

SODA

design & access statement

122-123 High Street Uxbridge

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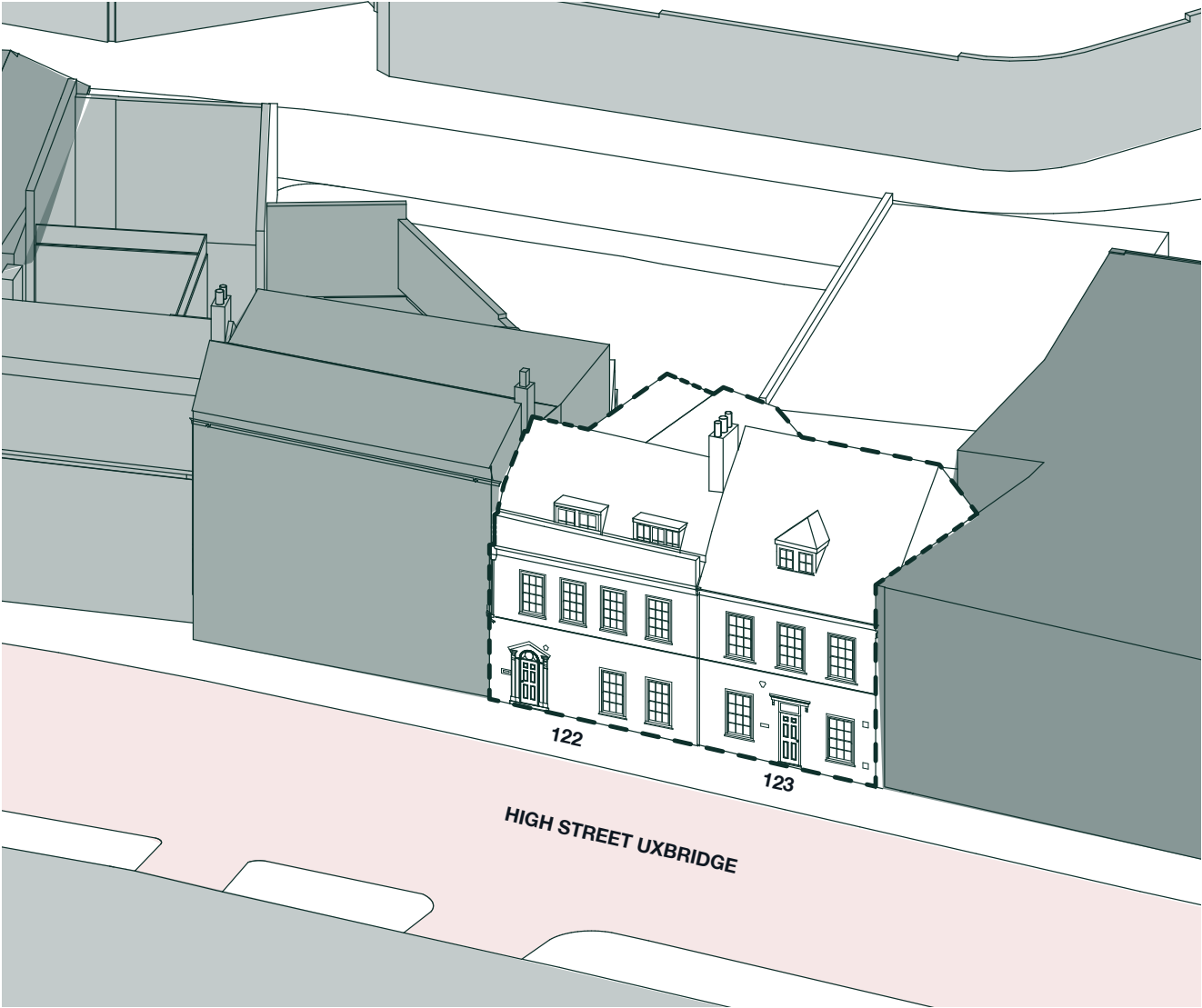
This document is in support of a full planning & Listed Building application submission for 122-123 High Street Uxbridge. This project seeks to restore and improve the heritage aspects of the Grade II listed buildings at 122-123 High Street and provide new residential accommodation on the first and second floor.

