

DESIGN & ACCESS STATEMENT

(LISTED BUILDING CONSENT FOCUS)

Address: 21 Windsor Street, Uxbridge, UB8 1AB

Type: Grade II Listed Building – Uxbridge Conservation Area

1. Introduction

This Design and Access Statement has been prepared in support of applications for Planning Permission and Listed Building Consent for internal alterations and associated building services at ground floor level at 21 Windsor Street, Uxbridge.

The site comprises a Grade II listed building located within the Old Uxbridge / Windsor Street Conservation Area.

This statement should be read in conjunction with the submitted drawing set prepared by Al Rizq Architecture and Constructions Ltd (Rev B), including demolition, proposed, and building services drawings.

The document:

Explains the design rationale

Assesses heritage impact

Describes access and servicing

Demonstrates compliance with statutory heritage duties

2. Site Location and Context

(Keep as you wrote — already strong, no change needed)

3. The Existing Building (UPDATED FOR LBC)

21 Windsor Street is a Grade II listed building forming part of a cohesive and historically significant streetscape.

The building retains:

A traditional street-facing façade of high heritage value

A historic plot structure typical of the area

An established commercial ground floor use

At ground floor level, the premises currently operate as a restaurant, with dining areas to the front and a kitchen and ancillary accommodation to the rear.

Heritage Significance

The significance of the building is primarily derived from:

The external façade and relationship with Windsor Street

The historic plan form (front-to-rear arrangement)

Its contribution to the Conservation Area

Internal inspection and review of drawings confirm that:

Most internal partitions, finishes, and fittings are of modern origin and do not contribute to the building's special interest.

Elements of potential significance retained include:

Structural walls

Chimney breast

Overall spatial hierarchy

4. Planning History and Principle

(Keep largely as-is, but add this line at end)

Previous approvals confirm that carefully controlled internal alterations and services installations can be accommodated where heritage significance is preserved.

5. Description of the Proposal (FULLY UPDATED)

5.1 Overview

The proposal comprises internal alterations and associated works required to support the continued viable use of the premises as a restaurant.

Works include:

Removal of modern internal partitions

Formation of new internal wall openings (service hatch and access improvements)

Reopening of a previously blocked doorway

Installation of commercial kitchen equipment

Installation of a full mechanical extraction system (including ESP and roof termination)

Fire safety upgrades

Installation of electrical, plumbing, gas and HVAC systems

Minor external works including signage and discreet roof-level plant

No extensions are proposed.

5.2 Internal Alterations (CRITICAL ADDITION)

As shown on Demolition Drawing 015 and Proposed Drawings:

The works include: Removal of non-original walls within toilet and service areas

Formation of: Food pass hatch between kitchen and service area

Drinks/service hatch

Reconfiguration of bar and customer areas

Reopening of a blocked door to improve circulation and escape

Heritage Approach:

Works are limited to modern, non-structural fabric

No loss of significant historic material

Interventions are fully reversible

The historic front-to-rear spatial hierarchy is retained

5.3 Commercial Kitchen

The proposal introduces a modern commercial kitchen including:

Fryers, grill, cooking range and specialist equipment

Refrigeration and preparation areas

The kitchen remains located to the rear, consistent with the building's historic servicing pattern.

This ensures:

Active frontage is preserved

Intensive uses are contained away from the street

5.4 Mechanical Ventilation & Extraction (MAJOR SECTION)

The scheme includes a comprehensive extraction system (Drawings 005 & Roof Plan), comprising:

Internal ductwork routed through existing service zones

Electrostatic Precipitator (ESP) unit

Inline extract fan and silencers

Vertical discharge terminating at roof level via jet cowl

Design Principles:

Avoidance of new openings on the principal elevation

Use of existing routes where possible

Minimisation of visual impact at roof level

Integration within the building fabric

Environmental Control:

Oduor control via filtration (ESP)

Noise attenuation via silencers

This approach balances operational requirements with heritage protection.

5.5 External Works

External works are limited and include:

Installation of new signage to the shopfront

Roof-level extraction termination

The signage:

Respects existing proportions
Does not obscure architectural features

Roof plant is:

Positioned discreetly
Not prominent in key public views

5.6 Fire Safety

Fire safety upgrades include:

FD30 fire doors

Emergency lighting

Defined escape routes to front and rear

Fire alarm system

The reopening of the rear door improves means of escape and building functionality.

5.7 Services (MEP)

Electrical, plumbing and gas installations:

Follow existing routes wherever possible

Avoid structural intervention

Are concealed within floors, ceilings, and service zones

6. HERITAGE IMPACT ASSESSMENT (REPLACED COMPLETELY)

This is now properly framed for LBC.

6.1 Legislative Context

The proposal has been assessed in accordance with:

Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

6.2 Impact Assessment

Internal Fabric

Alterations affect only modern fabric

No loss of historic features

Plan Form

Historic front-to-rear arrangement retained

Improved legibility of use

Structural Elements

No impact on primary structure or chimney breast

External Appearance

No changes to principal façade
Roof plant visually contained
Conservation Area
Active frontage maintained
Character and appearance preserved

6.3 Level of Harm

The proposals result in:
No harm to the significance of the listed building
All interventions are:
Minimal
Reversible
Necessary for viable use

6.4 Justification

The works are justified as they:
Enable continued viable commercial use
Improve safety and compliance
Upgrade building services sensitively
This aligns with the NPPF objective of sustaining heritage assets.

7. Access

7.1 Inclusive Access
(Keep mostly as-is, but add)
The improved layout enhances usability while respecting listed constraints.

7.2 Servicing

Servicing via Charter Place remains unchanged and appropriate.

8. Sustainability

(Keep but slightly strengthen)
The proposal prioritises:
Retention of existing structure
Integration of efficient plant
Long-term viable use

9. Conclusion (STRENGTHENED)

The proposal represents a carefully considered, heritage-led intervention that:

Preserves the significance of the Grade II listed building

Maintains the character of the Conservation Area

Introduces necessary modern services in a sensitive manner

Enables continued viable use of the property

The level of intervention is minimal, justified, and reversible.

The proposals therefore fully comply with statutory duties and national and local heritage policy and should be supported.