



DESIGN AND ACCESS STATEMENT
25-26 High Street - Uxbridge
LONDON - UB8 1JN

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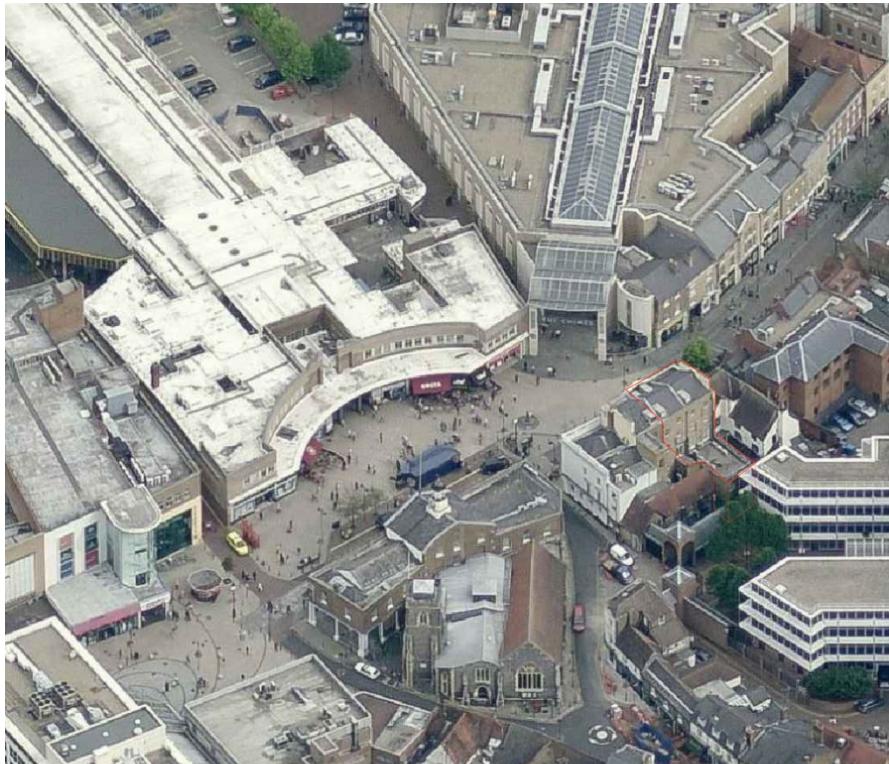
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1.0 INTRODUCTION



1.1 SUMMARY

This Design and Access Statement has been produced by USL Architects.

The planning application relates to a change of use of the first, second and third floors of 25-26 High Street, from class use B1 to C3. The three floors of the building except the ground floor have currently not been in use since 2018.

The proposed scheme comprises of three 2 bedroom flats, including new refuse storage and a cycle store.

The purpose of this document is to provide further information relating to the design and accessibility of the proposed scheme.

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Planning Application form

Planning Application drawings (existing plans, proposed plans, photos and various specialist reports)

Planning Statement

Heritage Statement

1.2 DESIGN TEAM

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2.0 PART 1 – ARCHITECTURAL CONTEXT

2.1 SITE LOCATION



The building is located on the south-west side of the Uxbridge High Street. Together with the adjoining property number 27 it is a mid-19th century building Grade 2 Listed. The listing description describes the building as : '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.'

3.0 PART 2 – OUTLINE PLANNING APPLICATION – HILLINGDON COUNCIL

This section of the statement aims to summarise the analysis undertaken of the design policy documents relative to the new design.

3.1 DESIGN GUIDANCE

MASSING AND RESIDENTIAL PROPOSED:

The scheme responds to the Policy HE1 of the Hillingdon Local Plan which encourage the reuse, modification and regeneration of historic assets.

As the new proposal is for an existing building without major modifications to the external façade, the massing within the surrounding area does not apply in this case.

The aim of the proposed design as prescribed by Policies DMHB 1 and 4 is to retain the character and appearance of the Conservation Area and its heritage assets and to avoid any harm to it.

The new interior scheme has been methodically designed to highlight and protect the character of the listed building in terms of its fabric, historic integrity, spatial quality and layout as stated into Policy DMHB 2 of the Hillingdon Local Plan.

