

Heritage statement

Site Address:

1A Villiers Street, Uxbridge, UB8 2PU (referred to as 1A VS).

Proposed Development:

Change of use to Sui-Generis MOT Centre.

1. Introduction

This Heritage Statement is prepared in support of the planning application for the proposed change of use of 1A VS to a Sui-Generis MOT Centre. The site is located within a designated Conservation Area, necessitating this assessment to demonstrate the proposal's compatibility with the heritage sensitivities of the area.

2. Site Context and Description

1A VS is situated on the southern side of Villiers Street, an area primarily characterized by residential properties, with a limited number of commercial premises. The subject property, however, is a commercial building with established Class E/B8 use.

The building is a part single, part two-storey structure with a flat roof. Its external façade consists of brickwork and render, devoid of notable architectural features or detailing. While Villiers Street is predominantly residential with a distinct character, 1A VS represents a later addition to the streetscape.

3. Proposed Development and Impact Assessment

The proposed development involves a change of use to a Sui-Generis MOT Centre, with minor external modifications to accommodate functionality and safety. These changes include:

- Widening the existing double doors
- Adding a small customer/fire exit door

The proposal does not involve changes to the flat roofs or the primary external façade beyond the minor alterations listed above. Furthermore, no new signage is proposed as part of this application.

4. Heritage Considerations

Given the location of 1A VS within the Conservation Area, careful consideration has been given to ensure that the proposed development does not adversely impact the visual or historic character of the area:

- The building's existing design is utilitarian and does not contribute significantly to the architectural heritage of Villiers Street.
- The majority of the front façade will remain unchanged, preserving the existing streetscape.

- The minor proposed changes are functional and sympathetic to the building's character, ensuring minimal visual disruption.

5. Conclusion

The proposed development at 1A VS has been designed to respect and preserve the character of the surrounding Conservation Area. The external alterations are minimal and do not detract from the visual amenities or heritage value of Villiers Street.

As such, the proposal is considered to be in keeping with the heritage sensitivities of the area and complies with local and national planning policies concerning development within Conservation Areas.