

High Street - New A3 Units

# INTU UXBRIDGE

DESIGN AND ACCESS STATEMENT



On Behalf of

**MANACOR  
(JERSEY) LIMITED  
and  
MANACOR  
NOMINEES  
(JERSEY) LIMITED**

(as joint trustees of the  
Metropolitan Retail JV  
(Jersey) Unit Trust)

October 2016

**leslie jones**  
architecture

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## 1.0 Development Team

### CLIENT

Manacor (Jersey) Limited and Manacor Nominees (Jersey) Limited (as joint trustees of the Metropolitan Retail JV (Jersey) Unit Trust)

### ARCHITECT

Leslie Jones Architects Ltd.

### PROJECT MANAGER

Gardiner & Theobald Management Services

### PLANNING CONSULTANTS

Nathaniel Lichfield & Partners

### QUANTITY SURVEYOR

Gardiner & Theobald

### STRUCTURAL ENGINEER

Clarke Nicholls Marcel

### SERVICES ENGINEER

Cudd Bentley

## 2.0 Introduction

## 2.0 Introduction

This Design and Access Statement has been prepared to support a full planning application for the change of use of part of the Debenhams unit to create four new A3 units. This statement seeks to address the requirements of the Town and Country Planning (General Development Procedure) (England) Order 2015.

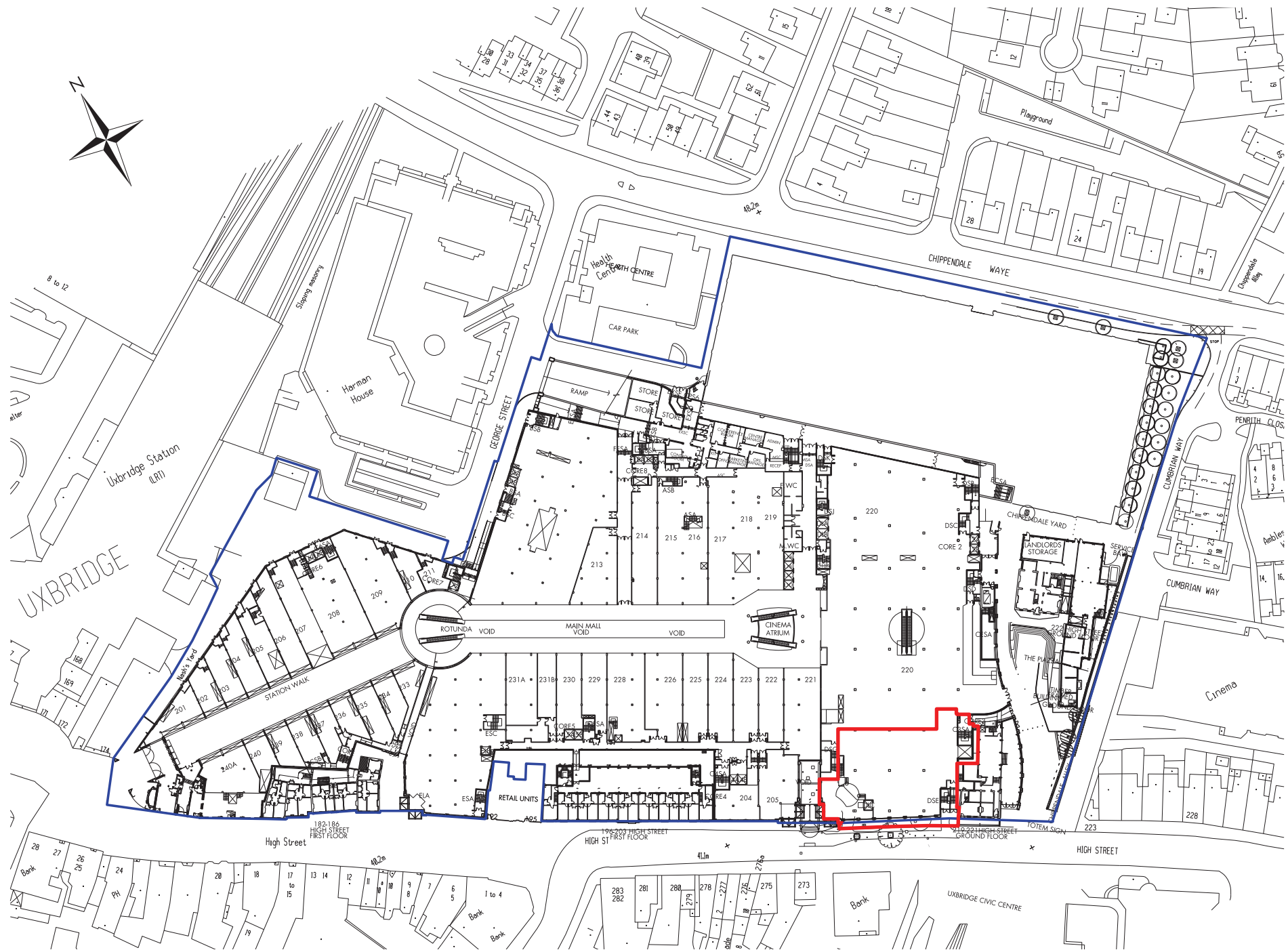
The structure and content has been informed by:

