

Our ref: hk/O/GDK/Uxbrdg/APC2/28.06.22

4 July, 2022

Zara Raza
LB Hillingdon
Planning – Development Control
Via Planning Portal

Dear Zara,

Proposed siting of extraction equipment to rear and shopfront alterations at 137-138 High Street Uxbridge

Design and Heritage Statement

We act as planning consultants to KGR Enfield Limited who wish to operate new Class E Restaurant from the above vacant premises. This is a first amendment resubmission of refused planning application 20929/APP/2022/1142 following our telephone discussion of 21st June 2022.

No. 137-138 High Street is located on the eastern side of Uxbridge High Street with a mix of shops and other town centre uses on this side. The application site comprises of a large vacant unit on the ground floor, formerly occupied by a bank.

The existing shopfront is modern in date and of little intrinsic value. At present due to the empty status of the unit, the shop front does not benefit from any signage. The building is single storey and is likely to date from the mid-20th century. A brick parapet features along the roof line.

The site is located within a designated Town Centre (Uxbridge) as identified in the Hillingdon Local Plan and forms part of the Primary Retail Frontage where the character of the area is mixed, comprising of mainly commercial properties, with some residential units on a first-floor level.

The site is located within the Old Uxbridge, Windsor Street Conservation Area.

With regard to impact on amenities it was previously considered that the immediately adjoining properties are in commercial use and the proposed physical alterations would therefore not be considered to harm residential amenity.

The proposal includes an extraction/intake system and the noise and odour impacts of this should be considered. It is noted that the application includes a specification of the proposed equipment. The proposed system is to be mounted on anti-vibration mountings to reduce vibrations from the extraction system travelling through the building. Access doors would be installed for cleaning and maintenance. The design and specification of the extraction system would be in accordance with DW172 specification.

The Council's Noise and Odour Specialist was consulted in relation to the impact of the proposed extraction/intake system and does not object to the proposal. As such it is not considered that the proposal would cause undue harm to neighbouring occupiers.

As to the impact on the street scene Policy BE1 of the Hillingdon Local Plan seeks a quality of design that enhances and contributes to the area in terms of form, scale, and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character.

Policy DHMB11 promotes high quality design. Policy DMHB 13 deals with Shopfronts and states –

- a. New shopfronts and alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part and the surrounding street scene.
- b. The Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the Register of Locally Listed Buildings.
- c. New shopfronts must be designed to allow equal access for all users.
- d. Inset entrances on shopfronts should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the shopping area and avoid blank frontages to the street.
- e. Blinds, canopies and shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted, unless they are of good quality design.
- f. In order to improve and maintain the quality of the public realm, the design of shopfronts should be of a high quality, taking into consideration:
 - i. retention and maintenance of active shopfronts at all times;
 - ii. the relationship between the shopfront and upper floors;
 - iii. the relationship with surrounding shopfronts and buildings;
 - iv. the use of materials which are appropriate to and enhance the character of the local area; and
 - v. the value of existing architectural and historic features.

It was previously acknowledged that the existing building is modern with a modern aluminium framed shopfront and is of little intrinsic value though there is a grade II listed building to the left of the subject property.



The application Site

There is all manner of shopfronts both adjoining and directly opposite including traditional and highly modern with internally illuminated signs. Following the refusal of the first application it has been agreed to amend the shopfront design as follows –

- existing standard brick pilasters with cable routing to be clad in high quality black granite
- new black granite stallriser to be included in place of low aluminium stall riser

Please note that the colour of the shopfront is not a material consideration and is not subject to planning control. The adjoining pub itself has a black shopfront and fascia band. The proposed alterations to the shopfront enhance its appearance and that of the conservation area. The alterations are positive and facilitate a long-term vacant class E unit being brought back into viable use to benefit the public. High quality material is used throughout, and an active frontage is maintained with level access. Please note that the proposed double entrance doors comply with building regulations and will be power assisted.

With regard to the location of the extract ductwork to the rear, it was previously assessed that –

The character and appearance of the extensive amount of supply and extract ductwork, flue and ventilation on the flat roof of the site would be visible from Redford Way, creating harm

to the outlook in the conservation area. Although there is already existing paraphernalia and other plant equipment in a 'service-like' area to the rear of the site, the cluttered look and design viewed from Redford Way would be considered unacceptable. Further to this, there are no details proposed of the existing equipment to be removed prior to works commencing. Cumulatively, there would be a total of 11 AC units on the roof (seven existing with an additional four).

However, this was not based on a site visit, and we can confirm, from having been to site, that due to the lay of the land it is almost impossible to view the rear flat roof of the subject property from Redford Way



View From Redford Way

Adjoining Peri Peri Shop

Adjoining Public House

At present there are 7 existing air condenser units on the roof of the subject premises (none of which are visible from Redford Way), and these will be removed and replaced with only four air condenser units (which again will not be visible in the street scene).

The proposed changes to the shopfront and siting of extraction equipment to the roof fully comply with adopted development plan policy and the NPPF. The proposed use will facilitate the long-term viable reuse of the premises and create approximately 30 jobs on the High Street at a time when the country is in recession and the high street sector is in decline. Public benefit is substantial as well as the enhancement in appearance to the conservation area.

Applications for new signage will be submitted under separate cover. If you have any queries relating to the above, please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI