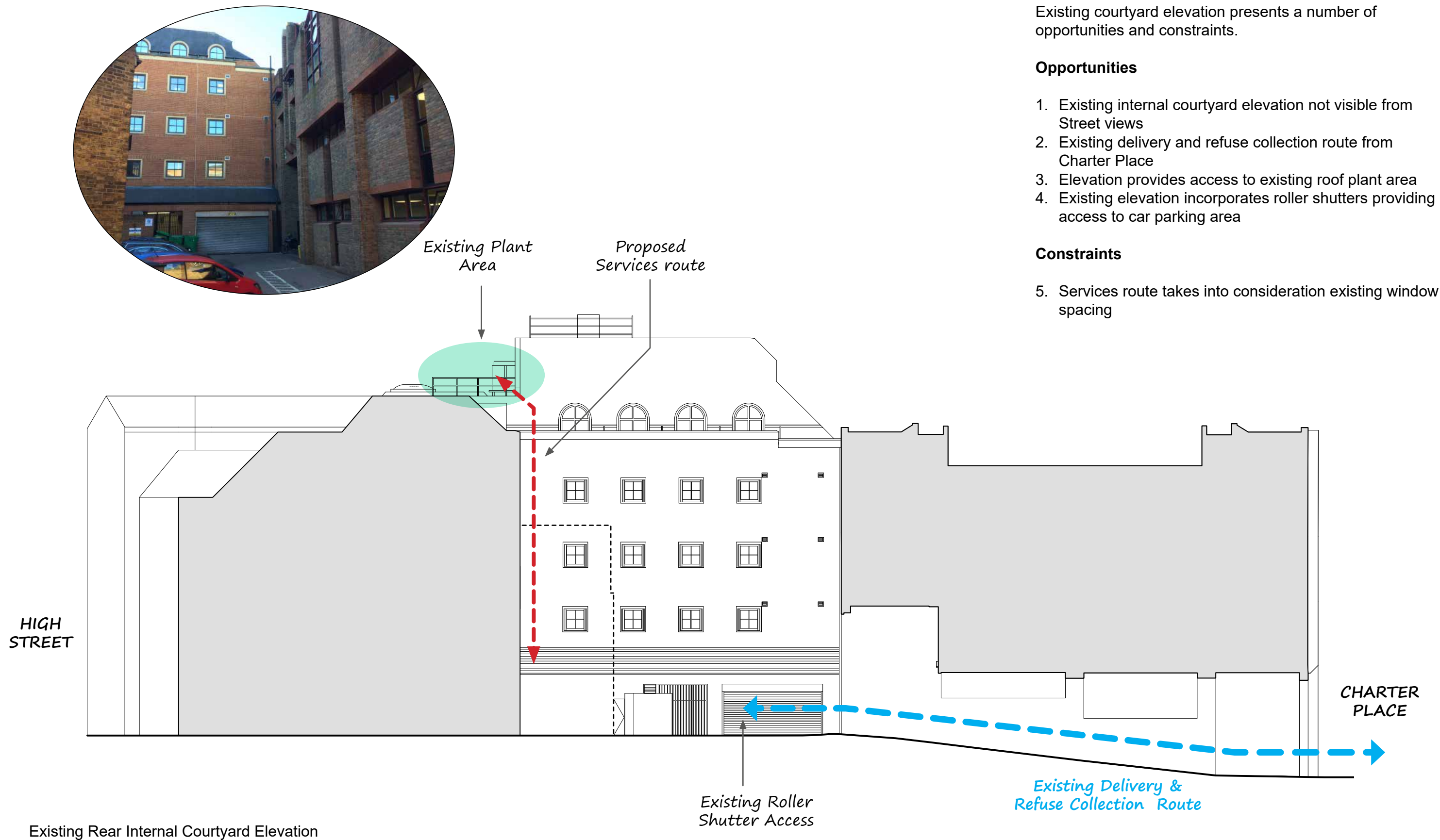
Existing courtyard elevation presents a number of opportunities and constraints.