- DCLG 'Guidance on Information Requirements and Validation (March 2010);
- 'Design & Access Statements – How to write, read and use them' (CABE 2006);
- Secretary of State Appeal decisions on the role of a Design and Access Statement;
- Accessible Hillingdon, Supplementary Planning Document (January 2010); and
- Hillingdon Design & Accessibility Statement, Supplementary Planning Document - Shopfronts (July 2006)

The statement sets out the design principles of the proposed development and explains why they are appropriate to the site and surrounding area, in the context of national planning policy and urban design guidance. It provides background information on the development, assesses the context and strategy in which the application should be considered to ensure a high quality design solution is reached in accordance with the regulations. It concludes that the proposal will be a positive contribution to the High Street.

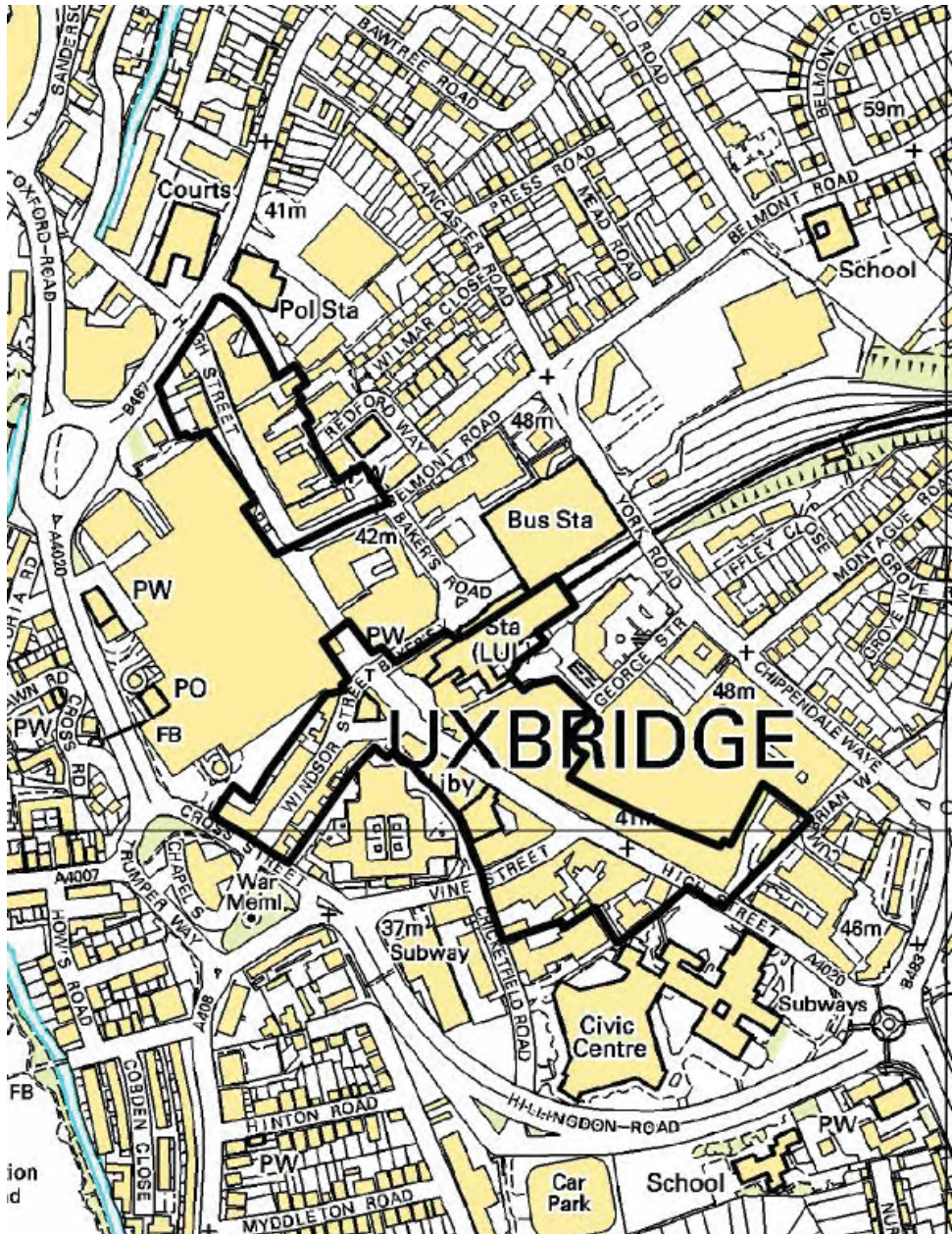
## 3.0 Background to Development

This section of the Design and Access Statement analyses the context of the area within which the scheme will sit. It looks at the location and the routes that pass through and around the site and the local context.



### 3.1 Location

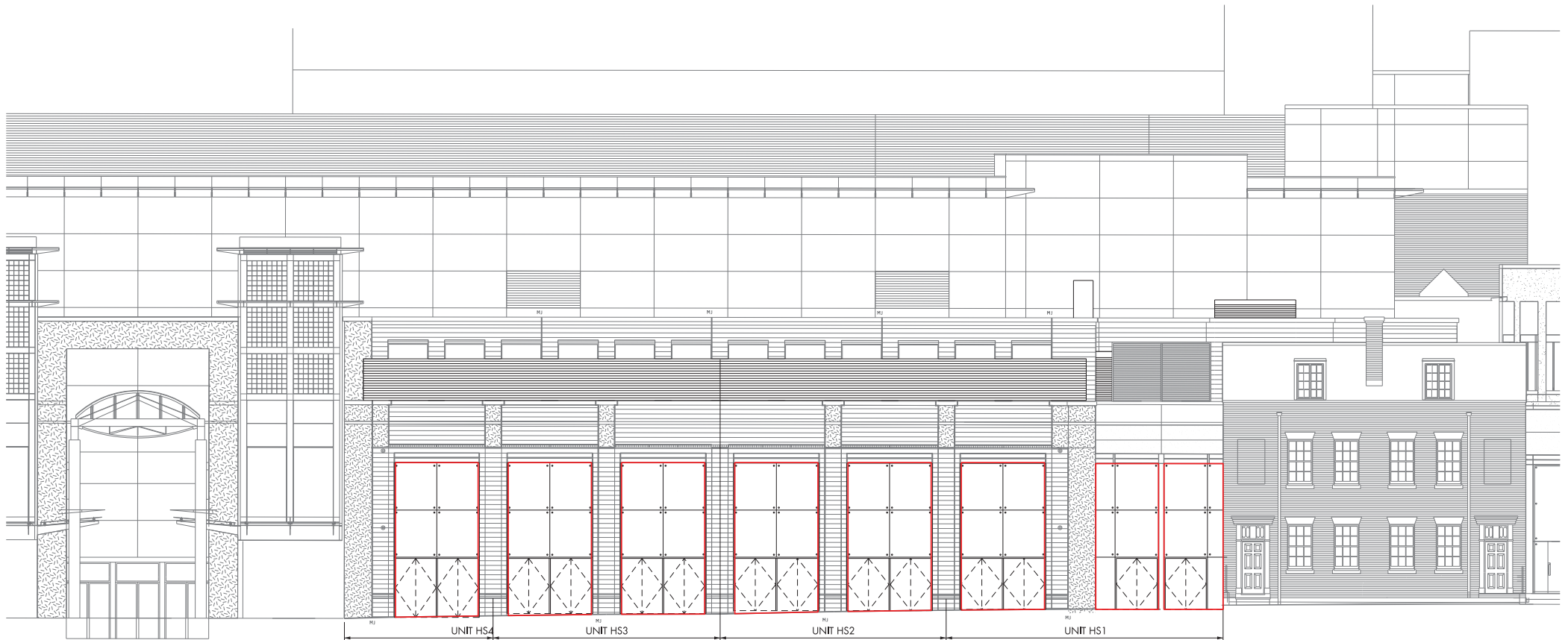
The development area lies to the south eastern corner of the existing Intu Uxbridge Shopping Centre (formerly The Chimes) and along the eastern edge of the High Street. It also lies within the corner of the Old Uxbridge/ Windsor Street Conservation Area.





