



**Conversion of Grade II listed art deco department store and construction of three new buildings, to provide 58 new homes in Uxbridge Town Centre.**

Inland Homes

Randall's, Uxbridge

ICENI PROJECTS – CASE STUDY

**Iceni Heritage, on behalf of Inland Homes, helped secure Listed Building Consent for the part-demolition, conversion and extension of the Grade II listed former Randall's Department Store on Vine Street and Cricket Field Road in Uxbridge, as well as the construction of three new residential of up to seven storeys blocks to its rear, within a Conservation Area.**

An important local institution for many years, Randall's is most notable for its impressive 1930s art deco façade, but has undergone various unsympathetic internal changes and extensions and has been vacant since 2015. The site also includes the Old Fire Station, which was considered a positive contributor to the conservation area and curtilage to the Listed Building.

Iceni Heritage prepared a Heritage, Townscape and Visual Impact Assessment to support the commercial and residential re-use of the Randall's building, including a roof extension to provide an additional level of apartments, and residential redevelopment of the rest of the site.

The development of the site was granted consent in June 2017 and our appointment has been extended to cover advice on discharging the conditions attached to the consent, including the provision of a Historic Building Recording report.

**5 interesting facts about the project**

**1: A FAMILY BUSINESS**

The Randall's Department Store moved to this site in 1900, having been established elsewhere in Uxbridge in 1888. The last owner, John Randall, was also MP for Uxbridge and South Ruislip.

**2: FLASHY FAÇADE**

The striking 1920s façade, with its high quality detailing and glazed bricks, was intended to attract attention from the street, while the interior was intended as a bare box to be dressed up with room sets showcasing items for sale.

**3: CLOCK TOWER**

The restoration of the façade which is being undertaken as part of the proposals includes reinstating a projecting clock on the tower, to the original design.

**4: OLD FIRE STATION**

The site includes a 1908 Fire Station, which is being converted into three maisonettes.

**5: ROOF EXTENSION**

An additional, set back storey is being added to the main Randall's building to add additional units without disrupting its streamlined art deco silhouette in views from Vine Street.

**Glasgow:** 177 West George Street, Glasgow, G2 2LB

**London:** Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

**Manchester:** This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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