

# DESIGN & ACCESS STATEMENT

**Address:** 21 Windsor Street, Uxbridge, UB8 1AB, London Borough of Hillingdon

## 1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the internal reconfiguration and associated building services installation at ground floor level at 21 Windsor Street, Uxbridge.

The site comprises an existing commercial unit currently operating as a restaurant within a Grade II listed building located in the Uxbridge Town Centre.

This statement should be read alongside the submitted drawing set prepared by Al Rizq Architecture and Constructions Ltd (Rev B).

The purpose of this document is to:

Explain the design rationale and evolution of the proposal

Demonstrate how the development responds to its context

Describe access, servicing, and operational arrangements

Confirm compliance with relevant planning policy

## 2. Site Location and Context

The application site is located on the western side of Windsor Street, immediately off Uxbridge High Street, within Uxbridge Metropolitan Town Centre.

The surrounding context is characterised by:

A dense urban grain with narrow historic streets

Continuous building frontages

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

Residential and commercial uses on upper floors

The site occupies a highly accessible location with:

Close proximity to Uxbridge Underground Station

Extensive bus connections

A Public Transport Accessibility Level (PTAL) of 5 (very good accessibility)

To the rear, the site connects to Charter Place, which functions as a service route for deliveries and refuse collection.

### **3. Existing Use and Site Conditions**

The site is currently in active use as a restaurant (Use Class E), with:

Customer dining areas at the front

Kitchen and ancillary areas at the rear

The building is fully integrated within the town centre commercial environment and contributes to the active frontage of Windsor Street.

Internally, the layout reflects a series of historic and modern alterations, with the majority of internal partitions being of recent construction.

## **4. Proposal**

### **4.1 Overview**

The proposal comprises the reconfiguration and upgrading of the existing ground floor commercial unit to improve functionality, safety, and operational efficiency.

Works include:

Internal reorganisation of dining, kitchen, and ancillary spaces

Installation of commercial kitchen equipment

Formation of internal openings to improve workflow

Fire safety upgrades

Installation of mechanical ventilation and extraction systems

Associated electrical, plumbing, gas, and HVAC works

The proposal does not involve:

Any extension or increase in floorspace

Any change of use

Any alteration to the building's footprint, height, or massing

#### **4.2 Use**

The site will continue to operate within Use Class E (Commercial, Business and Service) as a restaurant.

The proposal therefore:

Maintains the established and lawful use

Supports the vitality and viability of Uxbridge Town Centre

Aligns with town centre planning policy encouraging active commercial frontages

#### **4.3 Layout and Design**

The proposed layout has been carefully designed to:

Retain active customer-facing uses at the front of the premises

Consolidate kitchen and servicing functions to the rear

Improve internal circulation and staff workflow

Enhance overall operational efficiency

The arrangement follows the established pattern typical of town centre commercial units, with clear separation between public and service areas.

All works are internal and do not affect the external appearance of the building.

#### **4.4 Scale and Amount**

The proposal does not result in any change to:

Building footprint

Height or scale

External built form

The amount of development is therefore limited to internal alterations and services installation only.

#### **4.5 Appearance**

There are no material changes to the Windsor Street frontage.

Any external elements associated with plant and extraction are:

Discreetly located

Positioned to minimise visibility

Designed to integrate with the existing building

As such, the proposal preserves the established character and appearance of the street.

#### **5. Amenity Considerations**

The proposal has been designed to ensure no adverse impact on neighbouring occupiers.

##### **5.1 Noise and Disturbance**

Mechanical plant includes appropriate acoustic mitigation (e.g. silencers)

Equipment is located away from sensitive front-facing areas

The use remains consistent with the established restaurant operation

##### **5.2 Odour Control**

Extraction systems incorporate filtration (e.g. carbon filters / ESP)

Discharge is positioned at roof level to ensure effective dispersion

##### **5.3 Servicing Impact**

Servicing continues via Charter Place at the rear

No changes to servicing patterns are proposed

No additional impact on pedestrian activity along Windsor Street

Overall, the development does not introduce new amenity impacts beyond the existing lawful use.

## **6. Access and Movement**

### **6.1 Pedestrian Access**

The premises retain direct access from Windsor Street.

#### **The proposal:**

Maintains clear and legible entry

Improves internal circulation

Supports safe customer movement

### **6.2 Inclusive Access**

Within the constraints of the existing building:

Step-free access is retained at ground floor level

Accessible WC facilities are provided

Circulation routes are clear and logical

The scheme achieves an appropriate level of inclusivity for a town centre unit.