### 3.2 Site Topography

Across the elevation frontage onto the High Street there is a change in level of approximately 325mm over the 35m distance. New slabs serving the 4 new units fronting the High Street will be stepped accordingly to ensure that they reflect the existing levels. There will also be a requirement to locally adapt the immediate external levels to ensure a level threshold across the entrances into the new units.



### 3.3 Connections

The existing centre is well served with transport connections, public transport primarily provided by Uxbridge station served by the Metropolitan and Piccadilly Lines. Opposite the development itself is a bus stop serving routes 427, U1, U3, U4 and U7. Intu Uxbridge also benefits from extensive onsite car parking via a multi-storey car park to the north with 1,600 spaces. Secure and protected cycle parking facilities also exist on the adjacent Piazza.

### 3.4 Site Context



View from piazza around rear of Slug & Lettuce



Existing facade - Looking North East from High Street



Existing facade - Looking North West from High Street

## 3.5 Brief

Leslie Jones was approached by the applicant to prepare proposals for new A3 units to front the High Street using existing floorspace. The main anchor tenant, Debenhams, was considered to have floorspace suitable for reconfiguration and its existing High Street frontage lacked activity as it largely comprised of static advertising.

The brief therefore was to:

- Accommodate potential A3 tenants within appropriate sized units
- Not overly reducing the anchor tenants overall area.
- To provide new level access slabs to each of the units
- Introduce double height glazed shopfronts with greater activity beyond.
- Re-use existing plant area to accommodate the new tenants requirements
- Connect to existing servicing arrangements for goods in and waste out

## 4.0 Design Approach

This section of the statement aims to summarise the options for development. There are many opportunities and constraints that inform the scheme. Each of the design options have sought to resolve any conflicting issues. By presenting a number of options that have been investigated as part of the design evolution, it is hoped that those reading the design and access statement will gain an understanding of why and how the scheme has been developed and the logic behind the design principles.