It aims to create private and open plan spaces for the residents to live while in a central location. The High Street of Uxbridge has a varied street frontage and a high level of pedestrian activity. The site is also within a 5 minute walk to the underground station.

The proposed change of use offers a more viable approach to the currently unoccupied upper floors of the existing commercial units through high quality, considered design that will enhance the Listed Buildings internally. The external facade will remain unaltered.

Project team

Client:	Palace Capital
Architects	SODA
QS & Project Manager:	2110 Consult
Structural Engineer:	engineersHRW
Planning Consultants:	D2 Planning
Approved Inspector:	Clarke Banks



Context

The site is situated at the north end of the local high street, within close proximity to various forms of public transport.

As the adjacent aerial photo indicates, the front facade of the Listed Building faces the High Street to the west with the rear of the building facing east.

Whilst the High Street is a busy and relatively noisy road during the day, many businesses cease after normal working hours. The beer garden on the adjoining site is the dominant noise source in this area but this is to the rear of the site and at a substantial distance from the proposed dwellings in 122-123 High Street.

There is no dominant architectural style in the immediate vicinity with a broad spectrums of typologies, materiality and building merit surrounding 122 &123 High Street. On the High Street, on the adjoining site to the north is a cocktail bar, while to the south is a fast food restaurant.



Heritage

The two existing buildings, 122 High Street and 123 High Street are both situated within the Old Uxbridge/Windsor Street Conservation Area. These buildings date from 18th Century and are Grade II Listed.

The buildings have retained many of their original Listed features, notably their front facades and roof forms. They also have a number of recent additions both internally and externally diminishing their appearance. Our proposals seek to improve the internal layout and to retain and enhance these heritage features.

The Grade II listing (Listing NGR: TQ0542284375) from 1974 mentions the buildings themselves for their historic merit. Extract from Listing:

“1. HIGH STREET 5c18 (North-East Side) Nos 122 ft 123 TQ 0584 SW 181270 IT GV 2. 2 buildings with early-mid C18 fronts, which may be older behind. No 122. 2 storeys and attic, 4 bays. Tiled mansard roof with 2 later flat dormers. Stock brick with parapet above moulded and modillioned red brick cornice. Gauged flat brick arches to replaced sash windows with glazing bars in near-flush moulded frames. 2nd window from left blocked. No 123. 2 storeys and attic, 3 windows. High pitched tiled roof with a later hipped dormer. Stock brick wall with rebuilt red brick arches to replaced sash windows with glazing bars in near-flush moulded frames. Modern garage fronts all along ground floor. Group value. Nos 118 to 120 (consec) Nos 122 and 123 form a group.”



FRONT ELEVATION



A : ORIGINAL DORMER WINDOWS & ROOF PROFILE
B : SASH WINDOW & INTERNAL SURROUND
C : PITCHED SASH WINDOW REVEAL
D : REAR FACADE BRICKWORK
E : FRONT FACADE BRICKWORK



A : LOW QUALITY, NON-ORIGINAL INTERNAL FINISHES
B : INTERNAL STEPS, ELECTRICAL TRUNKING
C : HAPHAZARD JUNCTION TO ESCAPE STAIR
D : FALSE CEILING ON FIRST FLOOR
E : UNNECESSARY WALL DIVISIONS

Viability

The 1st & 2nd floor of 122 & 123 High Street haven’t been leased as an office space for some time. They are currently unoccupied and used as overspill storage space for the estate agent tenant at ground level below.

The location of the site is well suited for residential use and the period building with original features offer an opportunity for high quality & unique living spaces to be created.

Unit 3 has dual aspect while the other 2 units have sole aspect. Unit 1 is east facing and looking onto the rear of the site while Unit 2 is west facing and looking onto the High Street.

