

PLANNING STATEMENT

On behalf of

Palace Capital (Signal) Limited

**Change of Use of first and second floor from vacant
ancillary offices/storage to form 3 residential flats,
including associated shared outdoor amenity space**

At

122-123 High Street, Uxbridge

D2 Planning Ref: 083/20

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October 2020

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1. INTRODUCTION

- 1.1. This Planning and Design report has been submitted on behalf of Palace Capital Limited (the applicants) in support of a full planning application and listed building consent for the change of use of the first and second floor from vacant ancillary office/storage to form 3 residential flats, including shared outdoor amenity space, at 122-123 High Street, Uxbridge.
- 1.2. This Report should be read in conjunction with the full set of Planning Application Drawings and the Design and Access Statement which have been prepared by Soda Studio Architects.
- 1.3. Following this introduction, the Statement goes on to describe the site and surrounding area, relevant planning history as well as a description of the proposed use. Section 5 will then outline the relevant adopted and emerging planning policy context, and the proposals will be assessed in this context in Section 6.
- 1.4. Conclusions will be drawn in support of the proposals in Section 7. These will show that there is a robust case to indicate that the proposed scheme should receive officer support.

2. SITE AND SURROUNDINGS

- 2.1. The application site comprises the upper floors of 122-123 High Street, Uxbridge. The space is currently ancillary office/storage associated with the ground floor uses - Lakin & Co and Sheridan Ward, which both fall under Use Class A2.
- 2.2. The site is situated within a designated Secondary Shopping Frontage. The surrounding area is predominately commercial in character and located within Uxbridge Town Centre. The surrounding area is a mix of commercial, institutional and residential properties. To the south of the site at 124 and 125 High Street is the fast food chain McDonald's. To the north east of the site and across Warwick Place is the former Uxbridge Police Station, which has now closed.. To the west of the site is Bar Italia (a cocktail/Italian bar and restaurant). To the south west of the site and beyond 122 and 123 High Street are further commercial properties.
- 2.3. The site is also situated within the Old Uxbridge/Windsor Street Conservation Area and is identified as being within an Archaeological Priority Area. The site has a PTAL rating of 6a.
- 2.4. Nos. 122-123 High Street are Grade II Listed. The listing description is as follows:-

1. HIGH STREET

5c18 (North-East Side)

Nos 122 & 123

TQ 0584 SW 18/270

IT GV

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.”

2.5. The photographs below shows the building in question and the surrounding context of the site.





- 2.6. Within this town centre location there are a number of residential schemes within the vicinity of the application site, including, the traditional semi-detached properties at Wilmar Close, an apartment scheme at Culham Court and

an office conversion at Armstrong House and Middlesex House. There was also a planning application on the former Wickes site (behind the police station) to redevelop this for a high density residential scheme (albeit this has been refused for a number of reasons). All of these relatively recent new build schemes embrace the notion of a high density residential development within a broadly commercial environment.

3. PLANNING HISTORY

- 3.1. There is no relevant planning history associated with Nos. 122-123 High Street themselves.
- 3.2. However, in regards to the land to the rear, in October 2014, planning permission and listed building consent was granted for the construction of five residential units (1x 1 bed, 4x 3 bed). On 2nd October 2020, planning permission and associated listed building consent was granted for seven residential units on the site to the rear. These were under reference nos. 6616/APP/2019/3268 and 6616/APP/2019/3269.

4. PROPOSAL

- 4.1. The proposed development would consist of the change of use of the first and second floor from vacant ancillary office/storage to form 3 residential flats, including shared outdoor amenity space, at 122-123 High Street, Uxbridge.

5. PLANNING POLICY CONTEXT

National Planning Policy

- 5.1. National planning policy is now encompassed in the National Planning Policy Framework which was published in February 2019. Local Authorities are required to take its contents into account when preparing their Development Plans and also when making decisions on planning applications and appeals.
- 5.2. It sets out in a comprehensive document the Government's economic, environmental and social planning policies for the country and requires that the planning system must play an active role in guiding development to sustainable solutions (paragraph 8).
- 5.3. A presumption in favour of sustainable development is central to the NPPF (paragraph 11).
- 5.4. Chapter 5 relates to delivering a sufficient supply of homes. Paragraph 67 states that strategic policy-making authorities should have a clear understanding of the land available in their areas through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites taking in to account their availability, suitability and likely economic viability.
- 5.5. Chapter 7 relates to ensuring the vitality of town centres. Paragraph 85 states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 5.6. Chapter 12 relates to achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 5.7. Chapter 16 of the NPPF relates to the ‘Conserving and enhancing the historic environment’. It states that:- (paragraph 189)