Opportunities

1. Existing internal courtyard elevation not visible from Street views
2. Existing delivery and refuse collection route from Charter Place
3. Elevation provides access to existing roof plant area
4. Existing elevation incorporates roller shutters providing access to car parking area

Constraints

5. Services route takes into consideration existing window spacing



4. Proposals

4.1 Ground Floor Access Statement

4.2 Fenestration Proposal

4.3 Services Routes

4.4 Entrance Proposal

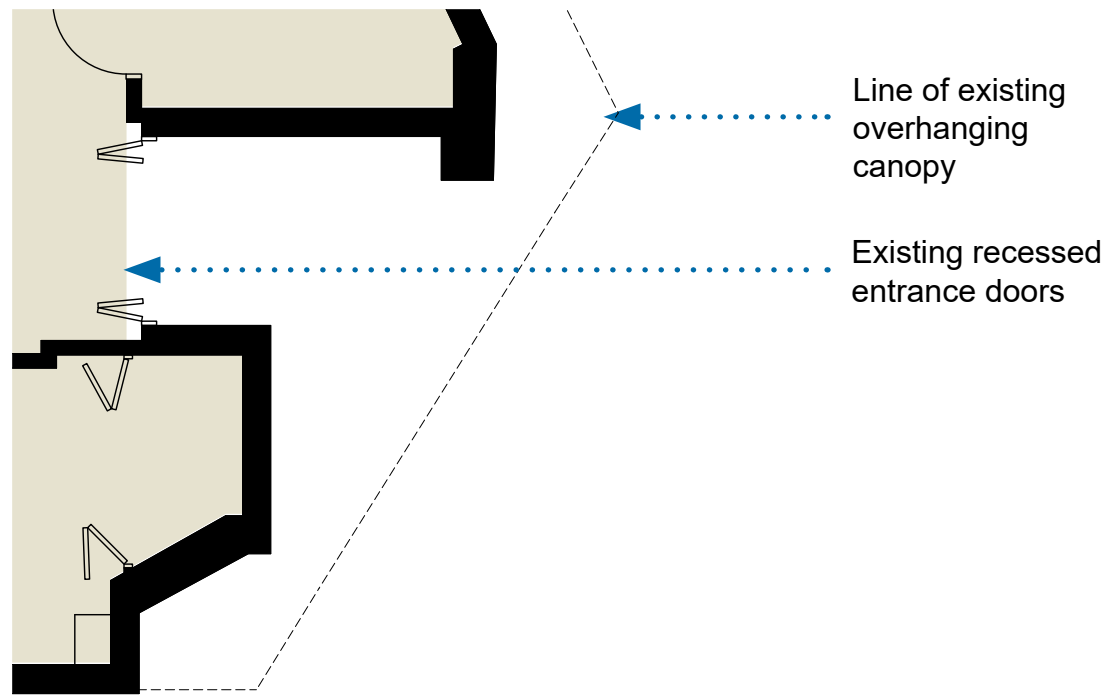
4. Proposals

4.1 Ground Floor Access Statement

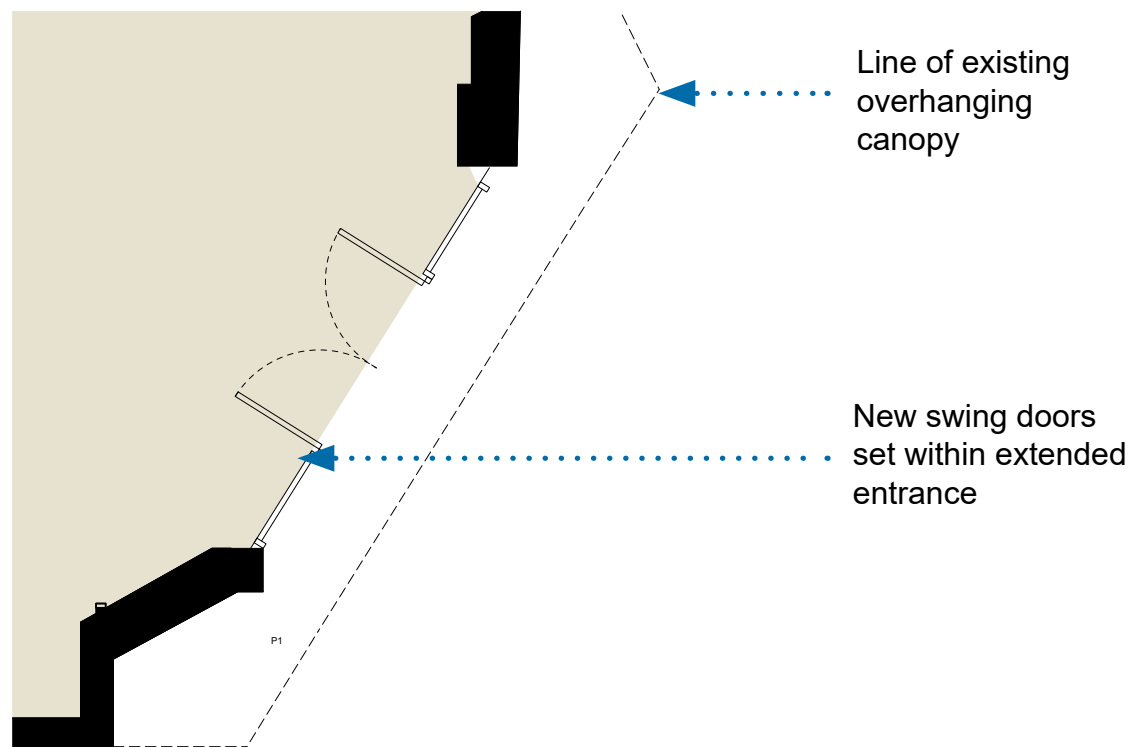
The existing entrance is set back underneath a large overhang. The building's ownership line extends beyond the outer line of this overhang.