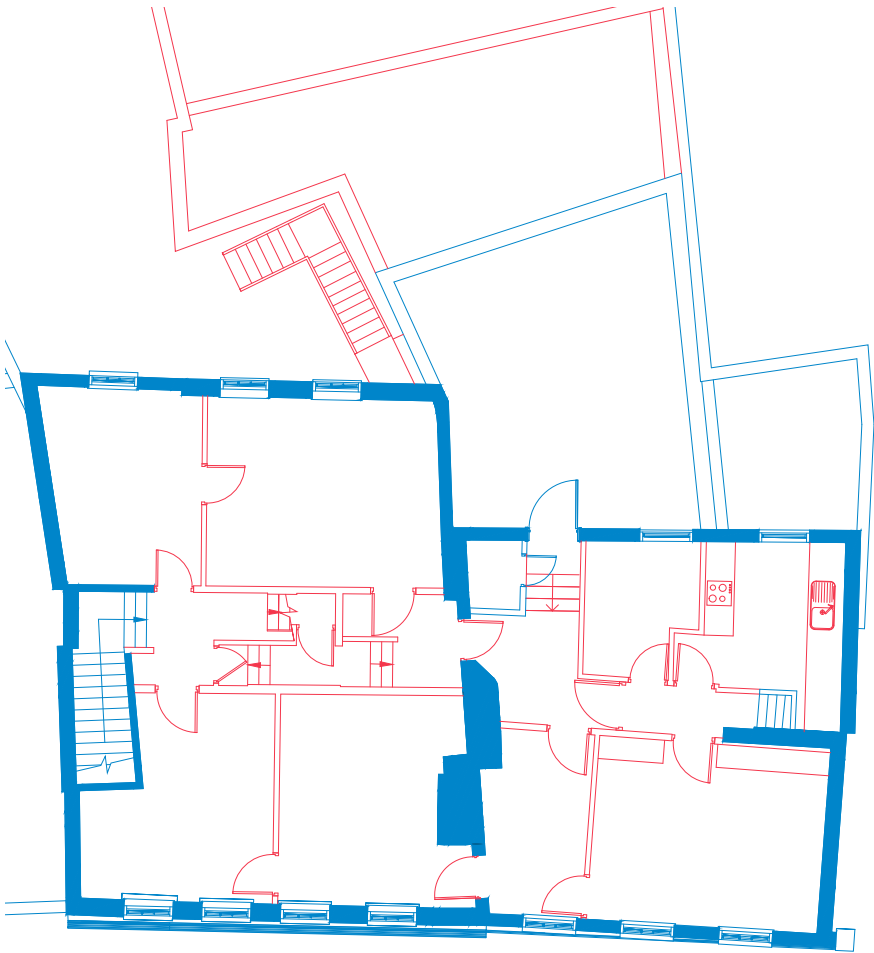
By retaining the historical elements of the Listed Building, it has not been possible to make all units dual aspect. The duplex layout of the units means that both the living and bedroom spaces do not need to compromise on natural light.

