



## DESIGN AND ACCESS STATEMENT

**25-26 High Street - Uxbridge  
LONDON - UB8 1JN**

**April 2025**

Prepared by

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**RIBA**   
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## 1.0 INTRODUCTION

### 1.1 SUMMARY

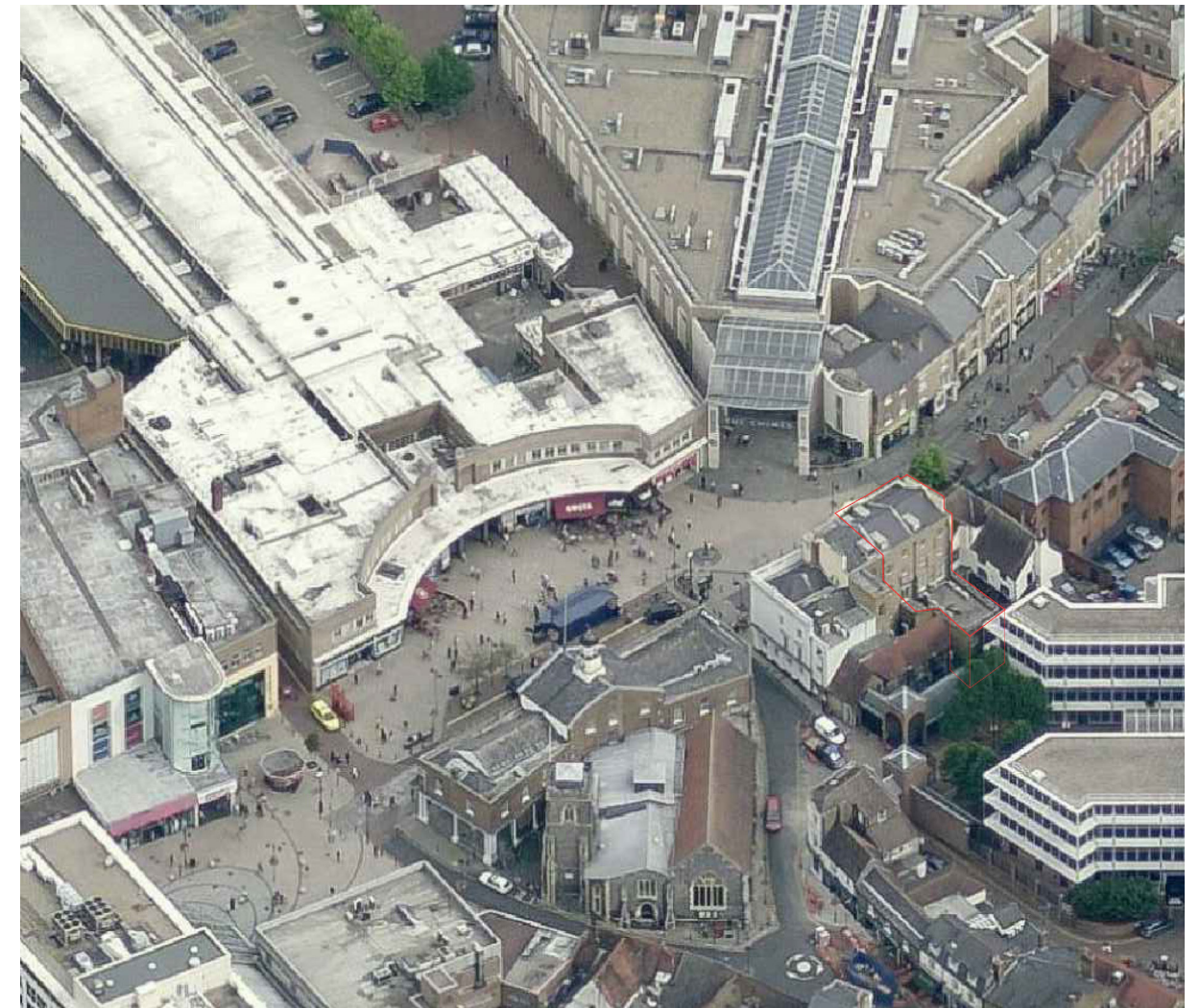
This Design and Access Statement has been produced by USL Architects.