The proposal looks to align new entrance doors and adjacent glazing with the plane of the existing brick elevation above.

The proposal to the ground floor unit looks to maintain the existing level threshold into the unit from the High Street. The new repositioned swing doors will continue to provide wheel chairs users with level access into the unit from the external pavement.



Existing Unit Entrance



Proposed Unit Entrance

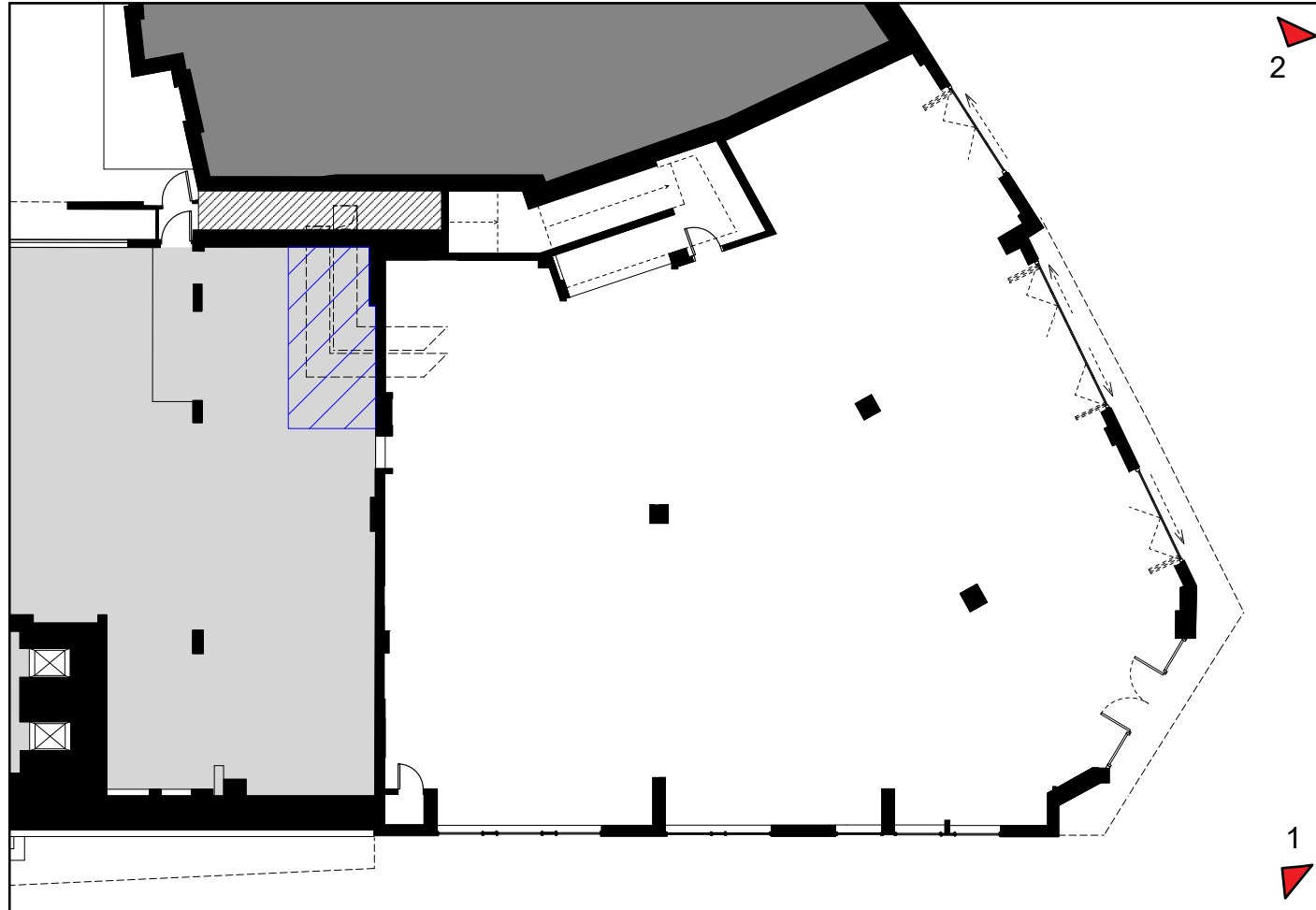


New entrance proposal

4. Proposals

4.2 Fenestration Proposals

Dropping the cills of windows along High Street will give the ground floor unit the appropriate look and feel for a restaurant or cafe, in keeping with other High Street units.



