

DESIGN & ACCESS STATEMENT

Address : 21 Windsor Street, Uxbridge, UB8 1AB

Grade II Listed Building – Uxbridge Conservation Area

1. Introduction

This Design & Access Statement has been prepared in support of a planning and listed building consent application relating to internal alterations and building services installations at ground floor level of 21 Windsor Street, Uxbridge, UB8 1AB, a Grade II listed building located within the Old Uxbridge / Windsor Street Conservation Area.

The statement should be read in conjunction with the submitted drawings prepared by Al Rizq Architecture and Constructions Ltd (dated December 2025) and the site's previously approved planning and heritage documentation. The purpose of this statement is to explain the design rationale, access arrangements, and heritage-led approach underpinning the proposal, demonstrating compliance with national, regional and local planning policy and statutory heritage duties.

2. Site Location and Context

The application site is located on the western side of Windsor Street, immediately off Uxbridge High Street, within the Metropolitan Town Centre of Uxbridge. The surrounding context is distinctly urban and historic, characterised by:

Narrow historic streets

Continuous frontages of listed and non-listed buildings

A strong mix of retail, food & drink, and commercial uses at ground floor level

Residential and commercial accommodation above

The site benefits from excellent accessibility, with Uxbridge Underground Station and bus interchange located within short walking distance. The site holds a PTAL rating of 5, indicating very good access to public transport.

To the rear, the property abuts Charter Place, a service route serving nearby commercial premises and providing rear access for deliveries and refuse collection.

3. The Existing Building

21 Windsor Street is a Grade II listed historic building, forming part of a coherent historic streetscape within the Uxbridge Conservation Area. The building retains:

A traditional historic façade to Windsor Street

Established ground-floor commercial use

Upper floors historically used for office and residential accommodation

At ground floor level, the premises are currently laid out as a restaurant / food and drink unit, with dining areas to the front and central parts of the building and a commercial kitchen and ancillary spaces toward the rear.

Importantly, the building's listed significance lies primarily in its external envelope, historic plan form, façade, and relationship to the street, rather than later internal fittings.

4. Planning History and Established Principle

The site benefits from an established planning history confirming the acceptability of:

Continued commercial use at ground floor

Internal alterations to support viable town centre uses

A heritage-led approach prioritising minimal intervention and reversibility

Previous approvals have confirmed that sensitive internal works, where they do not harm historic fabric or external appearance, are acceptable in principle.

5. Description of the Proposal

5.1 Overview

The proposal seeks internal reconfiguration and modernisation of the existing ground floor commercial unit, together with associated building services installations, including:

Revised internal layout for dining, waiting, staff, kitchen, storage and sanitary facilities

Installation of commercial kitchen equipment

Fire safety upgrades

Mechanical ventilation and extraction

Electrical, plumbing, gas and HVAC installations

No extensions are proposed, and no structural alterations to the historic building fabric are introduced.

5.2 Internal Layout

As shown on the Proposed Ground Floor Plans (Drawings 004–006), the layout has been carefully designed to:

Retain the established front-of-house dining areas facing Windsor Street

Locate kitchen, preparation, storage and staff areas to the rear, consistent with historic service arrangements

Improve operational efficiency without altering the building's fundamental spatial hierarchy

The proposal uses lightweight internal partitions, modern fittings, and non-structural installations, ensuring reversibility and minimal impact on historic fabric.

5.3 Mechanical Ventilation & Extraction

The submitted HVAC and Extraction Plans (Drawings 005 & 010) show:

Use of an internal ducted extraction system

Routing of ductwork through existing service routes where possible

Connection to existing outlets, avoiding new openings in historic fabric

Use of carbon filters, silencers, and jet cowls to control odour and noise

All equipment is located discreetly, with no visually intrusive additions to principal elevations.

5.4 Fire Safety and Compliance

The proposal includes a comprehensive fire strategy, as shown on Fire Drawings 007 and 008, including:

FD30 fire-resistant doors

Emergency lighting

Clearly defined escape routes to both front and rear exits

Fire alarm and detection systems

These measures improve safety while respecting the existing building layout.

5.5 Electrical, Plumbing and Gas Installations

The Electrical, Plumbing and Gas Drawings (009 & 011) confirm that:

Existing service routes are retained where possible

The main electrical intake remains in its existing position

No structural alterations are required to accommodate services

All works are internal and concealed

This approach ensures no impact on the external appearance or historic fabric of the building.

6. Design Approach

6.1 Amount, Scale and Layout

The proposal does not increase floorspace or alter the building's scale. The layout is informed by:

The existing plan form

The operational requirements of a town centre commercial use

The need to minimise intervention in a listed building

6.2 Appearance

There are no changes to the Windsor Street façade. Elevation drawings confirm that the proposal preserves:

Existing openings

Existing proportions

The historic relationship with the street

Any necessary external plant is located discretely and is not visually prominent.

6.3 Heritage Considerations

In accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal has been designed to:

Preserve the special architectural and historic interest of the listed building

Avoid harm to the Conservation Area

Sustain the building's viable use within the town centre

All works are internal, reversible, and respectful, ensuring that the building's significance is conserved.

7. Access Statement

7.1 Inclusive Access

The premises retain level access from Windsor Street, consistent with the historic frontage. The internal layout provides:

Clear circulation routes

Accessible sanitary facilities

Logical wayfinding

Given the constraints of a listed building, the proposal achieves the best possible level of inclusive access without harmful alteration to historic fabric.

7.2 Servicing and Refuse

Servicing and refuse will be allocated to the respected authorities as shown on the Site Plan. This arrangement avoids conflict with pedestrian activity on Windsor Street and reflects established servicing patterns.

8. Sustainability

The reuse and upgrading of an existing historic building represent a sustainable form of development, aligning with NPPF objectives. The proposal:

Avoids demolition

Makes efficient use of existing building stock

Introduces modern, energy-efficient equipment

Supports town center vitality

9. Conclusion

This Design & Access Statement demonstrates that the proposal for internal alterations and services installations at 21 Windsor Street:

Preserves the significance of a Grade II listed building

Respects the character and appearance of the Uxbridge Conservation Area

Improves safety, functionality and compliance

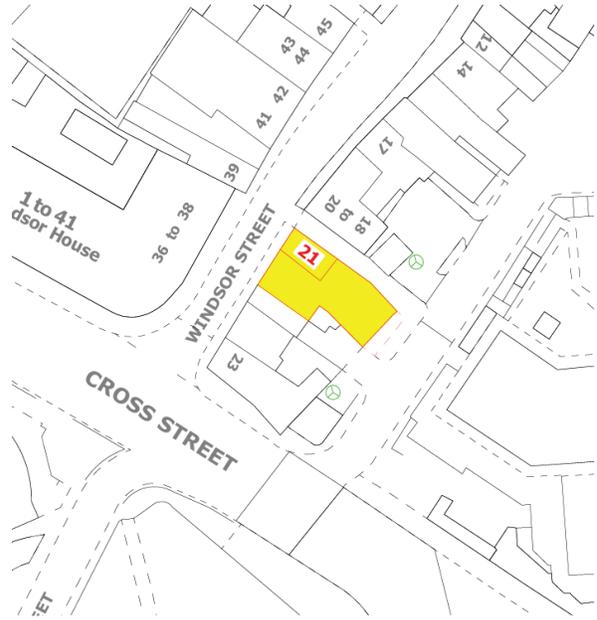
Supports the ongoing viable use of a historic town center property

Complies with the NPPF, London Plan, and Hillingdon Local Plan

The proposal represents a carefully considered, heritage-led scheme and should therefore be supported by the Local Planning Authority.