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

Development Plan

- 5.8. For the purposes of Section 54a of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Statutory Development Plan comprises the Local Plan: Part 1 – Strategic Policies (adopted November 2012), the Local Plan: Part 2 – Development Management Policies (2020) and Site Allocations and Designations (2020)

London Planning Policy

The London Plan (Consolidation with Alterations – March 2016)

- 5.9. The London Plan is (p14): -

“the overall strategic plan for London, setting out an integrated economic environment, transport and social framework for the development of London over the next 20-25 years.”

- 5.10. Key policies that will affect any proposals for development on this site are listed below before being addressed further in this chapter: -

- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Potential
- Policy 3.5 Quality and Design of Housing Development
- Policy 3.7 Large Residential Developments
- Policy 3.8 Housing Choice
- Policy 3.9 Mixed and Balance Communities

- Policy 3.10 Definition of Affordable Housing
- Policy 3.11 Affordable Housing Targets
- Policy 3.13 Affordable Housing Thresholds
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.3 Sustainable Design and Construction
- Policy 5.5 Decentralised Energy Networks
- Policy 5.7 Renewable Energy
- Policy 5.9 Overheating and Cooling
- Policy 5.10 Urban Greening
- Policy 5.11 Green Roofs and Development Site Environs
- Policy 5.13 Sustainable Drainage
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Lifetime Neighbourhoods
- Policy 7.2 An Inclusive Environment
- Policy 7.3 Designing Out Crime
- Policy 7.4 Local Character
- Policy 7.14 Improving Air Quality
- Policy 7.15 Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes

Emerging London Planning Policy – Draft London Plan (December 2017)

5.11. In December 2017, the GLA published the latest draft version of the London Plan for consultation purposes. The consultation exercise was closed on 2nd

March 2018 and its Examination in Public commenced on Tuesday 15 January 2019 and the final session was held on Wednesday 22 May 2019.

5.12. In July 2019, a 'consolidated' version of the London Plan shows all of the Mayor's suggested changes following the Examination in Public (EiP) of the draft Plan. The draft Plan includes a number of policies that are relevant to the proposed development, these policies are listed below: -

- Policy GG1 Building Strong and Inclusive Communities
- Policy GG2 Making the Best Use of Land
- Policy GG4 Delivering the homes Londoners Need
- Policy D1 London's Form and Characteristics
- Policy D2 Delivering Good Design
- Policy D3 Inclusive Design
- Policy D4 Housing Quality and Standards
- Policy D5 Accessible Housing
- Policy D6 Optimising Housing Density
- Policy D13 Noise
- Policy H1 Increasing Housing Supply
- Policy H5 Delivering Affordable Housing
- Policy H6 Threshold Approach to Applications
- Policy H7 Affordable Housing Tenure
- Policy H12 Housing Size Mix
- Policy SI1 Improving Air Quality
- Policy SI2 Minimising Greenhouse Gas Emissions
- Policy SI4 Managing Heat Risk
- Policy SI7 Reducing Waste and Supporting the Circular Economy

- Policy T1 Strategic Approach to Transport
- Policy T4 Assessing and Mitigating Transport Impacts
- Policy T5 Cycling
- Policy T6 Car Parking
- Policy T6.1 Residential Car Parking

5.13. The Panel of Inspectors appointed by the Secretary of State issues their report and recommendations to the Mayor on 8th October 2019. The mayor has considered the Inspectors' recommendations and, on the 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under Section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

Local Plan Part 1 – Strategic Policies

5.14. The Local Plan Part 1 - Strategic policies sets out the overall level and broad locations of growth up to 2026. It comprises a spatial vision, strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework with clear objectives for achieving delivery.