### **6.3 Servicing and Refuse**

Servicing arrangements remain unchanged:

Deliveries and waste collection occur via Charter Place

This reflects established operational patterns

Minimises disruption to the public realm

## **7. Sustainability**

The proposal represents a sustainable form of development through:

Reuse and optimisation of an existing building

Avoidance of demolition and new construction

Installation of modern, energy-efficient systems

Support for the continued economic use of a town centre unit

This aligns with the principles of the National Planning Policy Framework in promoting sustainable development.

## **8. Planning Policy Context**

### **The proposal is consistent with:**

The National Planning Policy Framework (NPPF), particularly in supporting:

Town centre vitality

Sustainable development

Efficient use of existing buildings

### **The London Plan, which promotes:**

Active commercial frontages

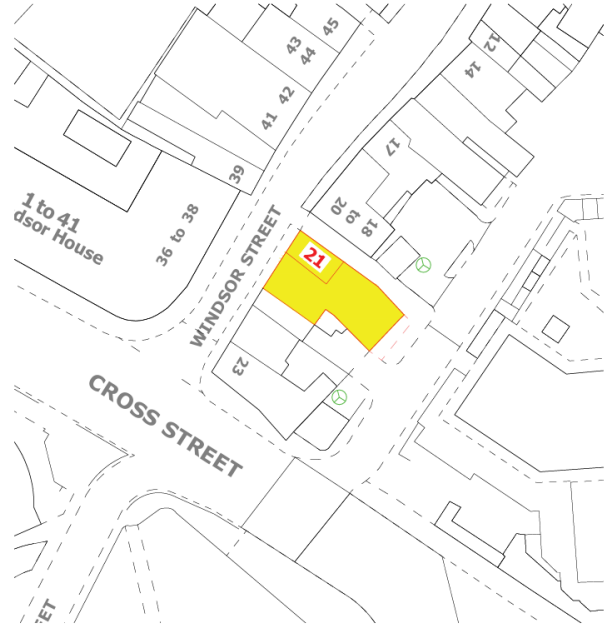
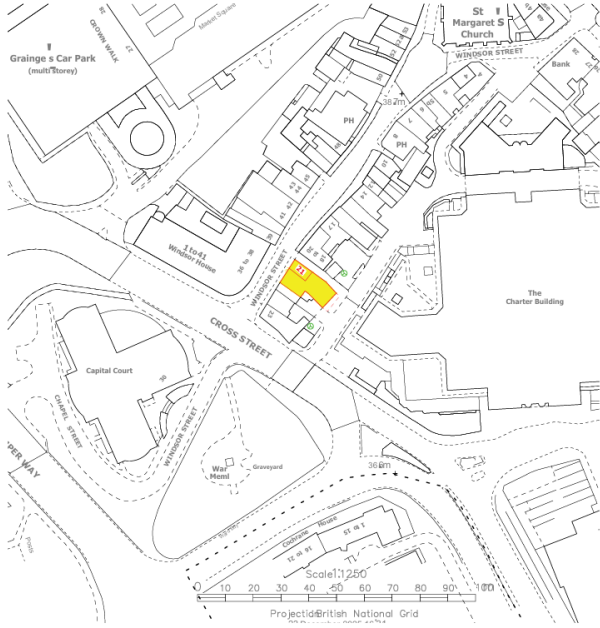
Sustainable and accessible development

The Hillingdon Local Plan, including policies supporting:

Town centre uses

High quality design

Protection of amenity







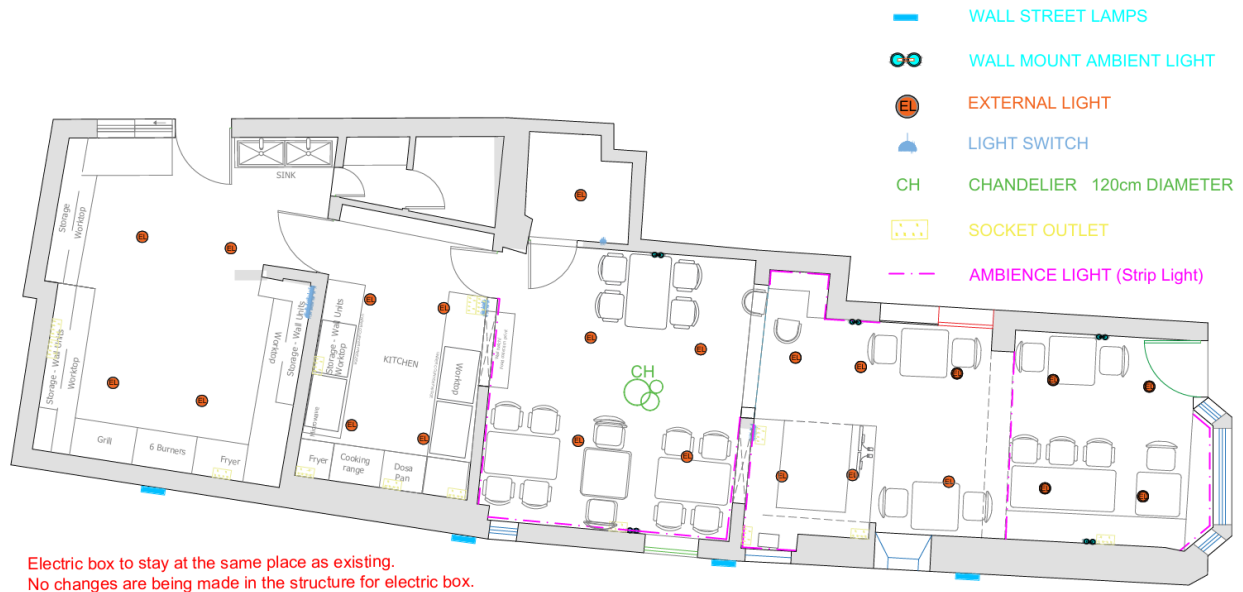
WPA FIRE ALARM SYMBOLS	
(S)	SMOKE DETECTOR PHOTORELECTRIC PRODUCT OXIDIZATION DETECTOR
FD 30	30 MINUTE FIRE RESISTANT DOOR
	FIRE BELL
	MANUAL CALL POINT (BREAK GLASS UNIT)
	FIRE EXTINGUISHER
	FIRE ALARM CONTROL PANEL
	EMERGENCY LIGHT



MFA FIRE ALARM SYMBOLS	
(S)	SMOKE DETECTOR PHOTORELECTRIC PRODUCT OPTOBESTERON DETECTOR
FD 30	30 MINUTE FIRE RESISTANT DOOR
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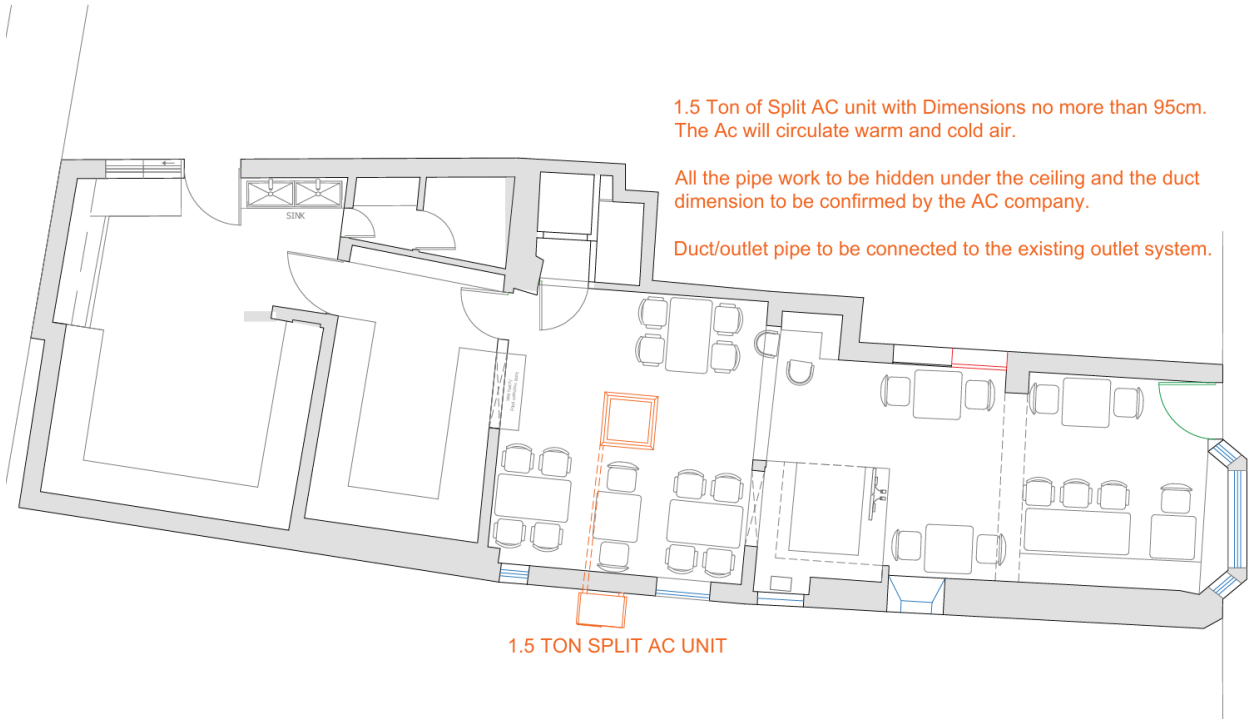


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Electric box to stay at the same place as existing.  
 No changes are being made in the structure for electric box.