Internal Works: Removal

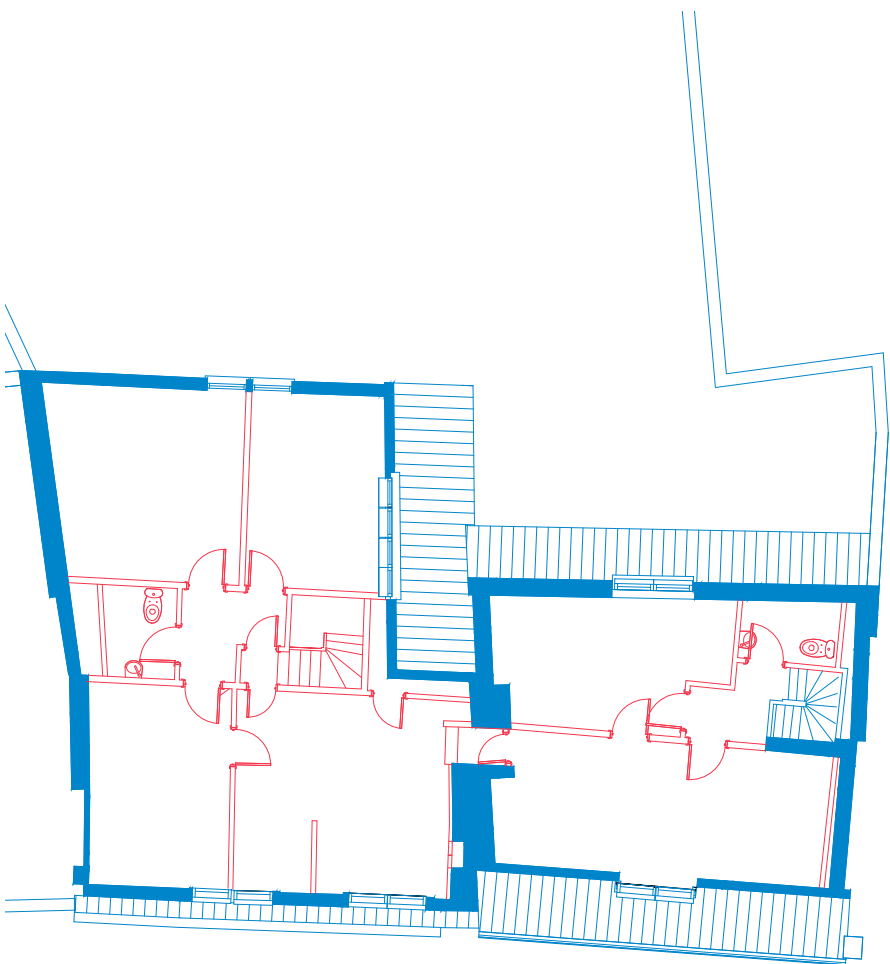
- Non-original stairs and wall partitions
- Non-original internal doors
- Redundant services and bulkheads
- Carpet flooring
- False plasterboard ceilings
- Kitchenette on 1st floor
- Joinery shelving on 1st floor
- Bathroom sanitaryware on 2nd floor
- External escape stair



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

Retained
Removed

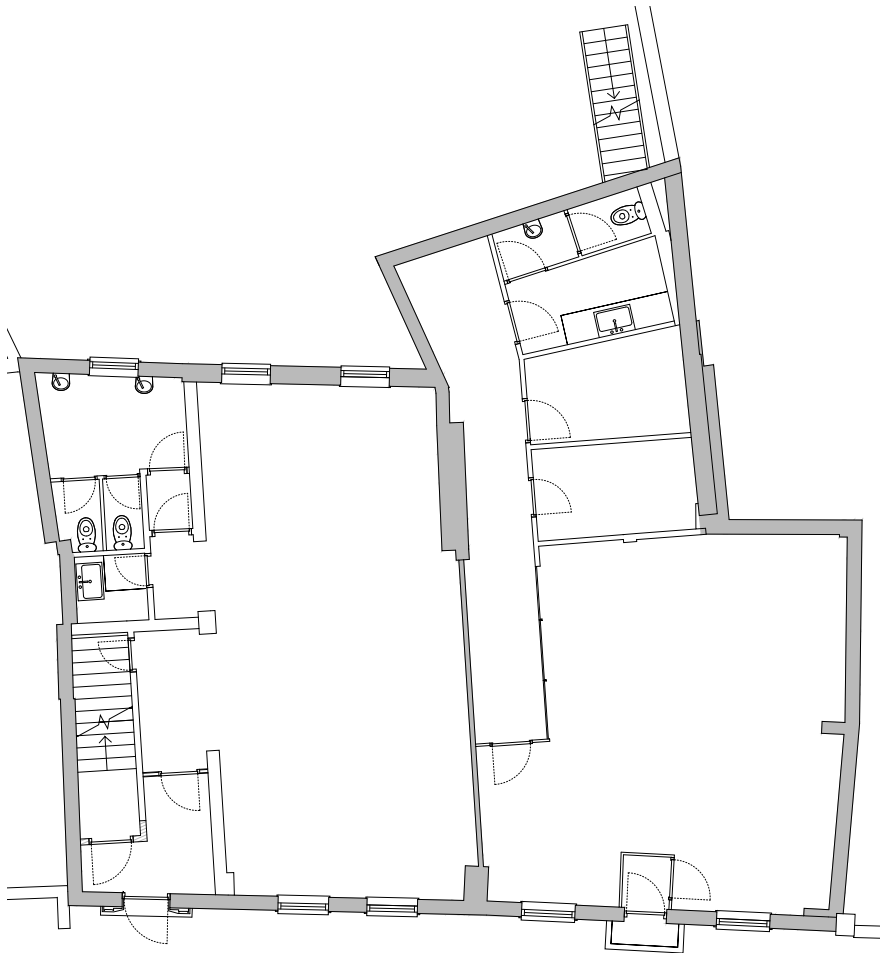
New Internal Arrangement

The proposed units are all accessed from a new central corridor which connects the main entrance stair from the high street to a new shared amenity space to the rear. The amenity space will be protected by a new metal railing in accordance with Approved Document K.