The planning application relates to the erection of a first, second and third floor extension (above an existing larger ground floor rear extension) to serve a conversion of the GII listed building to flats, increasing the unit provision from 3 flats (consented 2024 Ref: 8248/APP/2024/2681 ) to 5 flats.

The proposed scheme comprises of three Studio flats, one 1 Bedroom flat and one Two Bedroom flat, 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. This statement should be read in conjunction with other material submitted, as well as:

Planning Application form  
Planning Application drawings  
Planning Statement  
Heritage Statement



## **1.2 DESIGN TEAM**

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2.0 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.’



FIG 1. SITE LOCATION PLAN

2.2.1 Planning history

<u>8248/APP/2024/2681</u>	Change of use of upper floors from ancillary office and retail use to residential use, creating 3 x two-bed flats, with associated works, to include cycle and refuse store	<u>Approval</u>
<u>8248/ADV/2024/6</u>	Erection of pair of retractable awnings with valences to shopfront with company name and logo	<u>Approval</u>
<u>8248/APP/2024/193</u>	Erection of pair of retractable awnings with valences to shopfront	<u>Approval</u>
<u>8248/ADV/2023/42</u>	Installation of 2 x non-illuminated fascia signs, 1 x externally illuminated projecting sign and non-illuminated signage and graphics to outdoor planters.	<u>Approval</u>
<u>8248/APP/2023/2601</u>	Repainting of existing shop front, erection of non-illuminated fascia signs and an externally illuminated projecting sign and internal, ceiling mounted, non-illuminated roundel sign. Internal fit out as coffee shop (Application for Listed Building Consent)	<u>Approval</u>
<u>8248/APP/2023/875</u>	Details pursuant to the discharge of Condition 3 (Details of direct entrance) of Listed Building Consent ref. 8248/APP/2022/2664, dated 31-10-2022 for the creation of a direct entrance to the upper floors to link the existing staircase to the pavement	<u>Approval</u>
<u>8248/APP/2022/2664</u>	Creation of a direct entrance to the upper floors to link the existing staircase to the pavement (Application for Listed Building Consent)	<u>Approval</u>

<a href="#"><u>8248/APP/2022/622</u></a>	Change of use of upper floors from ancillary office and retail use to residential use, creating 3 x two-bed flats, new front residential entrance, first floor rear entrance and associated ground floor waste and basement bicycle stores.	<a href="#"><u>Withdrawn</u></a>
<a href="#"><u>8248/ADV/2021/32</u></a>	Installation of 1x externally illuminated fascia sign and 1x externally illuminated projecting sign	<a href="#"><u>Withdrawn</u></a>
<a href="#"><u>8248/APP/2021/3253</u></a>	Installation of external plant to rear elevation of building at ground floor level, replacement timber doors to existing shopfront, modification of decorative molding to one of the existing columns within the ground floor frontage, installation of partitions at ground floor level and new internal lift between basement and ground floor level, and display of externally illuminated fascia signage and an externally illuminated projecting sign (Application for Listed Building Consent)	<a href="#"><u>Withdrawn</u></a>
<a href="#"><u>8248/APP/2021/3256</u></a>	Change of use of currently vacant, former retail shop (Class E(a) use) to a mixed restaurant and hot food takeaway (sui generis use), incorporating alterations to the existing shopfront including the provision of new timber doors and also the installation of a plant and extraction system to the rear, and the display of externally illuminated fascia signage and an externally illuminated projecting sign	<a href="#"><u>Withdrawn</u></a>
<a href="#"><u>8248/APP/2006/1549</u></a>	Installation of one externally illuminated projecting box sign and two non-illuminated fascia signs (Application for Listed Building Consent)	<a href="#"><u>Approval</u></a>
<a href="#"><u>8248/ADV/2006/40</u></a>	Installation of one externally illuminated projecting box sign	<a href="#"><u>Approval</u></a>

