

## 25/26 High St Uxbridge - Planning Statement

This application follows 8248/APP/2022/622, which after consultation with the Planning Officer has been withdrawn.

Some of the information previously submitted in the above application in respect of this building is of course still appropriate.

The background is that this property on 5 floors was previously occupied by Carphone Warehouse who used the building for both retail sales and offices.

Whilst there is demand for the ground floor, there is no demand from a single user to take the whole of this building, and the above application sought consent for the upper floors to be used for Residential.

However, as there was no approved entrance into the upper part, it was not possible to define a demise for the letting of either the ground floor or the upper part.

This application therefore simply seeks consent to create a direct entrance to the upper part to link the existing staircase to the street.

This will then allow a letting to an E Class user of the ground floor and to market the 3 upper floors for offices.

As soon as the separate new entrance is approved, the upper parts will be fully marketed for offices. They may yet suit a recent enquiry for a Tuition Centre, which is within the existing offices planning use.

The building is Grade II Listed and was selected for this due to the external features on the upper floors and not for anything inside or on the rear of the building.

The Official List Entry states:

“Imposing mid C19 building of 4 storeys, 6 windows. Yellow brick with stucco dressings including 3rd floor cill band and entablature and blocking course, with pediment over slightly projecting 2-bay centre. Moulded stucco architraves to sash windows with margin lights, those on 1st floor with console bracketed cornices and the 2 centre of these having pediments. Modern shops on ground floor.”

Uxbridge Station opposite is also Grade II Listed and with the subject building contributes to the character of the Old Uxbridge/Windsor Street Conservation Area. As with 25/26 High Street, Uxbridge Station has modern shopfronts which allows improvement and investment for current commercial needs, without compromising any heritage features of the buildings above.

## Design and Access

The design and detail of the new entrance materials will aim to be complementary to those in the current shopfront, and will be included in a new application that will be required for planning approval of the frontage and the finish and signage of the future ingoing ground floor tenant. Therefore, neither the ground floor or the offices will be able to be occupied until this second application is approved.

The access from the High Street will follow as existing; with a new direct link from the pavement into a lobby leading to the existing staircase.

There are no other changes proposed in this application which might relate to the use, size or features of the existing building.

I will be pleased to respond to any questions.

Tim Frost

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