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DESIGN | PROJECT MANAGEMENT | BUILD

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Design and Access Statement

Version 1.0
Full Planning Application

Site Address: 261 Long Lane, Hillingdon, UB10 9JR

I - Introduction

The proposal seeks to redevelop the site at 261 Long Lane to provide three high-quality self-contained flats. This continues the residential use of the site while making more efficient use of the plot in line with the borough's housing objectives and the London Plan.

This document outlines how the proposal has been carefully developed, considering key design principles such as the setting, scale, and massing of the new structures. It reflects a thoughtful approach to the urban grain and how the new buildings relate to their surrounding environment and adjacent spaces. The design approach also addresses the external appearance, architectural details, and materials to ensure the development integrates harmoniously into its context. Furthermore, it considers aspects of access and movement, ensuring both functionality and aesthetic coherence.

The document is broken down into:

1. Location & Existing Environment
2. Stage 1 - Design
 - a. Amount
 - b. Layout
 - c. Scale
 - d. Landscaping
 - e. Appearance
 - f. Energy & Water Consumption
 - g. Noise
3. Stage 2 – Access
 - a. Public Transport
 - b. Fire services
 - c. Refuse/Recycle
 - d. Development access

I – Location & Existing Environment

261 Long Lane is situated along a well-established residential road within Hillingdon. The street is characterised by a varied mix of properties, including traditional semi-detached houses, detached dwellings, and more contemporary infill developments. The immediate setting benefits from generous plots, green front gardens, and an evolving architectural character where modern interventions sit alongside traditional forms.

The existing property on site is modest in scale and does not contribute strongly to the architectural rhythm of the street. It underutilises the generous plot and, compared to nearby developments, offers limited residential provision despite the site's capacity to accommodate more sustainable housing.

The site itself is level and accessible, with frontage to Long Lane providing direct vehicular and pedestrian access. To the rear, the plot extends to accommodate substantial private garden space, in line with surrounding suburban plots. The area is well served by local facilities, public transport connections, and cycle routes, making it a sustainable location for residential intensification.

2a - Amount

The development will provide 3 dwellings comprising:

- 1 x ground floor flat with direct access to a private garden.
- 2 x upper floor flats, each with recessed balconies and amenity space.

Each dwelling is generously proportioned, exceeding minimum space standards, and supported by appropriate ancillary facilities including bin storage, cycle storage, and off-street parking.

2b - Layout

The proposed layout respects the established building line of Long Lane while introducing a well-organised internal arrangement. Key principles include:

- Ground floor unit opening onto private garden space.
- Upper floor flats benefiting from private recessed balconies.
- Central lightwell/atrium to enhance daylight penetration and reduce reliance on artificial lighting.
- Concealed bin and cycle stores located discreetly at the side/rear to avoid cluttering the frontage.
- EV-ready parking bays positioned on the frontage with soft landscaping to retain a suburban character.

2c – Scale

The building has been carefully scaled to reflect neighbouring properties:

- Height is consistent with adjacent dwellings and recent infill schemes on Long Lane.
- Massing is broken down using recessed elements, balconies, and articulation to avoid a monolithic appearance.
- The proposal does not project forward of neighbouring properties, maintaining visual continuity along the street.

2d – Landscape

A landscape strategy has been incorporated to soften the street presence and enhance resident amenity:

- Frontage planting and permeable paving to create an attractive entrance sequence.
- Rear gardens retained as private amenity space for the ground floor unit.
- Recessed balconies provide usable outdoor space for upper flats.
- Tree and shrub planting will contribute to biodiversity and visual screening.

2e – Appearance

The design introduces a contemporary but contextually sensitive aesthetic. Features include:

- High-quality materials in a restrained palette (brickwork with feature cladding and aluminium-framed glazing).
- Recessed balconies providing depth and shadowing.
- A central atrium/lightwell offering a distinctive architectural feature while ensuring natural daylight.
- Fenestration carefully aligned to respect neighbouring privacy.

2f – Energy & Water Consumption

The development is designed to meet high standards of sustainability:

- Energy-efficient fabric construction, minimising heat loss.
- High-performance glazing to maximise natural light while reducing heat gain.
- EV charging points provided on-site.
- Low-flow fixtures and dual-flush WCs specified to reduce water consumption.
- Opportunity for future integration of solar PV considered through flat roof zones

Submission Requirements:

If required following pre application guidance we can provide energy efficiency calculations as part of the planning applications, demonstrating how we will achieve the required energy consumption standards for new builds.

Water Consumption for New Builds:

Water consumption will be maintained at a maximum of 110 Liters per person

1. Maximum Water Usage:

- o 110 litres per person per day for new developments, to align with local sustainability goals. This is in response to growing concerns about water scarcity and the need for greater conservation.

2. Water-Saving Measures:

- o To meet these standards, we will allow for water-efficient fittings and fixtures, such as:
 - Low-flow taps and showers.
 - Dual-flush toilets.
 - Water-efficient appliances like dishwashers and washing machines.

3. Sustainable Drainage Systems (SuDS):

- o We will also be implementing Sustainable Drainage Systems (SuDS), which help manage surface water and reduce run-off, contributing to both water efficiency and flood prevention.

Submission Requirements:

If required following pre application guidance we can provide water efficiency calculations as part of the planning applications, demonstrating how we will achieve the required water consumption standards for new builds.

2g – Noise

Design measures ensure minimal noise impact:

- Recessed balconies reduce sound spill towards the street.
- High acoustic-rated glazing will be installed where necessary.
- Internal layouts arranged to separate habitable rooms from potential external noise sources.
- Adequate sound insulation between units will meet Building Regulations standards.

3a – Public Transport & Parking

Public Transport

The site benefits from excellent accessibility:

- Bus stops are located along Long Lane within short walking distance.
- Hillingdon Underground Station is within cycling distance, providing access to the Metropolitan and Piccadilly lines.
- The site is also served by local pedestrian and cycle routes.

Fire Services

The building is designed to meet all current fire safety requirements:

- Direct access for emergency vehicles from Long Lane.
- Clear front forecourt and turning space maintained.
- Internal layouts designed with fire escape strategy and compliant staircases.

Refuse and Recycling

Dedicated refuse and recycling storage is located in a concealed, easily accessible bin store to the side of the property. This ensures:

- Convenient collection from Long Lane frontage.
- No negative impact on visual amenity.
- Segregated storage for recycling in line with council requirements.

Development Access

Vehicular and pedestrian access will be from Long Lane, using the existing crossover. Key principles include:

- EV (active) parking bays to meet sustainable transport requirements.
- Dedicated cycle storage for residents, secure and covered.
- Pedestrian-friendly routes to the main entrance with level thresholds for inclusive access.

Parking

The parking provision has been carefully designed to align with the standards set out in the Supplementary Planning Document (SPD), ensuring that the development offers sufficient off-street parking to meet local demand, reduce congestion, and enhance overall safety. In this case, the four proposed dwellings, each comprising 2 to 3 bedrooms, are allocated two parking spaces per unit. Additionally, each home will be equipped with active electric vehicle (EV) charging points, supporting sustainable transportation and future-proofing the development for environmental standards.

Conclusion

The proposal at 261 Long Lane represents a well-considered redevelopment that:

- Makes efficient use of an underutilised site.
- Delivers sustainable housing in line with Hillingdon and London Plan policies.
- Enhances the street scene through contemporary, high-quality design.
- Provides inclusive, safe, and sustainable access for all users.

It is therefore respectfully submitted that the application merits full planning approval.