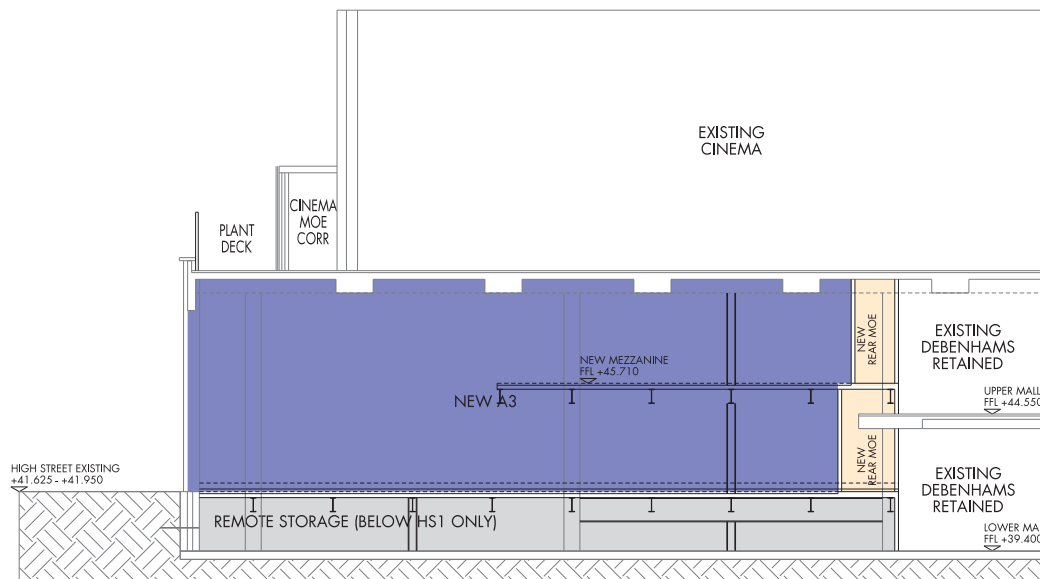


## 4.1 Concept

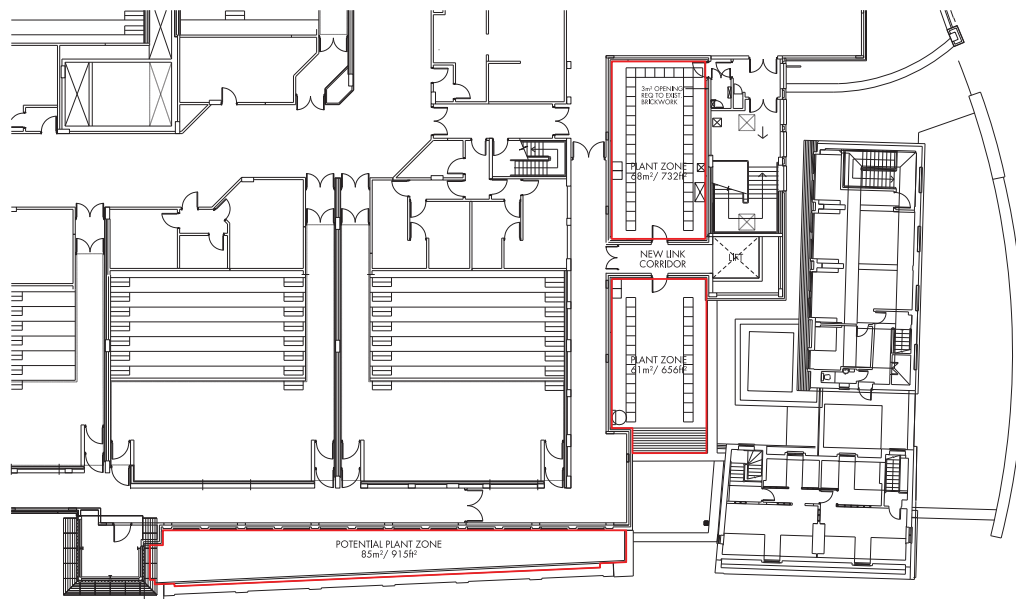
The concept for the design approach was a simple one. The existing building curtilage and façade are retained but the existing shopfronts which comprise largely static advertising are removed to provide an opportunity for replacement glazed shopfronts which will present greater activity to High Street elevation. (See previous image)

Internally, within the footprint of space taken back from the anchor tenant, the proposal is to cut back the existing upper level slab, which would otherwise present itself to the High Street elevation with just 2m of headroom below. This removal then facilitates the creation of new slabs which serve the existing High Street levels to provide level access to each of the 4 units, the removal of the upper level slab also gives generous headroom via a double height space to the cinema slab above. The existing volume of space generated, further permits new mezzanines to be formed set back from the main elevation to provide activity and interest. (See adjacent image)

Within the proposals we have sought to re-use existing plant space and as such better exploit an area of space fronting the High Street elevation. Using this will necessitate a new louvered plant screen to be erected to disguise any new tenant plant beyond. The existing raised parapet upstand then limits the extent to which the new plant screen is visible. The screen will match in colour the adjacent screen which already exists.



Proposed Section



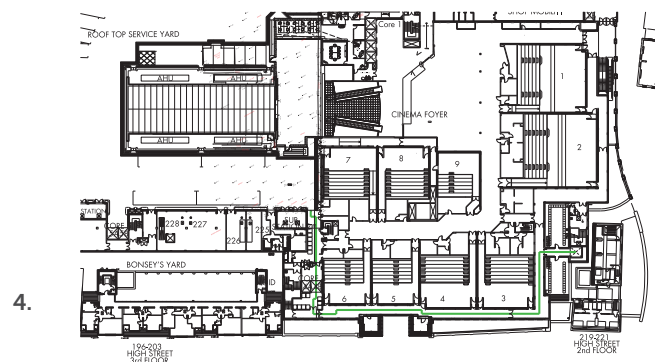
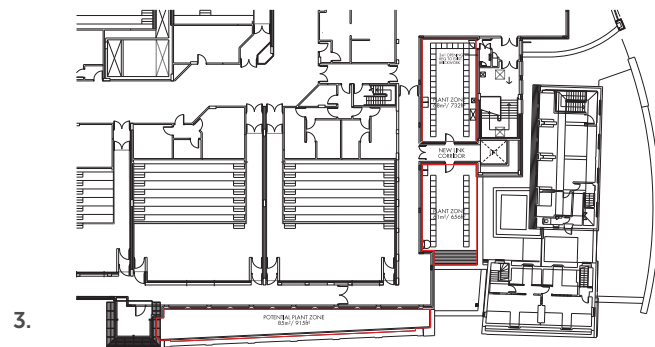
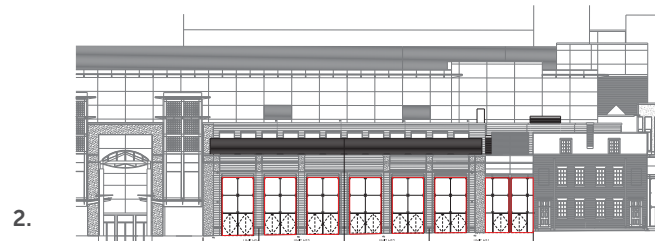
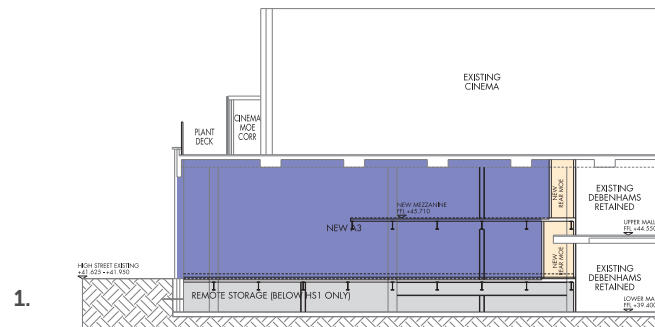
Proposed Extent of Revised Plant