PARKING AND PUBLIC TRANSPORT

The application site is located on the High street close to bus stations and less than 50 meters from Uxbridge Underground station with a public transport accessibility level (PTAL) of 5 which discourage dependency on the ownership and use of private motor transport.

For this reason the proposal which consists of a 3 two bedroom/3 people flats is for a car free scheme.

3.3 REFUSE AND CYCLE STORAGE

Refuse storage for the proposed residential scheme has been proposed into the rear of the property close to the rear external access into an appropriate bin store, placed into the new proposed green area. It will accommodate bins for non-recycled and recycled waste to encourage recycling as recommended by Hillingdon Council.

The designed bin store point will facilitate the collection of the waste and also the access for the residents.

The proposed Cycle store is allocated in the basement. The access is via the staircase allocated into the rear external residential hallway through a new bike rail to facilitate comfortable walking of bicycles up or down the stairway. It provides 6 spaces, 2 spaces for unit which will exceed the council requirements.

3.4 TREES AND LANDSCAPING

On the rear of the site there is a presence of uncultivated vegetation which will be replaced with proper planting in order to create a rear garden which will enhance the area and also improve the life of the occupants.

Also the pedestrian link which will connect the rear access to the building will be improved by a new lightening system, and cctv cameras.

A new soft landscape will be also allocated between the new access stairs from the main building to the basement in order to create an enjoyable area of passage between the different parts of the building.

4.0 PART 3 – DESIGN PROPOSAL

4.1 DESIGN STRATEGY

4.1.2 CONSERVATION OF EXISTING STRUCTURE ELEVATIONS

The new scheme proposes to clear all elevations (especially at the rear) of all superfluous items such as air-conditioning units, external cables etc.

All refurbished elevations will retain as much of the original construction as possible. Some of the windows at the rear will be replaced to match with the original of the top floor in order to have a full proportion of the original fabric.

The residential entrance will be allocated at the front of the building separated from the commercial use of the ground floor via a discreet single door set on the right hand side of the façade.

On the rear, the residential access will be via an existing via opening into the private hallway giving access to the allocated bin store and green area and to the basement in which the bicycle store is allocated.

This existing access is from the pedestrian zone in front of the Charter Building and we believe that it will be beneficial to the appearance of the area which now is in poor condition.

This rear hallway will be improved by new lightening system, green area and cctv cameras.

INTERNAL

All original stairs are retained and used as the circulation access to flats and will be refurbished where required.

All new flats are created to show the proportion and details of the original building. The design has been carefully done, to adapt into the existing and complying with Planning Policy and Building Regulations.

4.1.3 LAYOUT

The flats are based on the existing rhythm of the building and the space standard requirements, with the proposal of the new layout to remain as much as possible within the building composition.

The new accommodations are designed to be two bedrooms for three people with a typical layout to show the quality of the building while respecting the required space standard.

Rooms are opened around a main hall equipped with a fitted cupboard. The living room/kitchen is dual aspect while the master bedroom with the en-suite are located on the High Street side and the main bathroom and single bedroom on the rear.

No physical alterations are proposed to the front of the building in order to preserve the original heritage features while some of the windows of the rear elevation will be replaced to remove some of the later modern changes.