5.15. The policies of the Part 1 Plan which are of most relevance are as follows:

- **Policy H1 Housing Growth**
- **Policy HE1 Heritage**
- **Policy BE1 Built Environment**
- **Policy EM6 Flood Risk Management**

Local Plan: Part 2 – Development Management and Site Allocations

- **DME 3 Office Development**
- **DMH 3 Office Conversions**
- **DMHB 1 Heritage Assets**

- **DMHB 2 Listed Buildings**
- **DMHB 4 Conservation Areas**
- **DMHB 7 Archaeological Priority Areas and Archaeological
Priority Zones**
- **DMHB 11 Design of New Development**
- **DMHB 12 Streets and Public Realm**
- **DMHB 14 Trees and Landscaping**
- **DMHB 15 Housing Standards**
- **DMHB 18 Private Outdoor Amenity Space**
- **DMEI 11 Protection of Ground Water Resources**
- **DMEI 12 Development of Land Affected by Contamination**

5.16. The following guidance documents are also considered to be ‘material considerations’ in terms of the determination of planning applications: -

London Wide Guidance: -

- House SPG (2016);
- London Cycling Design Standards (2014);
- Shaping Neighbourhoods: Play and Informal Recreation (2012; and
- Town Centre SPG (2014).

Local Level Guidance: -

- Accessible Hillingdon SPD (2013);
- Air Quality SPG (2002);
- Community Safety SPG (2004);
- Land Contamination SPG (2014);
- Planning Obligations SPD (2014); and
- Residential Layouts SPD (2006).

6. PLANNING ANALYSIS

6.1. The proposed development would consist of the change of use of the first and second floor from vacant ancillary office/storage to form 3 residential flats, including shared outdoor amenity space, at 122-123 High Street, Uxbridge. The principle issues related to the proposed development would be the following:-

1. Principle of Residential Development
2. Loss of Ancillary Office/Storage
3. Design/Scale/Materials
4. Impact on Listed Building
5. Residential Amenity
6. Amenity Space
7. Highways

1. Principle of Residential Development

6.2. All tiers of planning policy support the reuse of vacant underused floorspace, particularly in town centre locations which can contribute significantly to the vitality of the town centre.

2. Loss of Ancillary Office/Storage

6.3. Local Plan Part 2 Policy DM3 relates office development in the district. Criteria B of Policy DM3 states:-

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.**

6.4. The site is situated within Uxbridge Town Centre which is recognised by the Local Plan as a preferred office location. However, this isn't B1 office space as such – it is ancillary office/storage used in association with the ground floor uses. The space has been leased as part of the lease agreements with the ground

floor uses, which both fall under Use Class A2 (an Estate Agent and a Recruitment Agency).

- 6.5. Attached as Appendix 1 is a Commercial Office Availability and Leasing Report, prepared by Rose Williams. We would refer you to this document for a full assessment of the office market in Uxbridge but it is worth mentioning the following points from the report.
- 6.6. There is currently 561,122 sqft of available B1(a) in the immediate Uxbridge market which is some of the highest availability recorded. The annual take up of offices in Uxbridge in the past 5 years is as follows:
- 2014 82,409 sqft
 - 2015 82,878 sqft
 - 2016 54,328 sqft
 - 2017 76,161 sqft
 - 2018 65,072 sqft
 - 2019 78,366 sqft
- 6.7. Average annual take up is therefore 73,202 sqft. The current available space would provide just under 7.5 years' worth of supply based on average annual take up. It should also be noted that agents fully expect further stock to arrive on the market post this current COVID19 crisis.
- 6.8. Therefore in view of the above, the fact that the 'office space' hasn't been let as separate office floorspace and is in fact more ancillary office/storage is an important factor in the consideration of the application. Furthermore, evidence has been provided that whilst Uxbridge Town Centre may be a preferred office location, there is sufficient office floorspace in the area to cope with any demand, which is actually expected to reduce given the COVID19 pandemic and the growth in 'working from home'.
- 6.9. Finally, the London Plan in particular highlights the need for residential development, particularly in locations which do not put pressure upon greenfield sites. The Hillingdon Council development plan highlights the need for one and two bedroomed accommodation. The proposed development would meet this identified need within the borough. The principle of residential development in this location is supported by all levels of planning policy.

3. Design, Scale and Materials

6.10. Local Plan Part 2 Policy DMH3 relates to Office Conversions. As noted above, the proposed development doesn't involve the loss of B1a Office Floorspace as such. However, this policy will now be assessed for the purposes of completeness.