<a href="#"><u>8248/ADV/2005/120</u></a>	Installation of 2 externally illuminated fascia and one projecting signs.	<a href="#"><u>Refusal</u></a>
<a href="#"><u>8248/APP/2005/3335</u></a>	Installation of 2 externally illuminated fascia and one projecting signs (Application for Listed Building Consent).	<a href="#"><u>Refusal</u></a>
<a href="#"><u>8248/ADV/2003/15</u></a>	Installation Of Two Non-Illuminated Fascia Signs And An Externally Illuminated Projecting Box Sign	<a href="#"><u>Approval</u></a>
<a href="#"><u>8248/APP/2003/521</u></a>	Installation Of Two Non-Illuminated Fascia Signs And An Externally Illuminated Projecting Box Sign (Application For Listed Building Consent)	<a href="#"><u>Approval</u></a>
<a href="#"><u>8248/APP/2002/2380</u></a>	Internal Alterations And Removal Of Existing Film And Logo From Three Windows (Application For Listed Building Consent)	<a href="#"><u>Approval</u></a>
<a href="#"><u>8248/APP/2002/670</u></a>	Internal Alterations And Removal Of Existing Film And Logo From 3 Windows	<a href="#"><u>Refusal</u></a>
<a href="#"><u>8248/APP/2000/1389</u></a>	Installation Of An Externally Illuminated Projecting Sign	<a href="#"><u>Approval</u></a>

2.2 LOCATION AND TRANSPORT

The application site is situated on the southwestern side of High Street, Uxbridge, in a highly accessible location close to multiple public transport links. It lies less than 50 metres from Uxbridge Underground Station and is served by several nearby bus stops, resulting in a Public Transport Accessibility Level (PTAL) of 6a, indicating excellent connectivity.

The site is located approximately 7 metres east of the junction with Windsor Street and directly faces the main entrance to The Chimes Shopping Centre, a key retail destination in the town centre. This section of High Street features restricted, gated access from adjoining roads and comprises a shared surface used by both pedestrians and service vehicles, contributing to a more pedestrian-prioritised public realm.

2.3 SURROUNDING CONTEXT

The site comprises a Grade II listed, four-storey building—together with No. 27 High Street—dating from the mid-19th century. It is located within the Old Uxbridge/Windsor Street Conservation Area and lies in the primary shopping area of Uxbridge. The conservation area was originally designated in 1973 as the Windsor Street Conservation Area. In 1987, it was amalgamated to form the Old Uxbridge/Windsor Street Conservation Area, with a subsequent revision in 1988 that included extensions and deletions to its boundaries.

The surrounding area is characterised by predominantly commercial, mixed-use buildings, many of which have residential accommodation on their upper floors.

3.0 OUTLINE PRE - PLANNING APPLICATION

3.1 DESIGN GUIDANCE

As shown in the drawings, the design of the modest, tiered rear extension will accommodate the proposal without impacting neighbouring properties. It remains in harmony with the surrounding buildings, allowing much of the original rear elevation to remain recognisable within the proposed scheme

3.1.1 Minimum space standards

All flats have been designed in accordance with The London Plan 2021 and Housing Design Standards (June 2023) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020) as demonstrated below.  
The requirements for a 1b1p single storey dwelling with a shower is 37m<sup>2</sup>, 1b2p single storey dwelling is 50m<sup>2</sup> with the recommended living space of 23m<sup>2</sup>, 2b4p single storey dwelling is 70m<sup>2</sup> with the recommended living space of 27m<sup>2</sup>

Table 3.1 - Minimum internal space standards for new dwellings\*

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

THE LONDON PLAN, Chapter 3 Design



3.1.2 Amentities - Garden space, Balconies

In accordance with The London Plan (March 2021), Chapter 3, Policy D6, a minimum of 5 sqm of private outdoor space is required for a 1–2 person dwelling, with an additional 1 sqm provided for each additional occupant. The proposed development significantly exceeds these minimum requirements through the inclusion of generously sized balconies for each flat, thereby enhancing the overall quality of life for future residents.

The scheme has been carefully designed to avoid any adverse impact on adjoining properties, ensuring privacy, adequate separation distances, and respecting existing residential amenity. In addition to private balconies, a communal garden area is also proposed at the rear of the building, further contributing to the availability of high-quality shared amenity space for all residents.