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4. Proposals

4.1 Services Routes

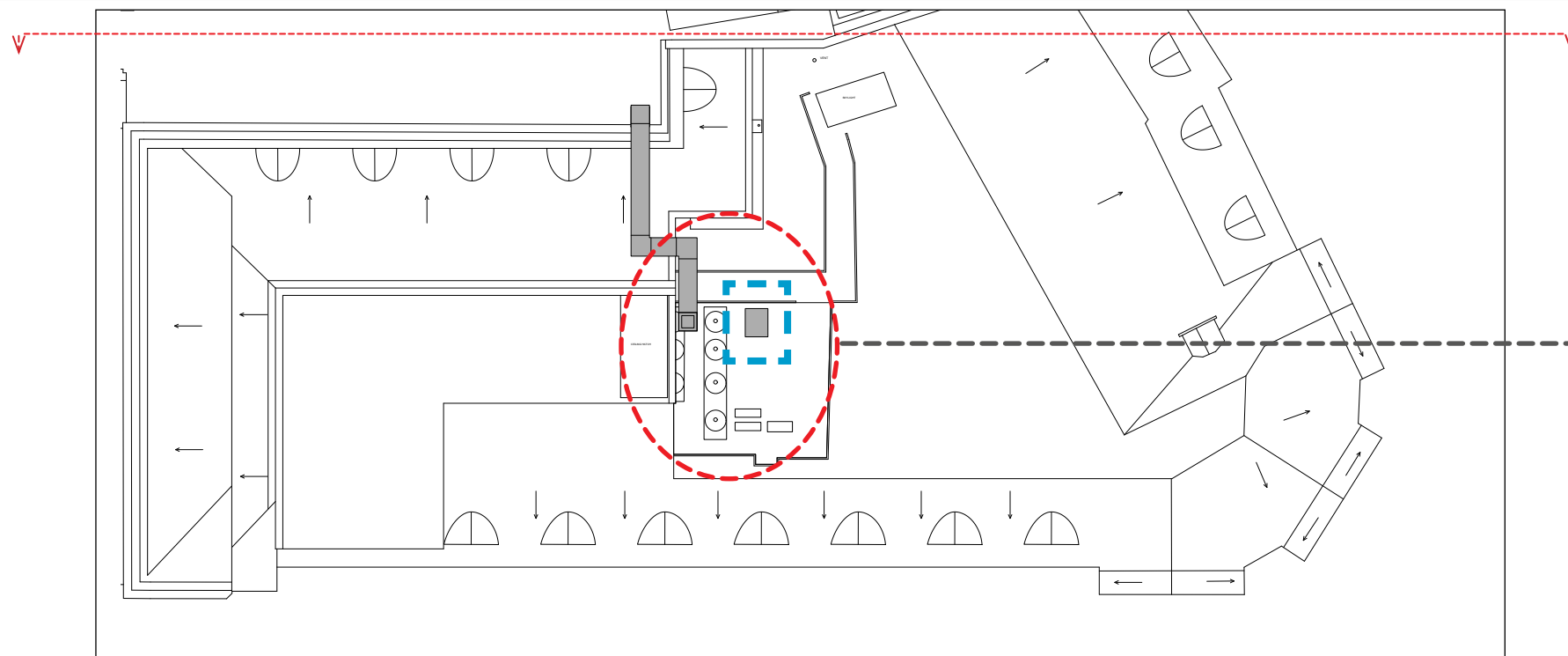
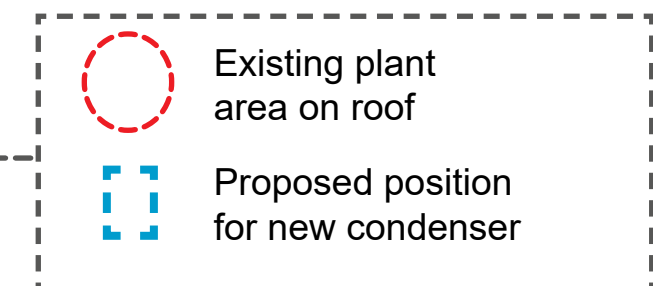
Existing