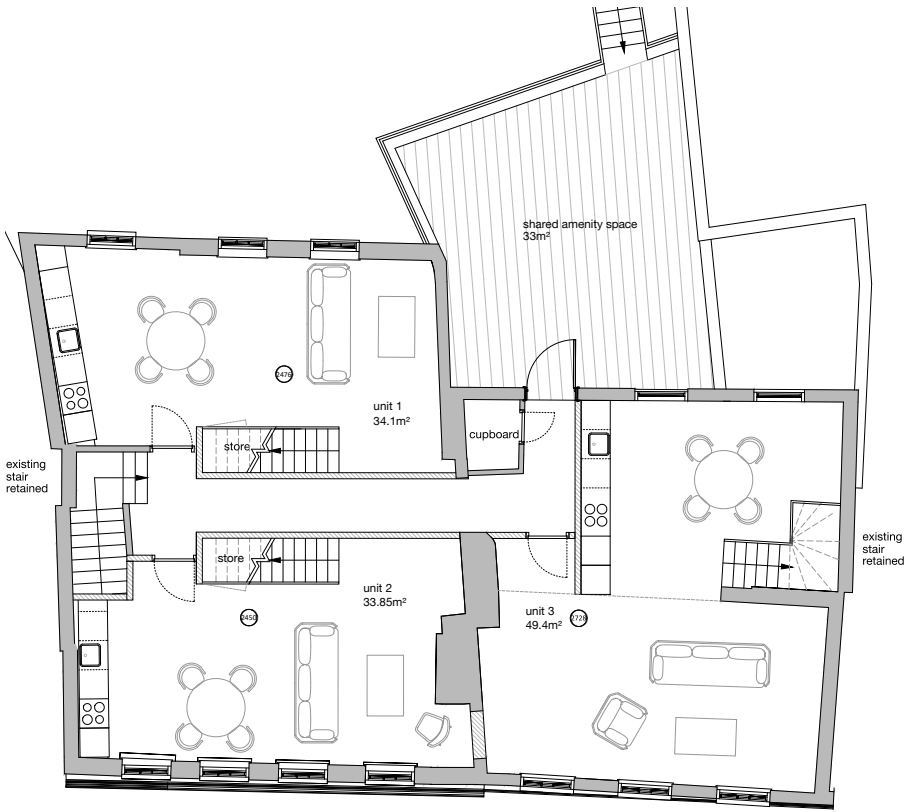
The units are all arranged over two floors with the living, kitchen and dining located on first floor and the bedrooms and bathrooms located on second floor.