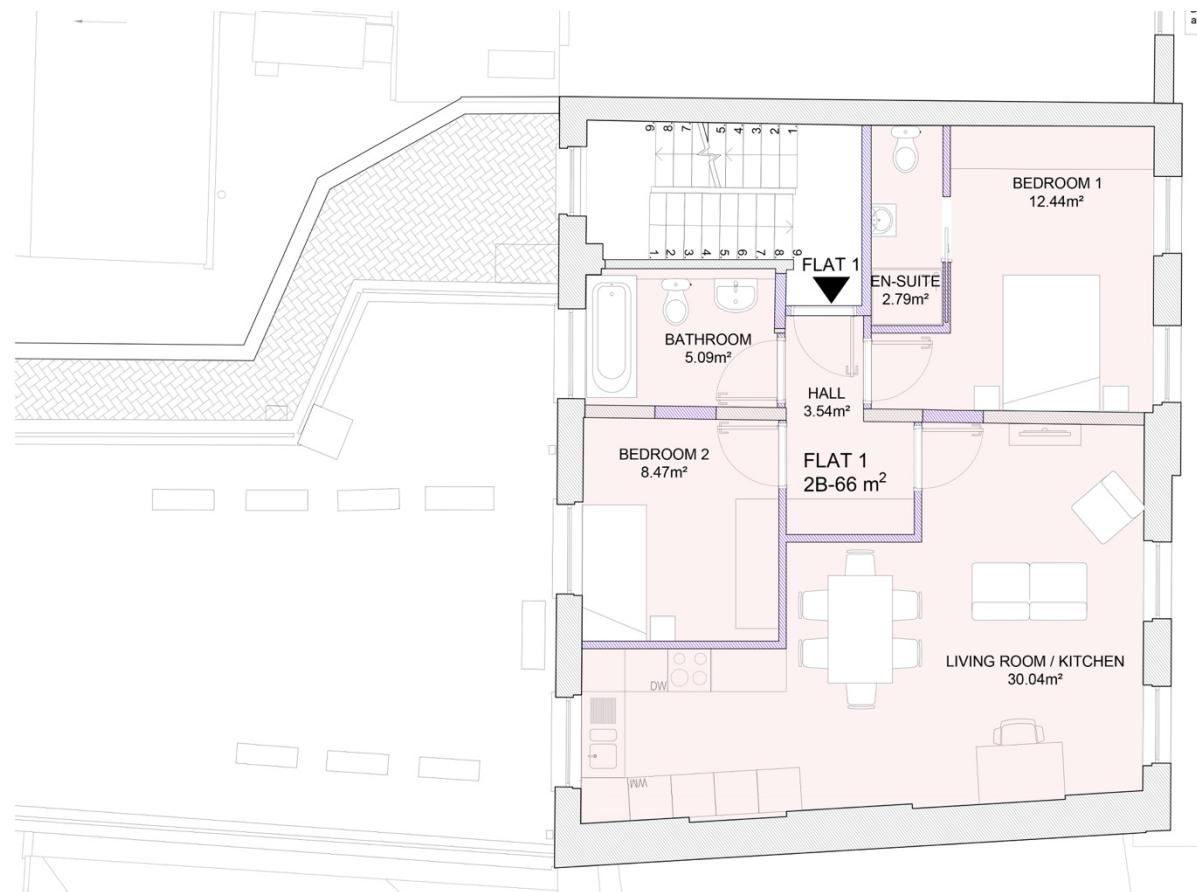
Because of the heritage significance of the building no balconies are proposed, however at just 10 minutes walking distance are Rockingham Recreation Ground and Fassnidge Park recreational areas.

4.1.4 MATERIALS

External building materials are remaining as existing.

Internal walls will be made of structurally lighter materials so as to reduce the impact of weight on the existing structure of the building.

Typical flat design to respect building's proportions:



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5.0-APPENDIX

5.1 SCHEDULE OF ACCOMODATION

PROPOSED FIRST FLOOR

FLAT 1		ROOMS	SQM	SQFT
GIA 66.00 m ²	2 BEDROOM - 3p	Living Room/Kitchen	30.02	323.13
		Hall	3.39	36.49
		Bedroom 1	12.45	134.01
		En-suite	2.79	30.03
		Bedroom 2	8.47	91.17
		Bathroom	5.09	54.79
TOTAL NIA			62.21 m ²	669.62 sqft

PROPOSED SECOND FLOOR

FLAT 2		ROOMS	SQM	SQFT
GIA 66.50 m ²	2 BEDROOM - 3p	Living Room/Kitchen	30.22	325.29
		Hall	3.28	35.31
		Bedroom 1	12.64	136.06
		En-suite	2.82	30.35
		Bedroom 2	8.45	90.95
		Bathroom	5.22	56.19
TOTAL NIA			62.63 m ²	674.14 sqft

PROPOSED THIRD FLOOR

FLAT 3		ROOMS	SQM	SQFT
GIA 67.40 m ²	2 BEDROOM - 3p	Living Room/Kitchen	31.05	334.38
		Hall	3.29	38.10
		Bedroom 1	12.90	133.90
		En-suite	2.81	30.03
		Bedroom 2	8.56	91.17
		Bathroom	5.24	54.79
TOTAL NIA			63.37 m ²	682.10 sqft

CONCLUSION

We believe that the proposed design would have a positive impact providing much needed housing within the area without creating any harm to the character and appearance of the building.

For all the above reasons described within this Design and Access statement, we trust the council will look positively at this application.