Private outside space

9) Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1

THE LONDON PLAN MARCH 2021, CHAPTER 3, POLICY D6 HOUSING QUALITY AND STANDARDS

3.2 PARKING, CYCLE STORAGE AND PUBLIC TRANSPORT

The development's highly accessible town-centre location offers excellent proximity to public transport, particularly buses and trains. Uxbridge Underground Station is less than 50 meters away, and with a Public Transport Accessibility Level (PTAL) of 6a, the development is designed to be car-free.

To further promote sustainable transportation within the borough, the proposed bike storage facilities encourage cycling. In compliance with the London Plan 2021 and the London Borough of Hillingdon’s Local Plan Part 2- Development Management Policies, the development includes 7 long-stay cycle parking spaces in the basement bike store, alongside 2 Sheffield Cycle Stands in the rear garden.

C3-C4	dwellings (all)	<ul style="list-style-type: none"><li>• 1 space per studio or 1 person 1 bedroom dwelling</li><li>• 1.5 spaces per 2 person 1 bedroom dwelling</li><li>• 2 spaces per all other dwellings</li></ul>	<ul style="list-style-type: none"><li>• 5 to 40 dwellings: 2 spaces</li><li>• Thereafter: 1 space per 40 dwellings</li></ul>
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THE LONDON PLAN 2021- CHAPTER 10 TRANSPORT, TABLE 10.2 MINIMUM CYCLE PARKING STANDARDS

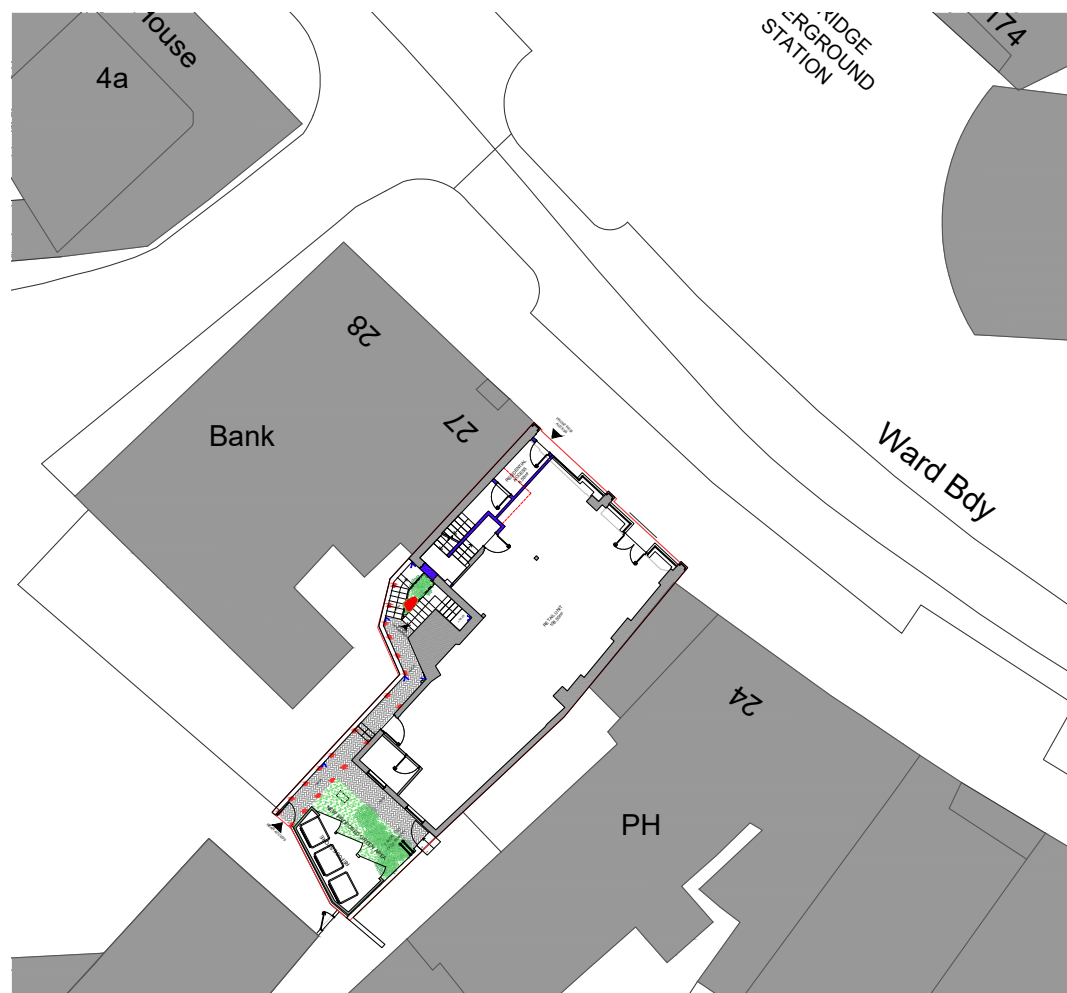
Table 10.3 - Maximum residential parking standards		
Location	Number of beds	Maximum parking provision*
Central Activities Zone Inner London Opportunity Areas Metropolitan and Major Town Centres All areas of PTAL 5 – 6 Inner London PTAL 4	All	Car free~
Inner London PTAL 3	All	Up to 0.25 spaces per dwelling
Inner London PTAL 2 Outer London Opportunity Areas	All	Up to 0.5 spaces per dwelling
Inner London PTAL 0 – 1	All	Up to 0.75 spaces per dwelling

THE LONDON PLAN 2021- CHAPTER 10 TRANSPORT, TABLE 10.3 MAXIMUM RESIDENTIAL PARKING STANDARDS



### 3.3 REFUSE

The Refuse storage for the proposed residential scheme is to be located at the rear of the property, conveniently positioned near the rear external access. An appropriately designed bin store will be integrated within the newly proposed landscaped green area. This facility will accommodate separate bins for both recyclable and non-recyclable waste, in line with Hillingdon Council's recommendations, to promote responsible waste management and encourage recycling among residents.



PROPOSED SITE PLAN

## 4.0 DESIGN PROPOSAL

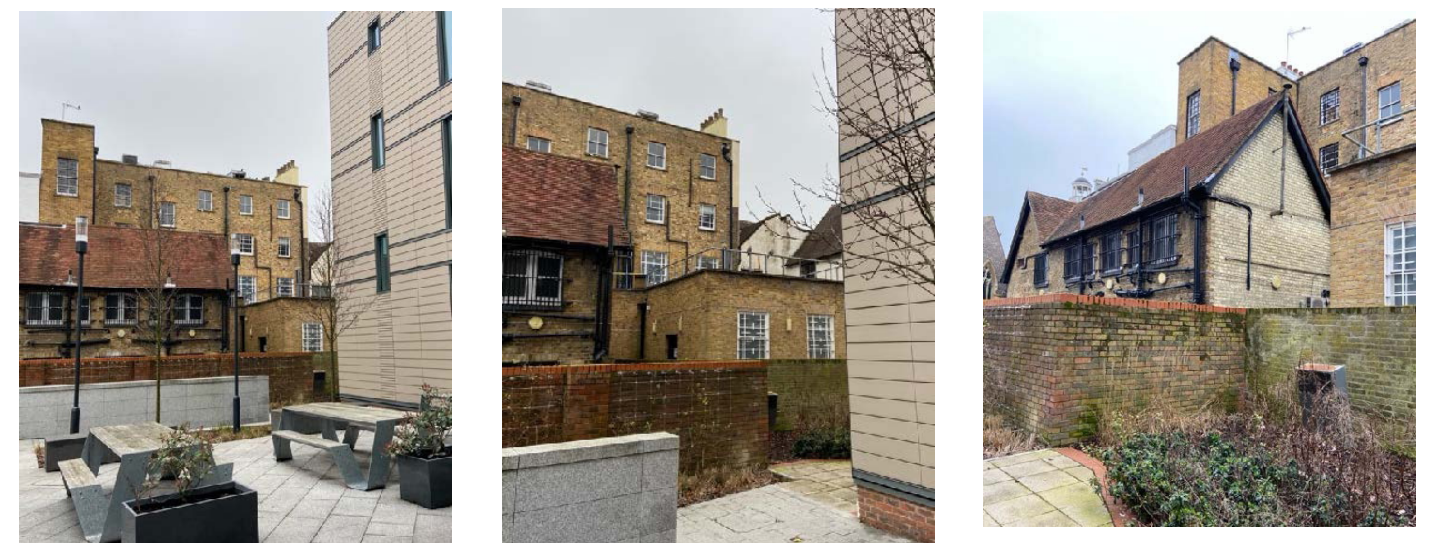
### 4.1.1 Massing and scale

The proposed scheme responds positively to the policies set out in the Hillingdon Local Plan, particularly those that encourage the reuse, sensitive modification, and regeneration of historic assets. The design has been carefully developed to retain and respect the character and appearance of the Conservation Area and its heritage assets, ensuring that no harm is caused.

The proposed rear extension adopts a stepped form, incorporating recessed balconies that offer valuable private amenity space while minimising bulk and preserving key views. Drawing on precedents set by existing extensions to the rear of the property, the design maintains a narrow width, which allows the original rear elevation to remain clearly legible. This approach reinforces the historical integrity of the building and contributes to a respectful architectural dialogue between old and new.

In contrast to the adjacent property at No. 27, which features a four-storey rear extension in brickwork that matches the original façade, this proposal adopts a distinctly contemporary language. The modern design and materiality, including the use of terracotta cladding, create a deliberate yet sympathetic contrast with the host building. The chosen cladding material complements the warm tones of the existing rosemary plain tiles on the pitched roof, ensuring coherence within the broader material palette.

Given that the rear elevation of the building is notably simpler and less decorative than the front, and is only visible from limited vantage points—particularly when considered within the contemporary context of the adjacent Charter Buildings—the proposal is viewed as a respectful and appropriately contrasting intervention. The extension supports the long-term reuse and sustainable upkeep of the listed building by enabling its conversion to high-quality town centre residential accommodation.

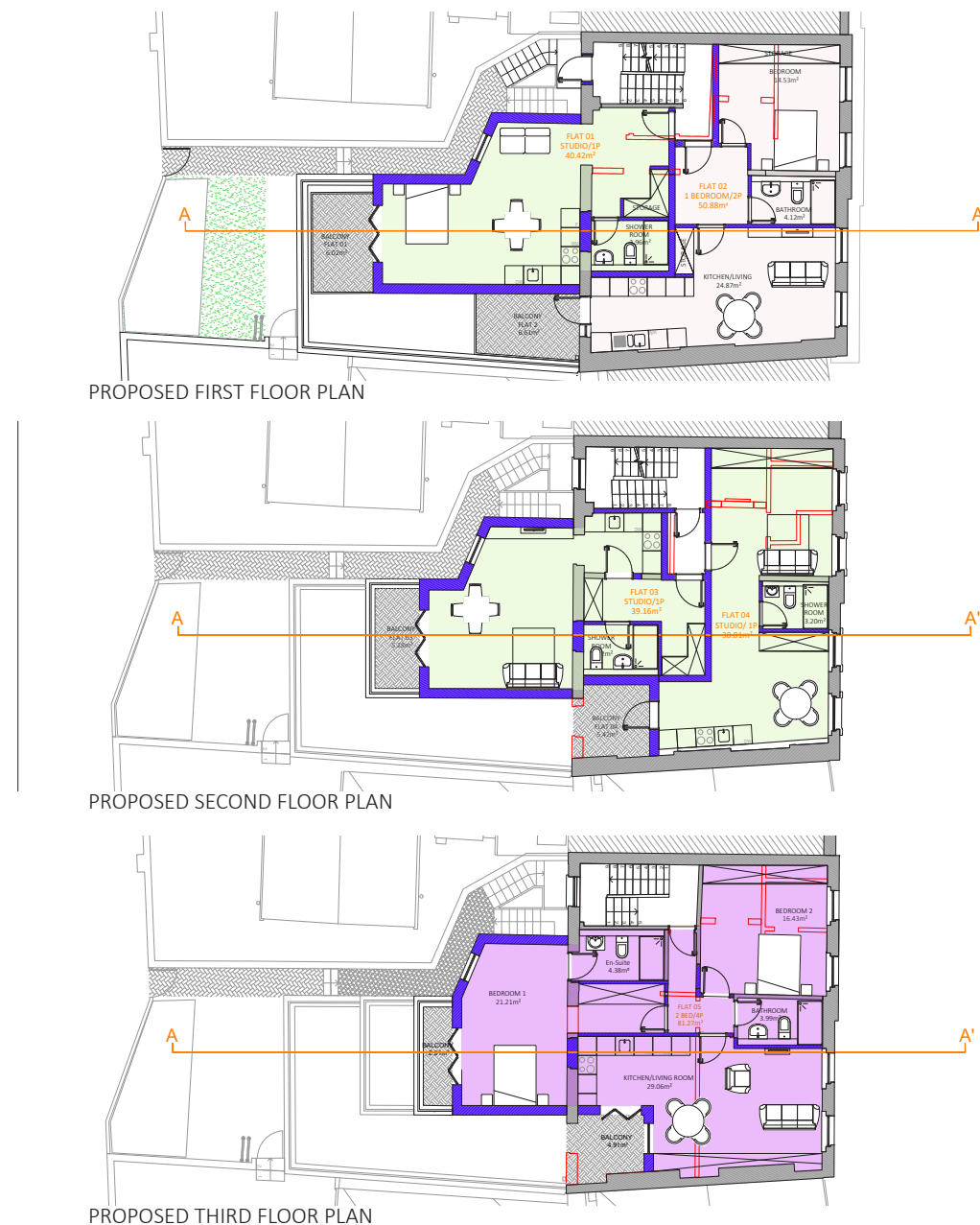


VIEWS OF THE REAR ELEVATION

### 4.1.2 Layout

The new flats will adhere to the existing rhythm and spacing of the building, maintaining consistency with its current architecture. The extension will increase the area while minimising bulk and preserving key views.

The new accommodations are designed to be: two bedroom for four people, one bedroom for two people, and studio flats with a typical layout to show the quality of the building while respecting the required space standard.



### 4.1.3 Conservation of existing structure elevations

The new scheme proposes to clear all elevations—particularly at the rear—of any superfluous elements such as air-conditioning units and external cables. All refurbished elevations will retain as much of the original construction as possible.

The rear extension of the three upper floors, will be built above the existing ground floor extension. Given the relationship of the proposed extension to the neighboring properties, it is considered that the development will not have a detrimental impact on them.

The extension will gradually step back at each level, creating small balcony spaces clad in Terra-cotta to harmonize with the prominent rosemary plain tiles that adorn the pitched roof in the foreground of views of the extension



EXISTING AND PROPOSED ELEVATIONS