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;**
- 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.**

6.11. The Design and Access Statement prepared by Soda Studio Architects has set out the development of the design proposals in full. However, in response to the criteria set out above, it is worth noting the following design issues: -

- i. Due to their listing, the external elevations of the existing building would not be effected by the proposed conversion. Therefore, the proposed conversion would be in keeping with the character of the area.
- ii. A shared amenity space has been introduced.
- iii. Any additional functional features will be incorporated internally.

iv. With regards to the dual aspect point, Unit 3 has dual aspect while the other 2 units have sole aspect. Unit 1 is east facing and looking on to the rear of the site while Unit 2 is west facing and looking in to the High Street. In regard to Dual Aspect, it is noted that the Mayor's SPD is slightly more flexible when it comes to having Dual Aspect. Standard 29 of the Mayor of London's Housing SPG states:-

Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.

In the supporting text to Standard 29, it states:-

The design of single aspect flats will need to demonstrate that all habitable rooms and the kitchen are provided with adequate ventilation, privacy and daylight and the orientation enhances amenity, including views. North facing single aspect dwellings should be avoided wherever possible. However, in applying this standard consideration should also be given to other planning and design objectives for a site, for example the aim to maximise active frontages and minimise inactive frontages.

Good single aspect one and two bedroom homes are possible where limited numbers of rooms are required, the frontage is generous, the plan is shallow, the orientation and or outlook is favourable, and care is taken to mitigate the potential for overheating without the need for mechanical cooling. single aspect dwellings may also be appropriate when being used to wrap podium level car parks or large retail units with active frontages.

In view of the additional guidance given by the Mayor's SPD, it is considered that the single aspect flats shown would be acceptable as they are not north facing, they would not be exposed to unacceptable noise levels and they would not contain three or more bedrooms. Furthermore, by ensuring

that the historical elements of the Listed Building are retained, it has not been possible to make all units dual aspect. The duplex nature of the proposed units means that both the living and bedroom spaces will not be compromised on natural light as a result of the single aspect.

6.12. Therefore, in view of the above, it is considered that whilst the proposed conversion doesn't fall entirely within the remit of Local Plan Part 2 Policy DMH3, it is considered that it has been demonstrated that the design of the conversion scheme would be acceptable, especially given the overriding need to protect the character and historical importance of the designated heritage asset.

4. Impact on Listed Building

6.13. The Heritage Statement by D2 Planning and the Design and Access Statement prepared by Soda Studio sets out in full the justification for the proposal in terms of any heritage issues. In terms of the proposed work to the listed building, the internal work would include the following:-

- 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 sanitary ware on 2nd floor
- External escape stair

6.14. It is considered that the proposed alterations would be sensitive to the listed building and none of the proposed internal work would cause harm to the character and historical importance of the listed building.

5. Residential Amenity

- 6.15. Policy DMHA 11 of the Hillingdon Local Plan: Part Two seeks to ensure that new developments do not result in loss of privacy, overlooking and loss of sunlight/daylight. A minimum of 21m separation distance between habitable room windows will be required to maintain levels of privacy and prevent the possibility of overlooking.
- 6.16. As noted in section 3, a planning application for 7 residential units to the rear of 122-123 High Street was granted planning permission. Whilst these have yet to be built, this extant consent has been considered in the design of the scheme now proposed.
- 6.17. There would be 17m from the proposed flats within the existing listed buildings to the new build scheme to the rear. However, it is worth noting that the listed building is on a significantly lower part of the site than the new build so this height difference should be taken in to account accordingly as this will mean that windows levels will likely not directly align and thus direct overlooking would not be possible.
- 6.18. It should also be noted that Standard 28 of the Mayor of London 's Housing SPG states:-

Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

- 6.19. In the supporting text to Standard 28, it states (paragraph 2.3.36):-

In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18 – 21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terraces). These can still be useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density.

- 6.20. Whilst it is appreciated what is within Policy DMHA 11, it appears that the Mayor of London accept that these are crude measurements, and that adhering

rigidly to these distances can limit the variety of urban spaces and housing types in the city, and unnecessarily lowers density.

- 6.21. Therefore, a 17m separation distance should be considered as acceptable in these circumstances, given the town centre location and the difference in height between the existing listed building and the new build. It has been demonstrated that the implications in terms of residential amenity upon the future occupiers of the site and the impact upon the surrounding users to be acceptable and the proposal should not be resisted on this issue.

