

**DESIGN AND ACCESS STATEMENT**

**PROPOSAL FOR INSTALLATION OF EXTRACTION FAN TOWARDS THE RIGHT SIDE OF SHOP.  
STEEL CANOPY FOR THE EXTRACTION FAN WILL BE THROUGH THE CEILING OF EXTENDED  
PART OF THE PROPERTY**

**AT 22 WINDSOR STREET, UXBRIDGE, UB81AB**

<b>Planning Portal Ref:</b>	-		
<b>Our reference</b>	867 / Design Statement / P1		
<b>Status:</b>	Design and Access Statement		
<b>Issue/Rev:</b>	P1		
<b>Date:</b>	24 <sup>th</sup> April. 2026		
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**DESIGN STATEMENT  
INSTALLATION OF EXTRACTION FAN AND CANOPY  
22 WINDSOR STREET, UXBRIDGE, UB81AB**

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**Introduction**

This statement has been prepared on behalf of the owner of 22 Windsor Street, Uxbridge, UB81AB. The planning application proposes installation of extraction fan towards the right side of shop. Steel canopy for the extraction fan will be through the ceiling of extended part of the property. (At least 10mts away from the neighbouring boundary).

The remainder of the statement is set out in the following fourteen sections:

1. Planning policy context
2. Objectives and opportunities
3. Site description
4. Considerations in proposal
5. Description of proposal
6. Layout
7. Scale
8. External appearance
9. Environmental Health
10. Fire Exits
11. Waste Management
12. Benefits of the Proposed Facility
13. Conclusion

## **1.0 Planning Policy Context**

The development is designed in line with National Planning Policy Framework. The proposals aim to facilitate the planning system to achieve the core principles of the framework, most notably:

Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognizing the intrinsic character and beauty of the countryside and supporting thriving rural communities within it; Support the transition to a low carbon future in a changing climate contributes to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value encourage the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value.

Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

## **2.0 Objectives and Opportunities**

The proposal should respect the amenity of the neighbouring properties in terms of privacy, day lighting and noise disturbance to adjacent living areas.

The design of the proposed property should be in line with the general standards of the area in terms of design, amenity, layout facilities and convenience.

The assessment of the site and its context, along with relevant planning policies and design guidelines have all helped inform the location / layout and design of the proposal for development of the site.

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These are:

1. To produce a building of high architectural quality and design.
2. To create a sustainable and attractive development that will positively enhance the character of the area.
3. To respect the historic integrity, scale and hierarchy of the neighbouring buildings and existing buildings on the site.
4. To produce a building that would be socially and economically beneficial for the local community

### **3.0 Site Description**

There are 2 entrances, the main entrance to the premises is from the Windsor Street. The other is from rear side that is Charter Place. The locality is generally commercial in appearance and character, comprising within retail units and offices in immediate vicinity.

In general, the surrounding area is relatively busy with pedestrian and vehicular movements and vibrant commercial activity throughout the day. Please Refer to Figure-01 and Figure-02 for site and its surrounding.



**Figure-01 Front View of the Site and its Surrounding**



**Figure-02 Rear View of the Site and its Surrounding**

#### **4.0 Considerations in Proposal**

The design of the proposed property should be in line with the general standards of the area in terms of design, amenity, layout facilities and convenience.

#### **5.0 Description of Proposal**

We are proposing installation of extraction fan towards the right side of shop. Steel canopy for the extraction fan will be through the ceiling of extended part of the property. (At least 10mts away from the neighbouring boundary).

#### **6.0 Layout**

The layout of the building is in compliance with the environmental health department criteria for a commercial building.

The layout of the building will remain same, only flue stack has been installed.