10. Drawings

Please Refer to the following drawings for better understanding



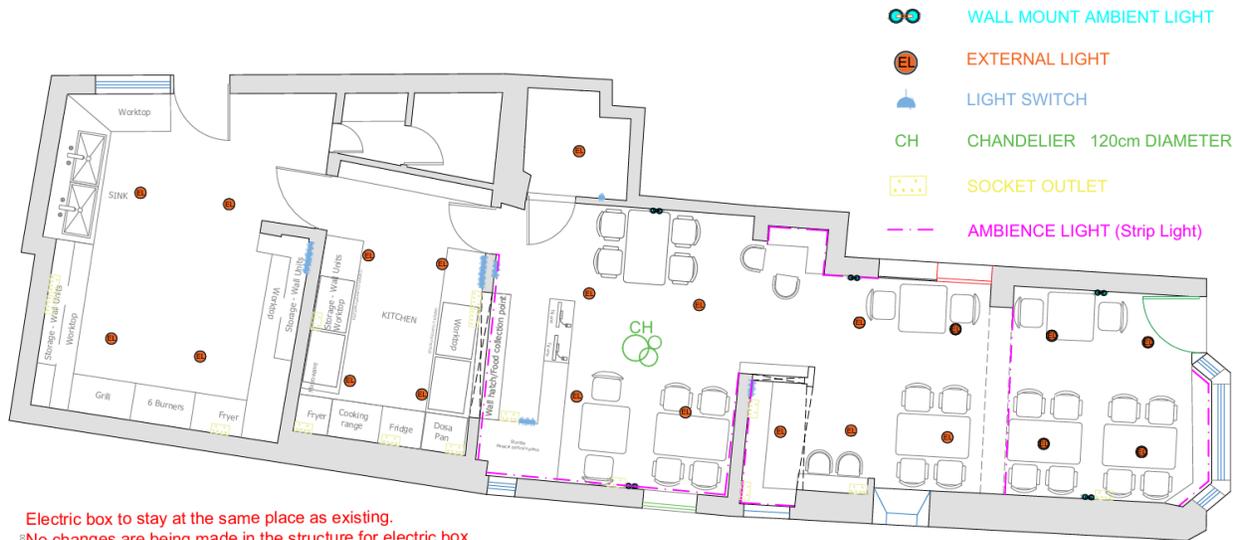




NFPA FIRE ALARM SYMBOLS	
(S)	SMOKE DETECTOR PHOTOELECTRIC PRODUCT OF COMBUSTION DETECTOR
FD 30	30 MINUTE FIRE RESISTANT DOOR
🔔	FIRE BELL
🚒	MANUAL CALL POINT (BREAK GLASS UNIT)
🚒	FIRE EXTINGUISHER
🚒	FIRE ALARM CONTROL PANEL
🚒	EMERGENCY LIGHT