Prposed Works: Retained

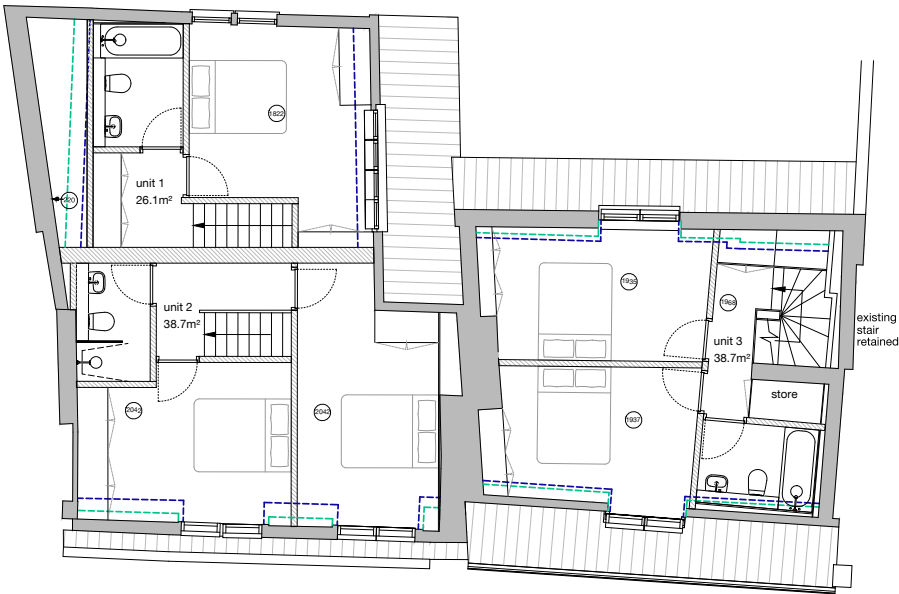
- All external walls
- All external doors
- Original staircases
- Existing floors
- Existing windows
- Existing windows surrounds where present
- Roof form
- Existing front and rear brickwork to be cleaned and re-pointed as required.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

The site is located within the town centre and is situated within a well connected location. The site has a high PTAL rating (6A) which indicates that it is extremely close to a range of shops and services, schools and public transport (London Underground and bus routes). The Uxbridge Underground station is a 4 minute walk (0.2 miles) from 122-123 High Street.

1.Approach to site

The units are approached on the High Street, Uxbridge. The external paving remains as existing and is suitable for pedestrian access, wheelchair access as well as vehicular/bicycle access where required.

2.Entrances

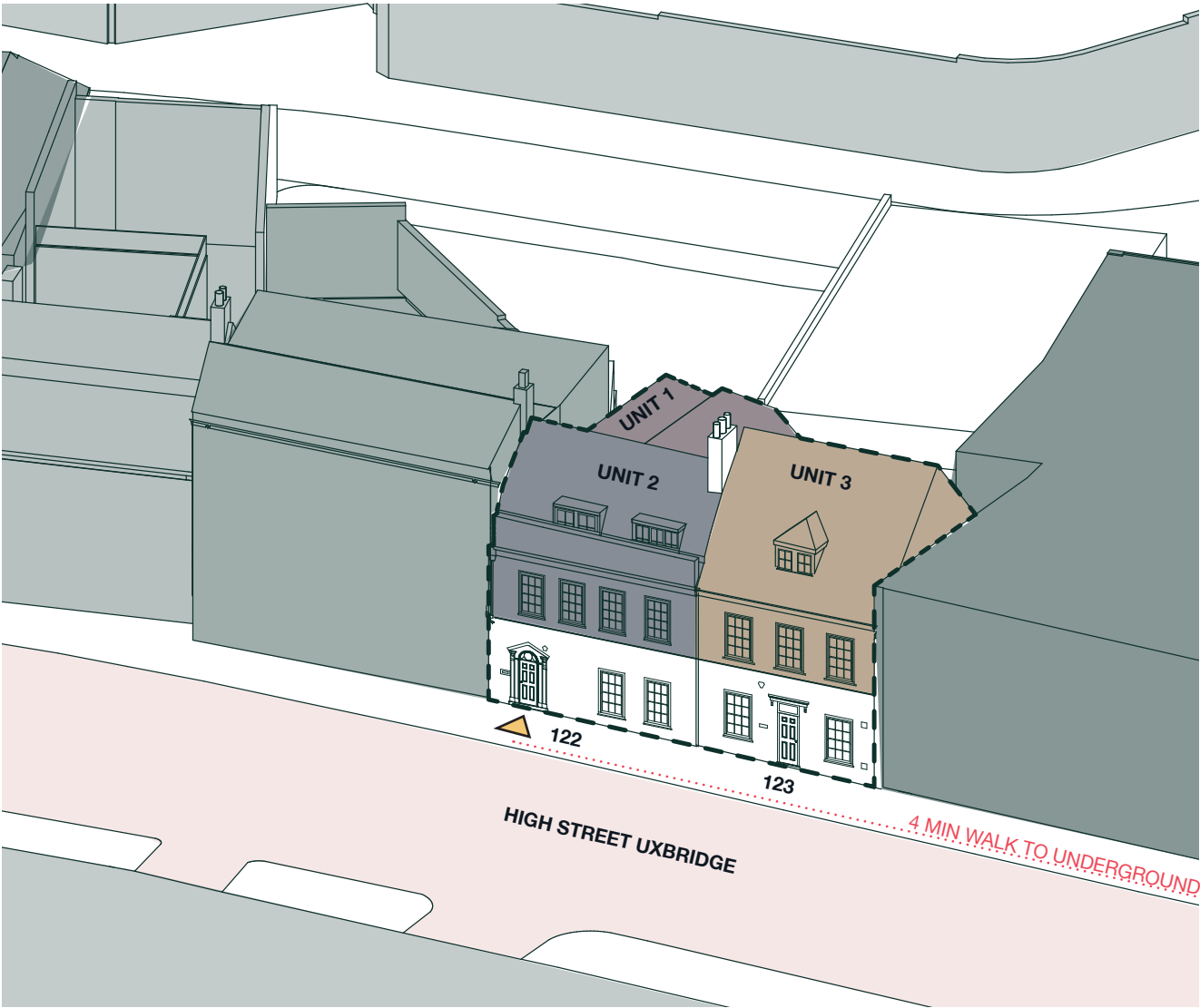
The entrances to Units 1-3 is via the existing front entrance of 122 High Street and up the existing stairs from ground level to a communal corridor. The amenity space to the rear of the site is secured by a gate so that the space remains private for residents.