The building's roof plant is situated out of sight from High St and Vine St

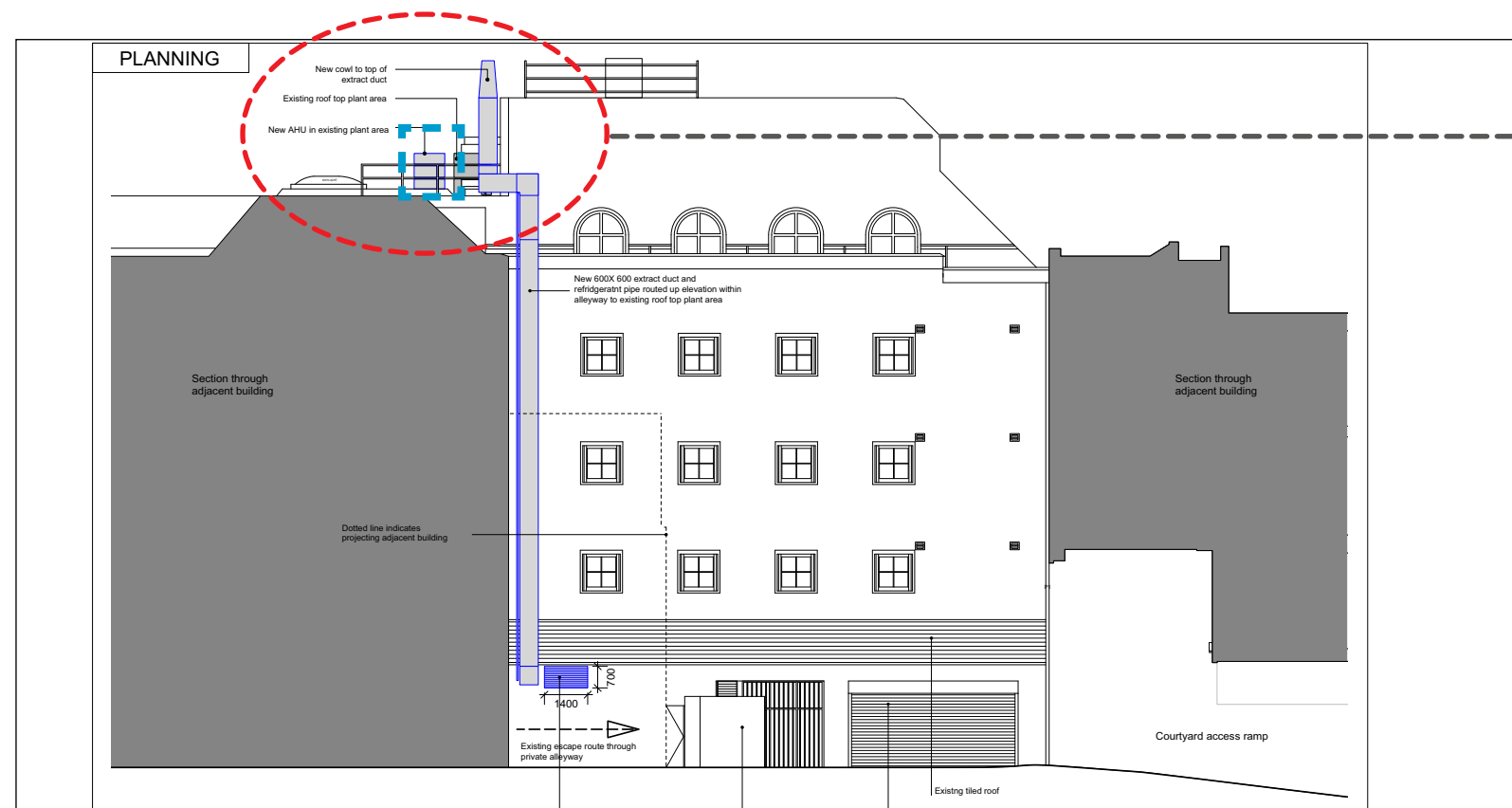


Proposed

Restaurant kitchen ventilation to be discreetly routed to the existing plant position via the ground floor car park and up the inside of the building's rear courtyard.



Proposed Roof Plan



Proposed Courtyard Elevation

4. Proposals

4.3 Entrance Proposal

New reconfigured entrance creates a more appropriate entrance for the ground floor unit.



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