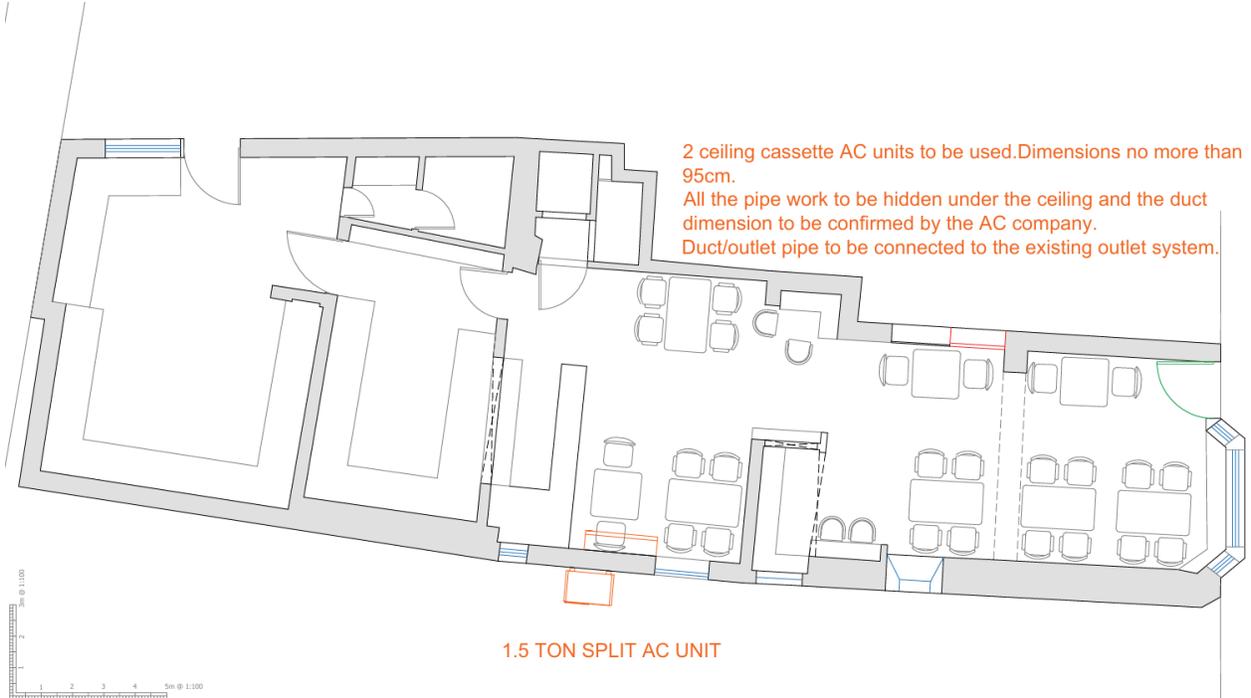


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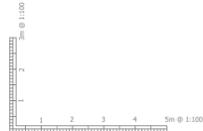
Electric box to stay at the same place as existing.
 No changes are being made in the structure for electric box.

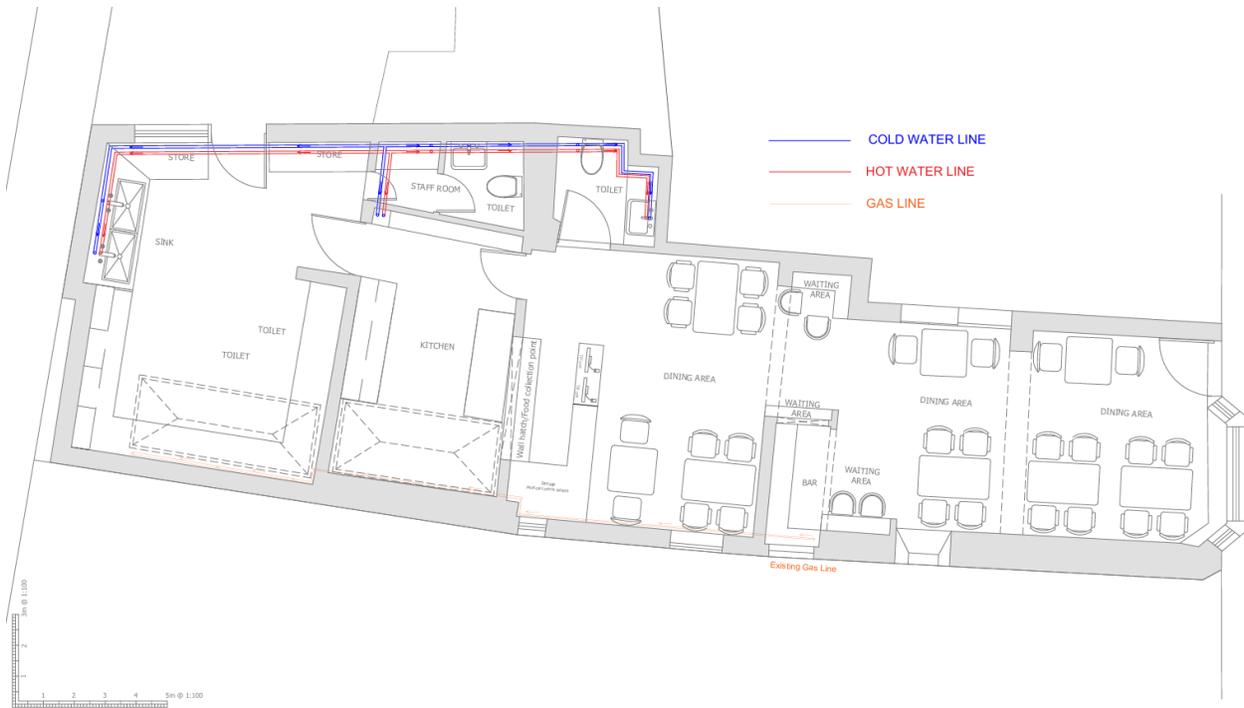
This is just an architectural plan for electrical layout design. All electric loads and assessments to be confirmed by electrician.
 Types of outlet and outlet capacity and loads to be confirmed and decided by the electrician.