3. General Circulation and Facilities within the Building

Internally, the layouts of Units 1-3 are duplexes across first and second floor. We have designed each of these units in line with the London Plan to achieve the highest standards possible of safe, easy and inclusive access for all residents while being within the constraints of the Listed Building envelope. The facilities within each dwelling adhere to the London Plan room standards.

4. Means of Escape

The means of escape have been routed in accordance with Part K and Part B of the Building Regulations to provide an approach to fire safety within the design, management and use of the scheme. Each of the duplexes have a means of escape onto the footpath of the High Street and out onto the shared amenity space to the rear of the site.



Relevant Policy

London Plan	Dec 2019	Hillingdon	January 2020
Policy SD6 Town centres and high streets	A:The vitality and viability of London’s varied town centres should be promoted and enhanced by...identifying locations for mixed-use or housing-led intensification to optimise residential growth potential, securing a high-quality environment and complementing local character and heritage assets C:The potential for new housing within and on the edges of town centres should be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport. E: The redevelopment, change of use and intensification of identified surplus office space to other uses including housing should be supported, taking into account the impact of office to residential permitted development rights (see Policy E1 Offices) and the need for affordable and suitable business space (Policy E2 Providing suitable business space, Policy E3 Affordable workspace).	Policy DMH3 / Office Development	Proposals involving loss of office floorspace in preferred locations for office growth, which fall outside of existing permitted development procedures, should include information to demonstrate that: i. the site has been actively marketed for two years; ii. the site is no longer viable for office use, taking account of the potential for internal and external refurbishment; and iii. surrounding employment uses will not be undermined.
2.6.3	High streets are one of London's most characteristic urban features which play an important role in terms of local economic and social infrastructure, providing employment opportunities and promoting community and cultural exchange. The character and function of high streets within town centres should be promoted and enhanced.	Policy DMH3 / Office Conversions	Where offices are found to be redundant, their demolition and redevelopment for office accommodation will be supported. Where this is not feasible or viable, proposals for the conversion of offices to residential which fall outside of current permitted development rights will be supported where: i) the conversion of offices provide an external finish that is suitable to a residential building and in keeping with the character of the area; ii) balconies and/or amenity spaces are designed into the development as integral facilities and the creation of well designed public realm and landscaping is demonstrated; iii) any additional functional features that are needed such as pipes, flues or communications equipment are grouped together and routed through existing features where possible, and kept off publicly visible elevations; and iv) proposed homes have a dual aspect wherever possible (see Mayor of London’s Housing SPG). A sole aspect home overlooking a parking court or other shared use rear area will generally be unacceptable.