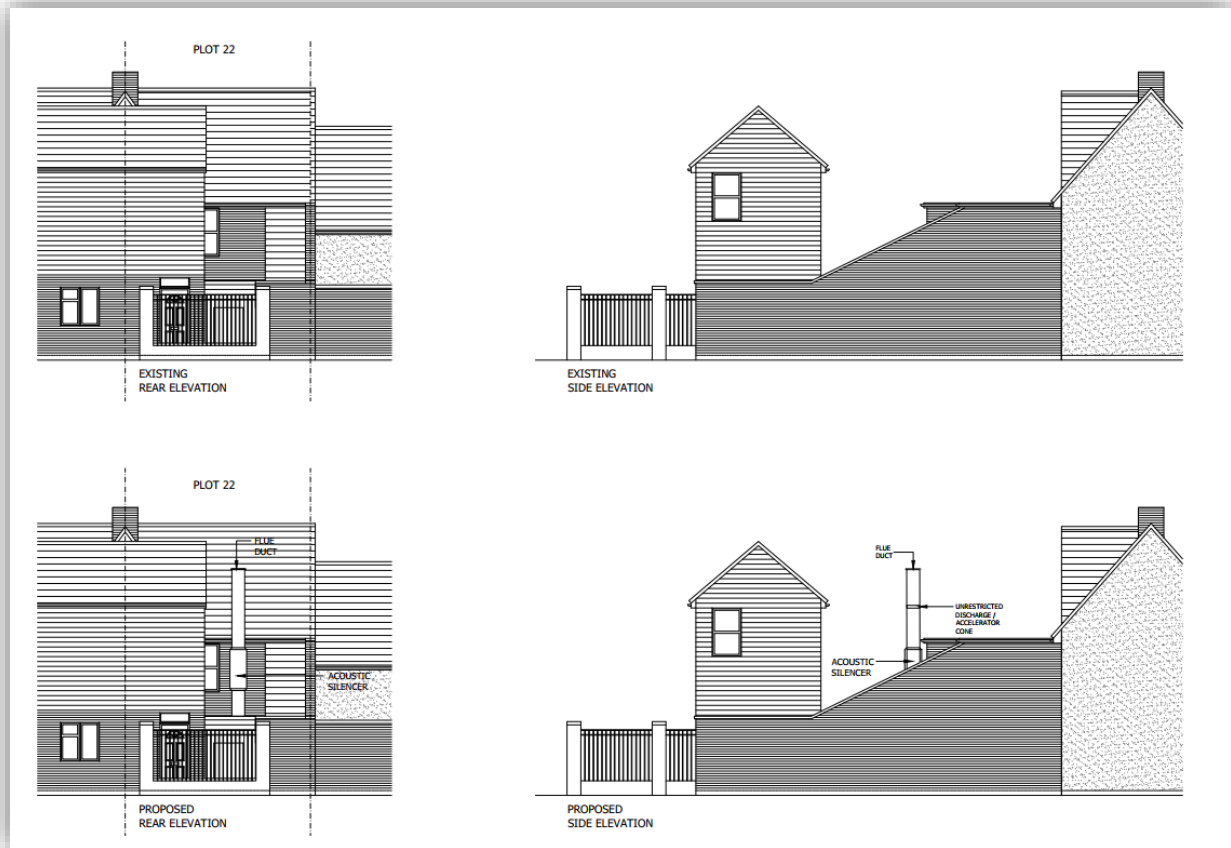
#### **7.0 Scale**

The overall height and extent of the development will remain as existing and within compliance to the environmental health department criteria for a commercial building.

## 8.0 External Appearance

The external appearance of the building will mostly remain as existing. There are some minor changes made to the elevations like Flue duct and silencer has been added to the rear elevation.

Please refer to Figure-03 for existing and proposed elevations.



**Figure-03 Existing and proposed elevations**

## 9.0 Environmental Health

The proposed development will carry out installation of a new canopy which will be ducted through the ducting facilities. These facilities include Odour Control System, Filtration System, Noise Control System, Vibration Control System and Ventilation System which will minimize smell, noise and fumes. The Extractor Duct will be installed.

### 9.1 Odour control

A grease and odour control system will be used which includes:

1. A kitchen canopy incorporating primary grease filters.
2. Ductwork to final termination, incorporating secondary filtration/odour control techniques, an internally positioned extraction motor and if necessary an acoustic silencer.
3. A discharge at a position and velocity to ultimately disperse and dilute the residual odours, so as not to cause a loss of amenity.

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4. Activated carbon filter type odour control will be used. Activated carbon filters adsorb gaseous odours, usually volatile organic compounds, onto the filter medium.
5. Activated carbon filters will be replaced every 6 months; either by disposal or return to the manufacturer for rejuvenation.
6. The internal surfaces of the filter housing shall be cleaned monthly.

To achieve a high specification odour control system, reputable Ventilation/Heating Engineer with experience and knowledge of odour/grease control systems will be used.

### **9.2 Ventilation Duct Design**

1. A well-engineered duct design will be used at all times.
2. The number of bends in the ducting will be minimized.
3. The ducting will have smooth internal surfaces.

