

MINIMASPACE

ARCHITECTURE

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## Planning Statement

18 High Street, Uxbridge, UB8 1JN

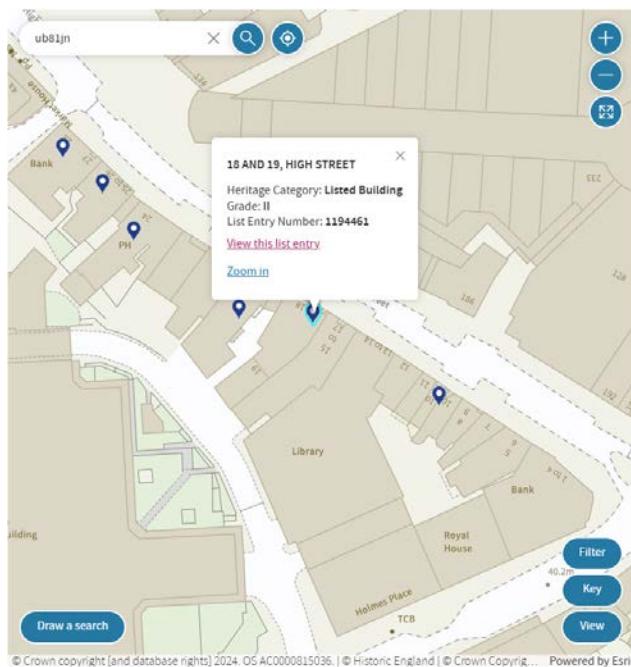
## Location/Site

The property is an early 19<sup>th</sup> Century Grade II listed building located on the southern side of the High Street first listed on 3<sup>rd</sup> April 1973.

On Historic England the site is described as;

**'HIGH STREET 1. 5018 (South-West Side) UXBRIDGE Nos 18 & 19 TQ 0584 SE 19/253**  
**3.4.73. II GV 2. No 18, on street front, is an early C19 house of 3 storeys, 3 windows.**  
**Yellow stock brick with stone coped parapet. Gauged flat brick arches to recessed**  
**sash windows with glazing bars, those on 1st floor in stucco-lined reveals. Modern**  
**shops on ground floor.'**

The property is 3 storeys consisting of residential units above and a commercial retail unit/ shop at ground floor level.



Map from Historic England showing location and official listing category

### Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1194461
Date first listed:	03-Apr-1973
List Entry Name:	18 AND 19, HIGH STREET
Statutory Address 1:	18 AND 19, HIGH STREET

### Location

Statutory Address: 18 AND 19, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:	Greater London Authority
District:	Hillingdon (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 05615 84044

## Use

This application is being submitted for consideration for a Change of Use. The existing use of the ground floor is a foreign money exchange office under planning use class E. The proposed use would be a restaurant under the same planning use class E which is an interchangeable use of any of the uses within Class E without needing planning permission.