6. Amenity Space

- 6.22. Policy DMHB 18 of the Hillington Local Plan: Part Two requires new developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards. One bed units should be provided within 20sqm of external amenity space and two bed units should be provided with 25sqm of external amenity space.
- 6.23. The proposed development would comprise of two, 2 bed duplex flats and one, 1 bed duplex flat. The proposed development would thus require 70sqm of external amenity space.
- 6.24. A shared amenity space would be provided measuring 33sqm. It is considered it would not be possible to provide private external balconies to the proposed duplex flats without harming the character and historical appearance of the listed building. Therefore, it is appreciated that the proposed development would have a shortfall in amenity space.
- 6.25. However, given that the flats have some form of shared amenity space, the town centre location of the site and its proximity to Fassnidge Park public open space, it is considered that in this instance, a financial contribution towards public realm improvement works would be acceptable and could be secured through a S106 Legal Agreement.
- 6.26. We are also aware the Council have supported other schemes in the district which were deficient in on site amenity space and required a similar 'park improvement' contribution. These include the following:-

- Former Reindeer Public House, Northwood - This was for 12 flats and required a park improvement contribution of £28,000.
- Leighton House, Uxbridge Road Hayes – This proposed 11 flats and 2 of the flats did not have any external area and the proposals did not include any communal space. The involved a Local Park Improvement contribution of £20,000.

6.27. Therefore, in view of the above it is considered that the proposed amount of amenity space would be suitable to serve the small flats in a town centre location, with a monetary contribution towards improvements Fassnidge Park agreeable in principle to mitigate against any shortfall.

7. Highways

- 6.28. The application proposes a small residential development scheme in a highly sustainable location which significantly reduces the dependency on the private motor car and thus does not provide any car parking spaces. It is near local amenities, schools, services and public transport. Consequently, the site has a high PTAL rating of 6a.
- 6.29. similar to the application recently granted planning permission to the rear of the site, in order to prevent the displacement of vehicles on to the surrounding road, a restriction preventing occupiers of the development from the development from applying for a parking permit would be secured through a S106 Legal Agreement.

Summary

- 6.30. In view of the above, it is considered that the proposed development would represent sustainable development and is in full accordance with prevailing planning policy, including the NPPF (which confirms the presumption in favour of sustainable development) and should be granted planning permission.

7. CONCLUSIONS

- 7.1. The proposed development would consist of the change of use of the first and second floor from vacant ancillary office/storage to form 3 residential flats, including shared outdoor amenity space, at 122-123 High Street, Uxbridge.
- 7.2. It is considered all tiers of planning policy support the reuse of vacant underused floorspace, particularly in town centre locations which can contribute significantly to the vitality of the town centre. Furthermore, the loss of the ancillary office/storage floorspace has been justified given the significant amount of office floorspace available in Uxbridge Town Centre.
- 7.3. The design, scale and materials involved in the conversion of the listed building would be acceptable, especially given the overriding need to protect the character and historical importance of the designated heritage asset. It is also considered that the proposed alterations would be sensitive to the listed building and none of the proposed internal work would cause harm to the character and historical importance of the listed building.
- 7.4. In regards to residential amenity, a 17m separation distance would be acceptable in these circumstances, given the town centre location and the difference in height between the existing listed building and the new build. It has been demonstrated that the implications in terms of residential amenity upon the future occupiers of the site and the impact upon the surrounding users to be acceptable and the proposal should not be resisted on this issue.
- 7.5. It is also considered that the proposed amount of shared amenity space would be suitable to serve the small flats in a town centre location, with a monetary contribution towards improvements Fasnidge Park agreeable in principle.
- 7.6. Finally, it is also considered that the proposed parking arrangement is acceptable, subject to a restriction preventing occupiers of the development from the development from applying for a parking permit which would be secured through a S106 Legal Agreement.
- 7.7. Therefore, in view of the above, the proposed development would represent sustainable development and is in full accordance with prevailing planning policy, including the NPPF (which confirms the presumption in favour of sustainable development) and should be granted planning permission.

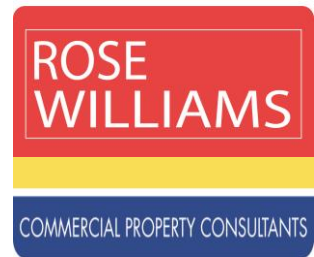
APPENDIX 1

**Commercial Office Availability and Leasing Report,
prepared by Rose Williams.**

Ref: MR/3894

1st June 2020

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Dear Daniel

RE: COMMERCIAL OFFICE AVAILABILITY & LEASING REPORT UXBRIDGE

1. INTRODUCTION

Rose Williams is run by Mark Rose and Simon Williams LLb FRICS who act as a consultant who together have 60 years' experience in the West London Commercial Property Market specialising in letting and sales in the area, but centred on disposal of offices in and around Uxbridge.