## 4.2 Use

Intu Uxbridge is recognised as a prime retail centre within Uxbridge though this particular elevation did not contribute as much to the streetscape being essentially blank and static. The provision of 4 new A3 tenants will enliven this end of the High St and compliment other existing A3 tenants in the near vicinity with an active frontage.

### Design Principles:

1. Double height shopfronts
2. Level threshold with High Street
3. Re-use of existing plant areas
4. Servicing via existing established routes
5. Active frontage



## 4.3 Amount

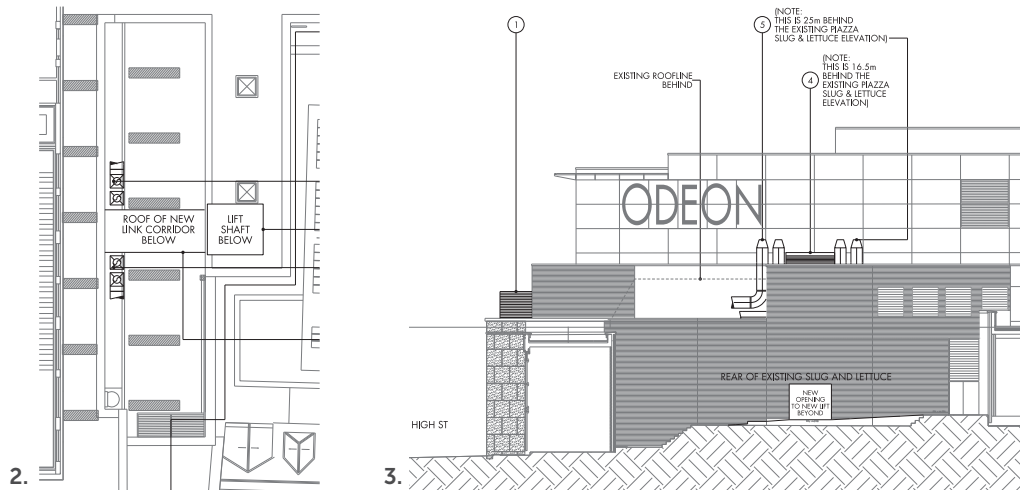
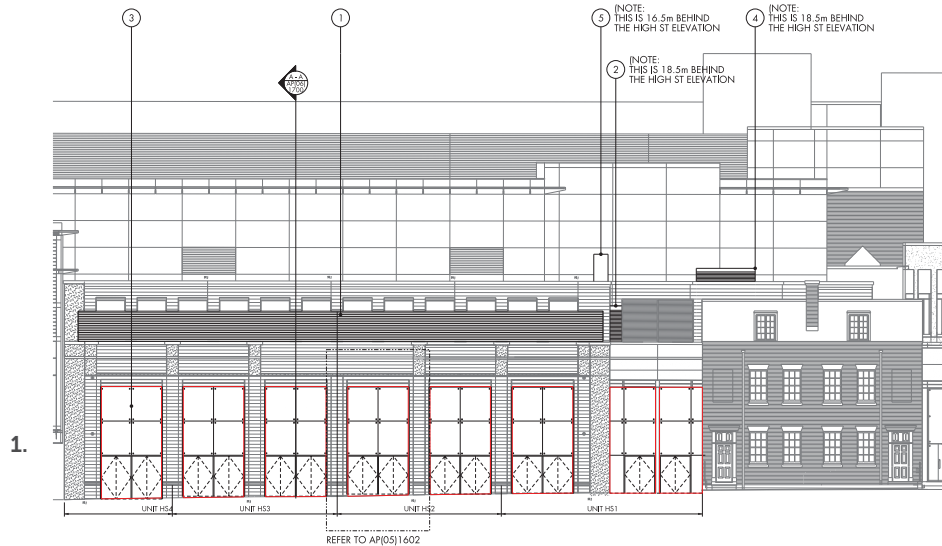
The scheme comprises A3 space totalling 1,330m<sup>2</sup> of floor space fronting the High Street. The table below details the proposed gross internal area at each level.