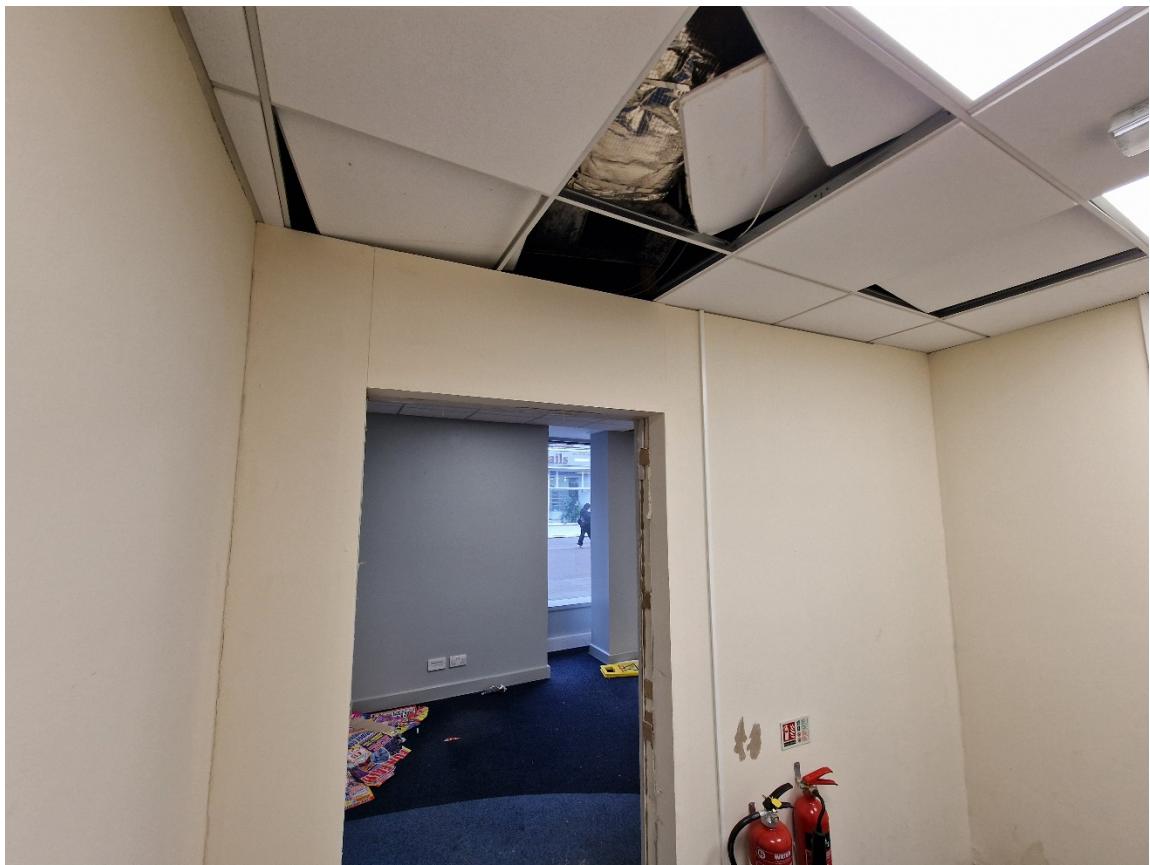


Existing Front Elevation

## Proposed Changes

Internal alterations are required to facilitate the new restaurant. This would involve creating some new partitions and removing some existing partitions. The existing internal partitions that are being removed are non-load bearing partition walls, where the walls do not extend all the way up to the original ceiling. They terminate at suspended ceiling level as per the photos (see below).

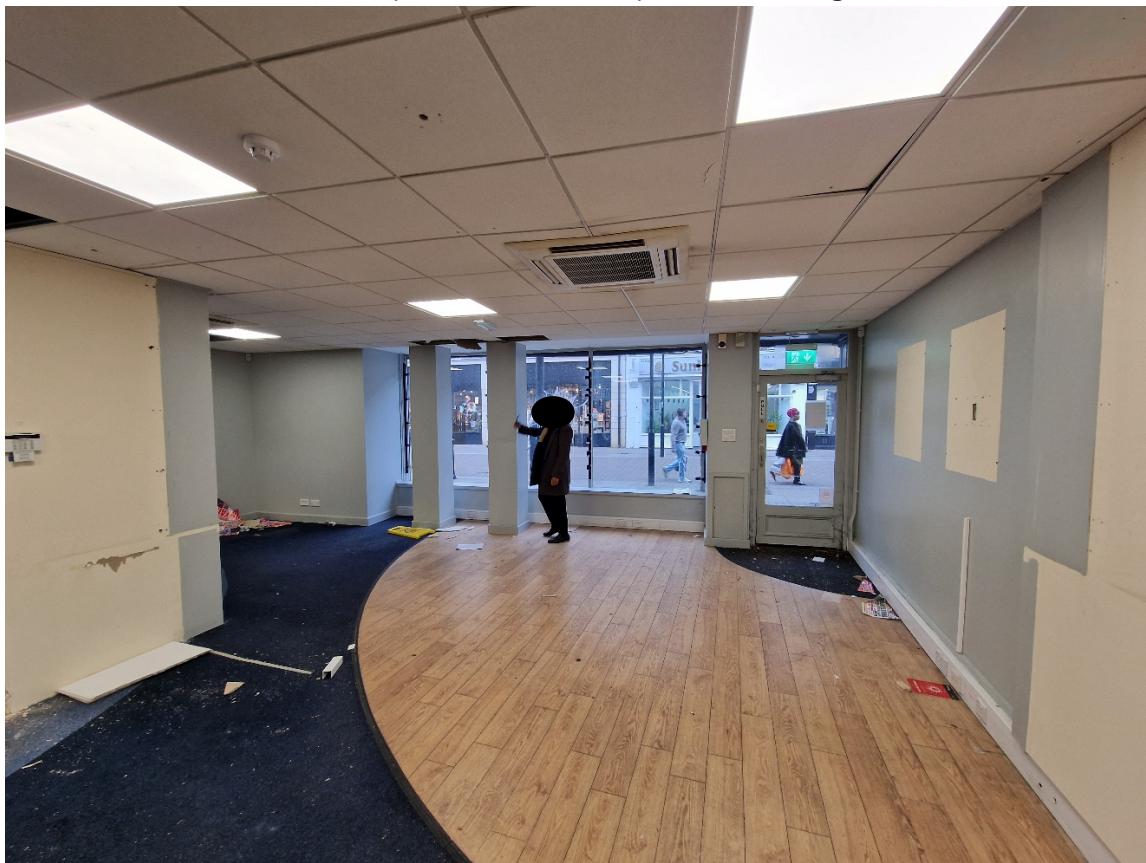
Internally no original features remain within the shop. It's been extensively altered and refurbished over the years (see photos below)



Internal walls only extend to suspended ceiling



Walls to be removed are superficial and not part of the original fabric



Main shop floor



No original features remain



Rear office rooms



Kitchen & toilets

## Conclusion

We believe based on the current use and extensive alterations that have taken place over the years has left little to none of the original features internally. Therefore the intended change of use with minimal internal alterations would be acceptable considering that no original features remain internally.