Our web site www.rose-williams.co.uk gives further details.

We have been asked to report on the office market with specific reference to the office space within 122 High Street Uxbridge.

2. EXPERIENCE

Rose Williams act for both landlords and tenants of buildings in and around Uxbridge.

We act for funds and institutions assisting them during the acquisition of buildings, subsequent refurbishment and then reletting them.

We have provided and provide these services to the likes of:

- Aberdeen Standard Investments, Columbia Threadneedle, Segro, Tesco Pension Fund, Brocton Capital.

We act for occupiers of offices in Uxbridge looking to relocate or sublet offices, including:

- Armstrong World Industries, Hertz, E & J Gallo, Diageo.

We act for landlords and occupiers at rent review and lease renewal, including:

- Xerox, Diageo, Threadneedle.

We are acting as agents on the newly refurbished Charter Building consisting of 240,000 sqft of completely remodelled and refurbished grade A offices.

We are letting agents for M&G of Park View on two newly refurbished floors totalling 30,000 sqft.

We are currently offering a total of 258,139 sqft of offices in the area and are routinely involved in excess of 80% of the office transactions in Uxbridge annually.

3. OFFICE SUPPLY

Current availability of offices in the greater Uxbridge Market shows total availability at 1.25M sqft which includes all office types.

Availability of offices in the immediate Uxbridge market shows 561,122 sqft currently available again showing all office types.

Of the available space there are currently 3 new office schemes in central Uxbridge.

The Charter Building a back to frame refurbishment provided 240,000 sqft of office space. This has been complete since December 2016. Some interest in smaller suites with approx. 100,000 sqft of lettings in 4 years.

Belmont a back to frame refurbishment provides 124,000 sqft of office space. Completed in February 2017 and one letting in 2018 of 26,000 sqft and subsequent leasing to a serviced office operator and 12371 sqft to Fujitsu.

On the Uxbridge Business Park there are two new build offices. One 77,000 sqft office building the other 27,000 sqft. These were completed in 2016 recent interest has seen some lettings and 65,000 sqft remains available.

In addition, St Andrews Park has consent for up to 118,920 sqft in new 5 storey and 4 storey office buildings.

4. TAKE UP

Annual take up of offices in Uxbridge in the past 5 years is as follows:

- 2014 82,409 sqft
- 2015 82,878 sqft
- 2016 54,328 sqft
- 2017 76,161 sqft
- 2018 65,072 sqft
- 2019 78,366 sqft

This is a small fraction of total supply in each of the years.

Average annual take up is therefore 73,202 sqft.

The current available space would provide just under 7.5 years' worth of supply based on average annual take up.

5. LOCAL MARKET AND DEMAND

The London Borough of Hillingdon covers an area of some 44 square miles and has vastly contrasting areas within its boundaries.

The local authority recognise that the borough has significant socio-economic diversification and recognises a number of employment sites will need to revert to alternative planning uses to remain viable rather than lie dormant

We have provided details of availability for office uses in the Local and slightly wider market and it can be seen that there is considerable supply of offices of all ages.

There is currently 561,122 sqft of available B1(a) in the immediate Uxbridge market which is some of the highest availability recorded.

It can be seen that there is sufficient availability to satisfy current demand.

Office tenant demand at all levels is currently at the lowest level we can ever remember.

It should also be noted that we fully expect further stock to arrive on the market post this current covid 19 crisis. We have already been called by tenants wanting to get out of a lease of 14,000 sqft as they will now require significantly less space as staff will continue to home work for the foreseeable future. This will only continue as tenants look to reduce their floorspace going forwards.

6. CONCLUSION

There is a plentiful supply of office property in the Borough with very limited demand and particularly the central Uxbridge Market.

The current supply can satisfy any tenant demand for many years to come.

Therefore, with so much good quality office space available immediately, a dilapidated suite within a listed building with limited access and no parking is unlikely to attract any new tenants.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'MR', with a long horizontal flourish extending to the right.

Mark Rose
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