| Units                       | HS1                                                     |                 | HS2            |                 | HS3            |                 | HS4            |                 | Debs-Exist.    |                 | Debs- Prop.    |                 |
|-----------------------------|---------------------------------------------------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|
|                             | m <sup>2</sup>                                          | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> | m <sup>2</sup> | ft <sup>2</sup> |
| Basement/ Lower Mall:       | -                                                       | -               | -              | -               | -              | -               | -              | -               | -              | -               | -              | -               |
| Remote Storage              | 141m <sup>2</sup> / 1,518ft <sup>2</sup>                |                 |                |                 |                |                 |                |                 | -              | -               | -              | -               |
| Waste/ recycling            | 60m <sup>2</sup> / 646ft <sup>2</sup>                   |                 |                |                 |                |                 |                |                 | -              | -               | -              | -               |
| Ground Floor                | 209                                                     | 2,250           | 236            | 2,540           | 219            | 2,357           | 200            | 2,153           | -              | -               | -              | -               |
| Mezzanine                   | 128                                                     | 1,377           | 133            | 1,431           | 120            | 1,291           | 85             | 915             | -              | -               | -              | -               |
| Roof/ Plant                 | TBC                                                     | TBC             | TBC            | TBC             | TBC            | TBC             | TBC            | TBC             | -              | -               | -              | -               |
| Lower Mall- Debs            |                                                         |                 |                |                 |                |                 |                |                 | 4,758          | 51,216          | 3,783          | 40,720          |
| Upper Mall- Debs            |                                                         |                 |                |                 |                |                 |                |                 | 4,852          | 52,227          | 3,851          | 41,452          |
| Service Deck- Debs          |                                                         |                 |                |                 |                |                 |                |                 | 213            | 2,293           | 213            | 2,293           |
| TOTALS                      | 337                                                     | 3,627           | 369            | 3,971           | 339            | 3,648           | 285            | 3,068           | 9,823          | 105,736         | 7,847          | 84,465          |
| OVERALL TOTAL (A3 GIA ONLY) | 1,330m <sup>2</sup> / 14,314ft <sup>2</sup> A3 GIA ONLY |                 |                |                 |                |                 |                |                 |                |                 |                |                 |

## 4.4 Materials

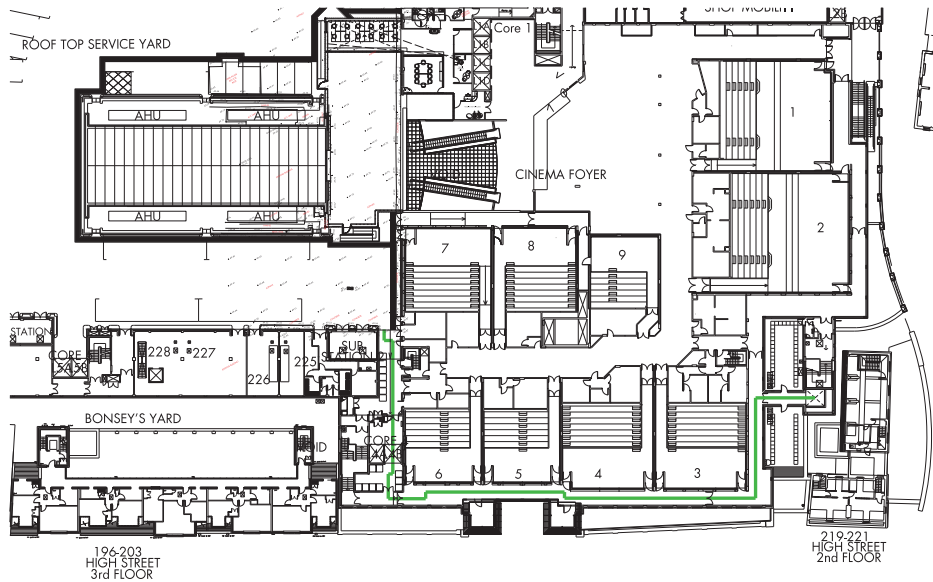
There is limited additional 'new building' as the space is a re-use of the existing building. New materials will consist of:

1. A new plant screen to the High Street elevation to disguise tenant plant beyond
2. At the existing Cinema/ Plant level a new link corridor between a new lift shaft (re-using an existing riser shaft) This corridor will be finished in brickwork to match that which it surrounds. Though it will also be obscured by the surrounding existing building and existing plant screen.
3. The new lift necessitates a 'pop-up' in the existing shaft it occupies to accommodate a lift overrun. This will raise the height of the existing roof slab in this area locally by approximately 700mm.
4. New double height shopfronts will represent the most obvious change. The proposal is for structural glazing to give a largely frameless finish and enhance views beyond into the new units.

