

Design and Access Statement

21 Windsor Street, Uxbridge, UB8 1AB

1. Introduction

This Design & Access Statement accompanies a full planning application for the creation of three new residential flats at first-floor level of the Grade II listed building at 21 Windsor Street, Uxbridge. The proposal builds on prior consent (Ref. 12884/APP/2022/529) for two first-floor flats, and now seeks to deliver an additional unit while maintaining heritage and design integrity.

2. Site Context & Existing Use

- Location:** Centrally located within Uxbridge town centre, forming part of the historic **Old Uxbridge/Windsor Street Conservation Area**, and alongside a terrace of listed buildings (Nos. 10–23 Windsor Street).
- Current Use:** Ground floor retains its commercial function (A1/E), and the first floor is currently vacant or in office use. The building is Grade II listed (List Entry No. 1358420).
- Heritage Constraints:** The building's external historic character—fenestration, roofline, façade detailing—must be preserved. The interior lacks significant heritage features according to statutory listing.

3. Design Principles

3.1 Use and Amount

- Proposed Use:** Conversion of the existing first-floor space into three self-contained residential flats (C3).
- Justification:** Residential use aligns with the previously approved two-unit scheme (Ref. 12884/APP/2022/529) and suits the building's upper-floor configuration within a predominantly mixed-use street context.

3.2 Layout & Internal Design

- Flats are arranged to ensure adequate internal space standards, natural light, privacy, and access to communal services (bins, cycles, etc.).
- Existing floorplates are optimised with minimal internal partitioning, retaining as much original fabric as possible.

3.3 Scale and Appearance

- A proposed small infill first floor extension – materials to match the existing façade, window openings and finishes.
- No other proposed changes to external appearance – façade, roofline, window openings, finishes, or shopfront remain intact.
- The additional unit is achieved through internal reconfiguration with the aid of a small infill first floor extension, supported by the precedent of the previously consented two-unit scheme.

3.4 Access

- Private access to the first floor via existing stair and lobby. No new external access points are proposed.
- Accessibility is in line with the original consent terms. Where feasible, internal adjustments will meet Building Regulations *Part M* requirements, without impacting the protected façade.

4. Heritage Impact & Justification

- The increase from two to three flats maintains the strategy approved under Ref. 12884/APP/2022/529, ensuring no new external or structural alterations other than a small first floor extension matching to 22 Windsor Street.
- Heritage assets are safeguarded by retaining all Grade II features. Internal conversion is reversible and primarily utilises non-listed fabric.
- The proposal aligns with:
 - Planning (Listed Buildings & Conservation Areas) Act 1990
 - **NPPF 2024**: no heritage harm
 - Hillingdon Local Plan (DMHB 1–4, 11–15): protection of character
 - **London Plan Policy HC1**: contextually sensitive design

5. Precedent and Planning History

- **Ref. 12884/APP/2022/529**: Granted consent for two first-floor flats, setting clear heritage and design precedent.
- The current scheme extends that model, delivering three units with the same conservation-led approach.
- Other nearby Windsor Street conversions have followed this method, reinforcing its consistency with council expectations.

6. Access Statement

- **Vehicular access:** No change proposed. Parking provision remains as existing.
- **Cycle & bin storage:** As per the approved two-unit layout; capacity will scale up proportionally for three units.
- **Mobility:** Shared lobby and staircase; if requested by Building Control, minor internal adaptations for accessibility will be made fully within the interior envelope.

7. Summary & Conclusion

- **Use:** Introduces three residential units within an upper-floor shell.
- **Design:** Heritage-led, minimal internal disruption, minimal external change.
- **Access:** Unchanged external access; internal circulation improved.
- **Heritage justification:** Fully consistent with legislation, policy, and prior consent, delivering added residential capacity without harming heritage value.

8. Planning Conditions (Suggested)

1. **External Façade Preservation:** “External alterations (windows, finishes, openings) to the first-floor elevation shall match existing host building.”
2. **Bin/Cycle Provision Compliance:** “Bin and cycle storage shall be provided in line with the Hillingdon Local Plan standards.”

9. Appendices

- A. Ref. 12884/APP/2022/529: Approved plans for two-flat configuration
- B. Proposed plans for three-flat layout (including floorplans and accommodation schedule)
- C. Access arrangement details
- D. Location plans