2 ceiling cassette AC units to be used. Dimensions no more than 95cm.
 All the pipe work to be hidden under the ceiling and the duct dimension to be confirmed by the AC company.
 Duct/outlet pipe to be connected to the existing outlet system.

1.5 TON SPLIT AC UNIT





EXISTING FRONT ELEVATION



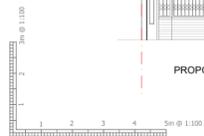
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

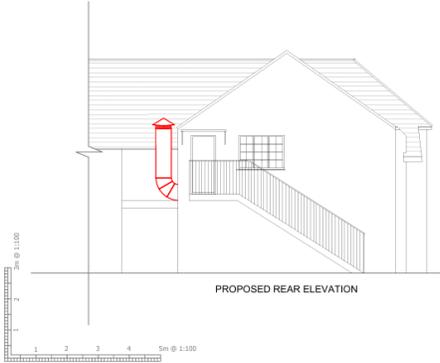




EXISTING REAR ELEVATION



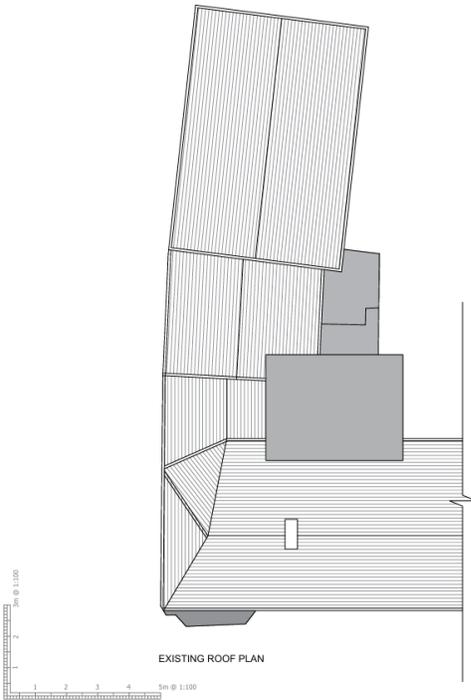
EXISTING SIDE ELEVATION



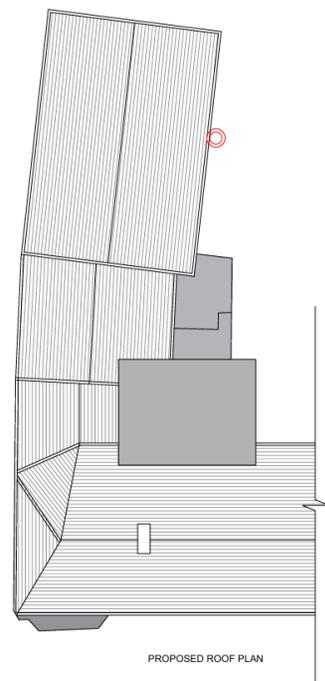
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



EXISTING ROOF PLAN



PROPOSED ROOF PLAN