#### 4.1.4 Materials



FIG 18. PROPOSED EAST FACING ELEVATION



5.0 SCHEDULE OF ACCOMMODATION

6.1 Proposal

25-26 High Street, Uxbridge, UB8 1JN

FLAT	TYPE	LEVELS	Number of bed spaces (persons)	SURFACE (Sqm)
1	STUDIO	First Floor	1	40.42
2	1 BEDROOM	First Floor	2	50.88
3	STUDIO	Second Floor	1	39.16
4	STUDIO	Second Floor	1	38.81
5	2 BEDROOM	Third Floor	4	81.27

FLATS TYPE

TYPE	NUMBER
STUDIO	3
1 BEDROOM	1
1 BEDROOM	1

TOTAL	5
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## 6.0 CONCLUSION

The proposal has been carefully and sensitively designed to deliver a high-quality development that responds positively to the local context and scale. The design respects the character of the surrounding area while ensuring good outlooks and maintaining privacy for occupants of neighbouring properties.

The development will have no adverse impact on the listed building, the street aesthetics, safety, or the overall appearance of the area and its setting within the plot. The sensitive use of traditional materials will enhance the site while remaining sympathetic to nearby properties.

We believe this proposed design offers an appropriate and considered response to the constraints and opportunities of the site and its surroundings.

For these reasons, and those set out in this Design and Access Statement, we hope the Council will find the proposal acceptable.