



# DESIGN & ACCESS STATEMENT

## Proposed Authentic Indian Cake & Sweet Shop

The Market House, High Street, Uxbridge, UB8 1JN

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### 1. INTRODUCTION

This Design and Access Statement has been prepared in support of the proposed commercial alterations and fit-out works at The Market House, High Street, Uxbridge, UB8 1JN.

The proposal seeks to establish an authentic Indian cake and sweet shop within the existing commercial unit, creating a vibrant and culturally diverse independent business that will positively contribute towards the vitality and attractiveness of Uxbridge Town Centre.

The proposed development has been carefully considered to respect the existing character and appearance of the building and surrounding commercial environment whilst enhancing the active street frontage and wider town centre experience.

The proposals comprise:

- Internal commercial fit-out works for an Indian sweets, desserts, and cake shop;
- Formation/improvement of an opening to the front elevation to improve natural ventilation and strengthen the active relationship between the shop and public realm;
- Replacement of the existing rear extraction equipment with a modern light-commercial extraction and ducting system positioned sensitively against the rear elevation;
- Provision of a modest external seating area located entirely within the premises' existing covered frontage boundary.

The application seeks to deliver a high-quality independent business that reflects the multicultural identity of the area whilst supporting the continued economic activity and social vibrancy of Uxbridge High Street.

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### 2. SITE & SURROUNDING CONTEXT

The application site forms part of The Market House located prominently along High Street, Uxbridge, within an established and busy town centre environment characterised by a mix of retail, café, restaurant, and commercial uses.

The surrounding area benefits from:

- High pedestrian footfall;
- Excellent public transport accessibility;
- A diverse range of independent and national businesses;
- Existing outdoor seating arrangements associated with nearby commercial premises;
- A strong day and evening economy.

The proposal has been designed specifically to integrate naturally within this active commercial setting and to reinforce the welcoming and community-oriented character already established along the High Street.

The site occupies a highly sustainable town centre location where commercial activity, pedestrian interaction, and food-related uses are both expected and encouraged.

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### **3. PROPOSED USE**

The proposal involves the occupation of the premises as an authentic Indian cake and sweet shop specialising in:

- Traditional Indian sweets;
- Fresh cakes and desserts;
- Celebration cakes;
- Light refreshments and beverages.

The business is intended to provide a welcoming family-oriented environment serving both the local community and visitors to Uxbridge Town Centre.

The proposal represents an appropriate and complementary town centre commercial use that will contribute positively towards the continued vitality and viability of the High Street through increased footfall, activity, and customer dwell time.

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### **4. DESIGN APPROACH**

#### **Frontage & Natural Ventilation**

The proposal includes minor improvements to the existing front shopfront arrangement through the introduction/enhancement of an opening to the front elevation.

This element of the proposal serves several important functions:

- Improving natural ventilation within the premises;
- Enhancing the visual openness of the unit;
- Strengthening interaction between the business and passing pedestrians;
- Creating a more inviting and active frontage;
- Supporting the vibrant café-style character of the surrounding town centre environment.

The proposed works remain modest in scale and fully sympathetic to the character and appearance of the existing building and neighbouring commercial units.

The development does not result in any harmful alteration to the overall architectural appearance of the wider streetscape.

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## **5. EXTRACTION & REAR ALTERATIONS**

The existing extraction equipment located to the rear of the property will be replaced with a modern light-commercial extraction and ducting system.

The proposed system has been carefully designed to:

- Improve operational efficiency;
- Reduce visual clutter associated with older equipment;
- Minimise potential noise and odour impacts;
- Operate appropriately for a small-scale dessert and sweets-based commercial use.

The ducting will be fixed sensitively against the rear wall and positioned in a manner that minimises impact upon neighbouring occupiers and the surrounding environment.

The proposal therefore represents an improvement over the existing arrangement whilst ensuring the premises can operate effectively and safely.

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## **6. EXTERNAL SEATING AREA**

A modest seating area is proposed to the front of the premises.

Importantly, the seating area will remain entirely within the site's existing external overhanging frontage boundary created by the established first-floor projection above.

The first-floor structure already extends approximately 2 metres beyond the primary shopfront line and fully covers the existing ground floor frontage area. As such, the seating area will sit beneath an already established covered section of the building and does not involve any extension, enlargement, or increase to the building footprint.

Furthermore, there remains in excess of approximately 5 metres of public footpath width beyond the seating area and application boundary, ensuring that:

- Safe pedestrian movement is fully maintained;
- Accessibility is preserved;
- Public circulation remains unobstructed;
- The High Street environment continues to function comfortably and safely.

The seating area has been intentionally designed on a modest scale consistent with the surrounding town centre environment where external seating associated with cafés and food establishments forms an established and attractive part of the streetscape.

The proposal will:

- Encourage social interaction and community engagement;
- Enhance the vibrancy and activity of the High Street;
- Support the local evening economy;
- Create a welcoming environment for families and visitors;
- Positively contribute to the wider character of the town centre.

The external seating arrangement is therefore considered entirely appropriate within this commercial setting and will integrate naturally with neighbouring businesses and surrounding pedestrian activity.

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## **7. ACCESS**

The premises occupies a highly accessible town centre location directly connected to surrounding pedestrian routes and public transport services.

The proposal maintains inclusive and convenient access arrangements for all users including:

- Direct level access from the High Street;
- Safe customer circulation internally;
- Clear and unobstructed pedestrian movement externally;
- Suitable access arrangements for customers of varying mobility needs.

The proposal does not compromise public accessibility or pedestrian safety and retains significant footpath clearance along the High Street frontage.

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## **8. IMPACT ON CHARACTER & APPEARANCE**

The proposed development has been carefully designed to complement and enhance the existing commercial character of Uxbridge High Street.

The proposal will:

- Reinforce an active commercial frontage;
- Increase visual activity and footfall;
- Improve the attractiveness of the unit;
- Contribute positively towards the diversity of businesses within the town centre;
- Support the social and economic vitality of the area.

The works remain modest and proportionate in scale and do not result in any harmful visual impact upon the character or appearance of the building or surrounding streetscape.

The seating area, open frontage arrangement, and improved customer interaction with the public realm are entirely reflective of the established character of nearby commercial premises and café-style uses already operating successfully within the town centre.

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## 9. COMMUNITY & ECONOMIC BENEFITS

The proposal will provide several clear public benefits including:

- Supporting an independent local business;
- Creating employment opportunities;
- Increasing footfall within the town centre;
- Supporting local economic growth;
- Enhancing cultural diversity within the High Street;
- Providing a welcoming social environment for residents and visitors.

The business aims to create a close, friendly, and community-oriented atmosphere that contributes positively to the wider shopping experience and encourages longer visitor dwell time within Uxbridge Town Centre.

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## 10. CONCLUSION

The proposed development represents an appropriate and positive enhancement to the existing commercial premises at The Market House, Uxbridge.

The proposal has been carefully designed to:

- Respect the character of the building and surrounding area;
- Improve the functionality and attractiveness of the unit;
- Enhance natural ventilation and active frontage;
- Provide appropriate extraction arrangements;
- Deliver a modest and well-contained external seating area without impacting pedestrian movement or public accessibility.

The development will contribute positively towards the vitality, diversity, and economic activity of Uxbridge High Street whilst creating a welcoming and authentic Indian cake and sweet shop experience for the local community and visitors alike.

Overall, the proposal is considered fully appropriate within this sustainable town centre location and is respectfully submitted for favourable consideration by the Local Planning Authority.