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.



1.5 Ton of Split AC unit with Dimensions no more than 95cm.  
 The Ac will circulate warm and cold air.

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



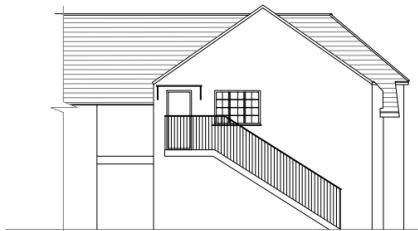
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



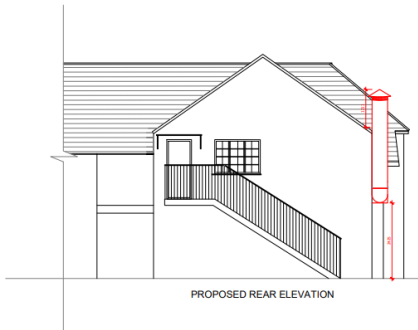
PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



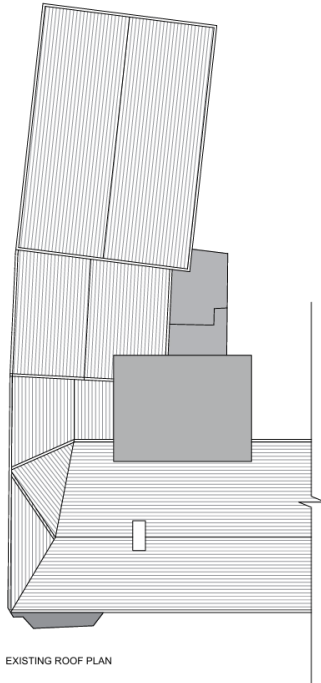
EXISTING SIDE ELEVATION



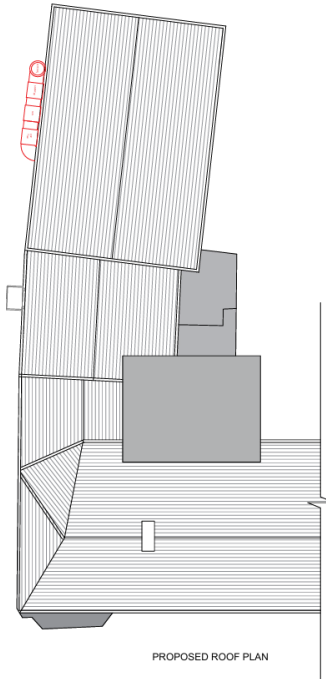
PROPOSED REAR ELEVATION



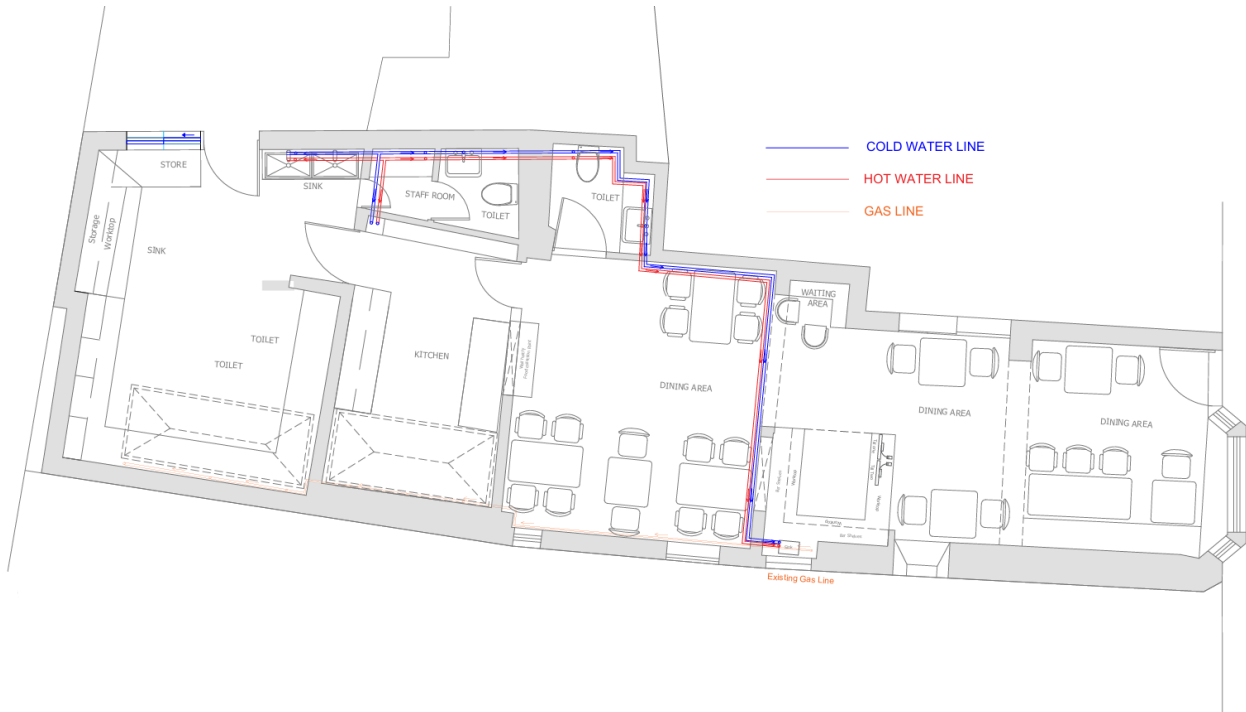