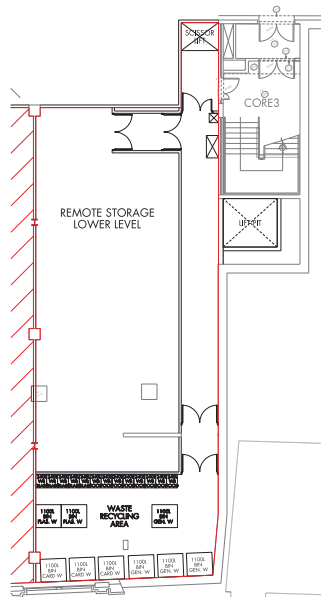


## 4.5 Servicing

The units will be serviced from the rear via ramped access linking to a new lift installed within a redundant service riser. The lift serves the new ground floor slabs at the rear of the unit and links with the existing raised service deck via a new enclosed corridor in turn linking with existing corridors. A new waste holding area will be located within the lower level/ basement which will be accessed via a separate scissor lift.



Existing cinema/ plant/ service deck level - Route to services



Lower mall/ basement - Proposed waste holding area

## 5.0 Access Strategy

## Accessibility

Since December 1996 the Disabled Discrimination Act has made it unlawful for service providers to offer a lower standard of service on worse terms to a disabled person for a reason relating to their disability. Subsequent provisions of the Act in respect to Goods and Services came into force in November 1999 and November 2004. It is now the requirement that features of a building have to ensure that the service provided can be accessed by all users.

Guidance on providing a 'reasonable' provision with respect to the physical environment is found under Approved Document M: Access to and use of buildings - Volume 2: Buildings other than dwellings (2015 edition) and British Standard BS 8300 (2009) – Design of buildings and their approaches to meet the needs of disabled people – Code of Practice. These documents have been used as the main source of reference of good practice for the design of this development.

The design of the development is intended to assist in the promotion of social inclusion. It aims to ensure that everyone has equal access to the retail use proposed. In doing so, the design of the development recognises that different people have varying needs in regards to access considerations and therefore the built environment should be designed to accommodate these needs. This enables people to carry out normal day to day activities without encountering unnecessary access difficulties and aims to provide a safe, comfortable and healthy environment that requires minimal stress, physical strength and effort to use.

The development proposed has been designed to create a pleasant place to visit / shop, being accessible to all. Inclusive design not only benefits wheelchair users and other people with disabilities but also provides an environment that is favourable to families with young children and the elderly or frail.

## 5.0 Access Statement

In addition to the principal reference and guidance documents listed above the following documents have been utilised:

- Inclusive Mobility – Department for Transport
- Designing for Accessibility – Centre for Accessible environments
- Planning and access for Disabled-a Good Practice Guide – ODPM
- Buildings and Internal environments – JMU Access Partnership

The use of these documents will continue to inform the design and detailing of the building through to completion.

### Implementation

The proposals for 4 new A3 units creates the need to form new slabs at ground level to give a level access threshold from the High Street into each tenancy. Within the units themselves the tenant will be obligated to provide stairs and a platform access lift up to the mezzanine level. The entrances will be largely glazed and the tenants will be obligated to provide manifestation.

To the rear of the units at ground floor ramps are used (1:20) to take up the level difference between slabs acting both as the means of escape and service corridor. Ultimately the rear corridor feeds into an existing means of escape stair with a level difference of 2.55m, hence there will be a requirement for a disabled refuge and management plan for safe evacuation.

The scheme is well served with transport connections, public transport primarily provided by Uxbridge station. Opposite the development itself is a bus stop. Intu Uxbridge also benefits from extensive onsite car parking via a multi-storey car park to the north with 1,600 spaces. Secure and protected cycle parking facilities also exist on the adjacent Piazza.

Checks will be made against all materials and products used in the fabric and fitting out of the proposed A3 units. As far as possible materials and systems selection will be made using those criteria that are most appropriate and when referring in particular to the spirit of part M and BS 8300:2009.