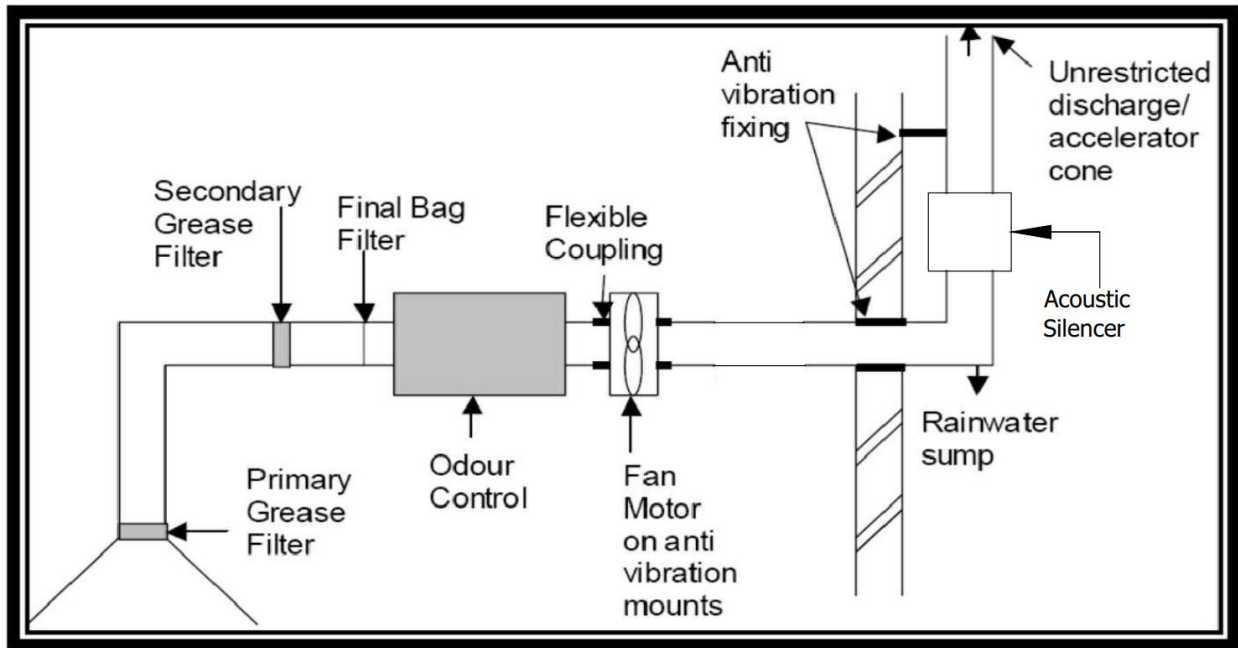
### **9.3 Kitchen Canopy/Ventilation Requirements**

1. A canopy, which will extend over the cooking equipment by at least 225mm, will be provided to collect the cooking fumes and direct them into the ductwork.
2. The canopy will include a cleanable channel around the lower edge to collect condensate.
3. The canopy will be of sufficient height to enable easy working, on the ranges, whilst low enough to entrain all odours/steam generated by the cooking.
4. The canopy will be constructed from stainless steel to enable easy cleaning.
5. The canopy will be fitted with primary grease filters, of a re-usable wire-wool/mesh type design.
6. Primary grease filters will be cleaned daily.

### **9.4 Filtration**

1. A secondary re-usable wire-wool/mesh type design grease filter will be fitted, in the ductwork before the odour control/filtration.
2. The secondary grease filter will be cleaned weekly.
3. A final grease filter of the disposable bag-type design will be fitted.
4. The final bag-type grease filter will be replaced every 1 to 2 months.

Please refer to Figure-04 for Indicative Kitchen Ventilation System



**Figure-04 Indicative Kitchen Ventilation System**

### **9.5 Extraction Motor**

1. The extraction motor will be correctly rated for the application and at the correct speed/flow rate to achieve optimum performance of the filtration.
2. The extraction motor will be cleaned and maintained in accordance with the manufactures specifications.
3. The motor controller will be located in the kitchen to achieve the optimum flow rates of the odour control system.
4. Noise control will be implemented as in-line acoustic absorbers or external acoustic insulation. The noise from the system will not exceed 43 dB Lae (5min) measured 1m from any external part of the system.

### **9.6 Final Termination**

The ducting will link with the main extraction duct with termination point at rear of the property inline with the specialist's instructions and Approved Document "J"

### **10.0 Fire Exits**

No proposed changes. Existing fire exits will be retained that are from the front main entrance and at rear of the property

### **11.0 Waste Management (Refusal Collection & Delivery)**

1. Refusal collection and delivery point is at the rear of the property and would be kept to twice per week, which will generally minimise disturbance further.
2. 1100 litre-Europe bins located to the rear for the municipal collection will collect to food and packaging waste.

## **12.0 Impact on the residential amenity**

1. There will be no material increase in the potential for creation of additional noise and disturbance in the locality, bearing in mind the nature of the surrounding land uses.
2. Customers visiting the site will arrive principally on foot, having taken advantage of the extensive public transport provisions in the immediate vicinity. The existing bus stops and various mini cab services are all located near the premises. There is no reason for customers to travel through residential areas to reach the site or to depart; therefore, the potential for disturbance to residents by the coming or goings of customers is very small.
3. The building itself is adequately insulated to ensure that there is no noise disturbance from the activities taking place inside. However additional sound insulation is proposed on top of reflected ceiling to reduce any noise generating from the premise.
5. The main customer entrance is on Windsor Street.
6. No additional equipment will be installed so no sound increases predicted.

## **13.0 Conclusion**

No matter what the field is; room for improvement is always there. Coordination at every stage will be done to attain the improved results. We hope that the proposals meet the planning requirements and meet your expectations. We appreciate your time and consideration and look forward to implement the plan by following the rules and regulations.

In case you require any further information, please let us know. We would be honoured to assist you with that.