PROPOSED SIDE ELEVATION

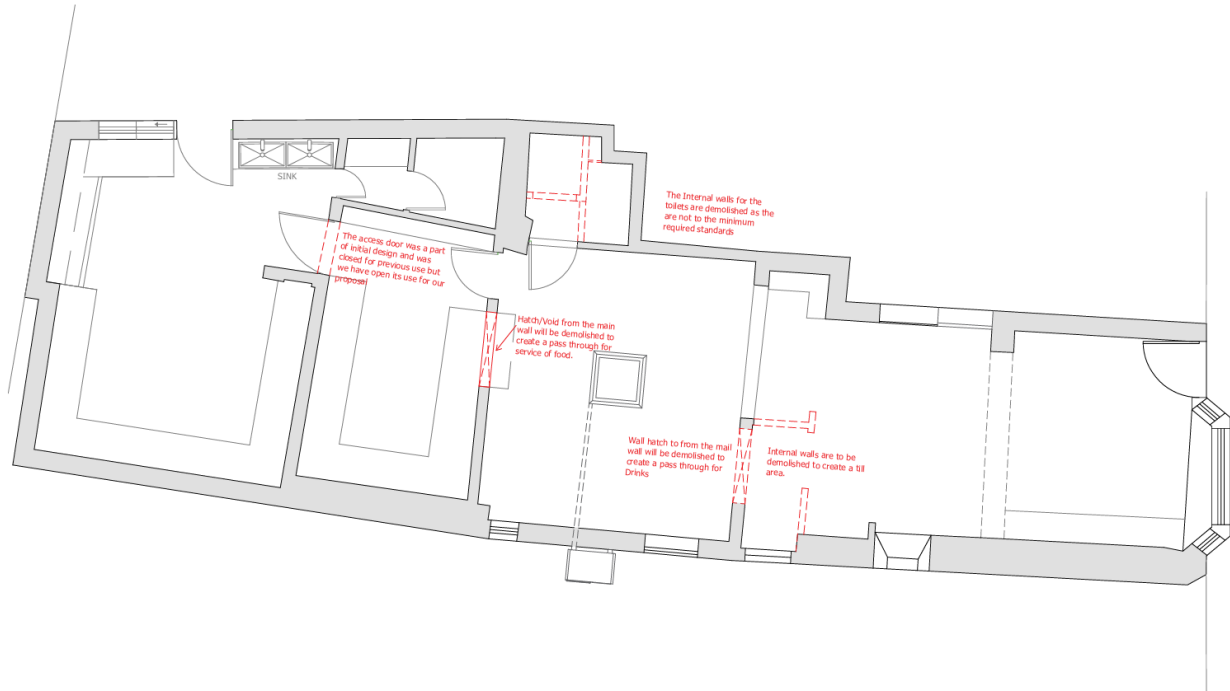


EXISTING ROOF PLAN



PROPOSED ROOF PLAN





## 9. Conclusion

### The proposed development:

Retains an established town centre commercial use

Improves internal functionality and safety

Introduces modern building services in a controlled manner

Has no adverse impact on external appearance, scale, or neighbouring amenity

Supports the vitality and viability of Uxbridge Town Centre

The proposal represents a proportionate and well-considered intervention and is fully compliant with relevant planning policy.