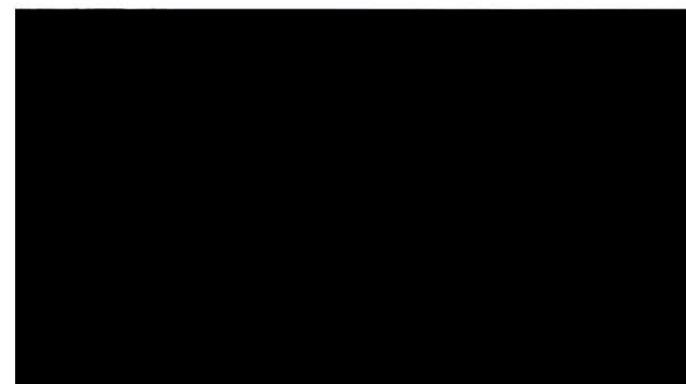


88 Vine Lane

Design & Access Statement

January 2020



LAMA Studio

88 Vine Lane

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LAMA Studio have been appointed by the Applicants to re-model and extend their existing property at 88 Vine Lane.

The brief was to update the property for 21st century living and to rationalise the layout and the incongruous re-modelling previously undertaken.

The thorough feasibility study considered a number of scenarios from demolition of the dwelling, raising of the roof to create a two storey property at the front and two storey extensions to the rear.

It was decided that the existing house provided a good framework from which to re-model the property and there would be considerable sustainability benefits in retaining the majority of the structure and facade. The result sees the key interventions limited to a re-modelling of the existing dormer windows to the front and a new extension to the rear.

Alongside these two key architectural moves, it is proposed to upgrade the existing external fabric to improve the environmental performance, this includes insulating external walls and upgrading to new high performing windows and doors.

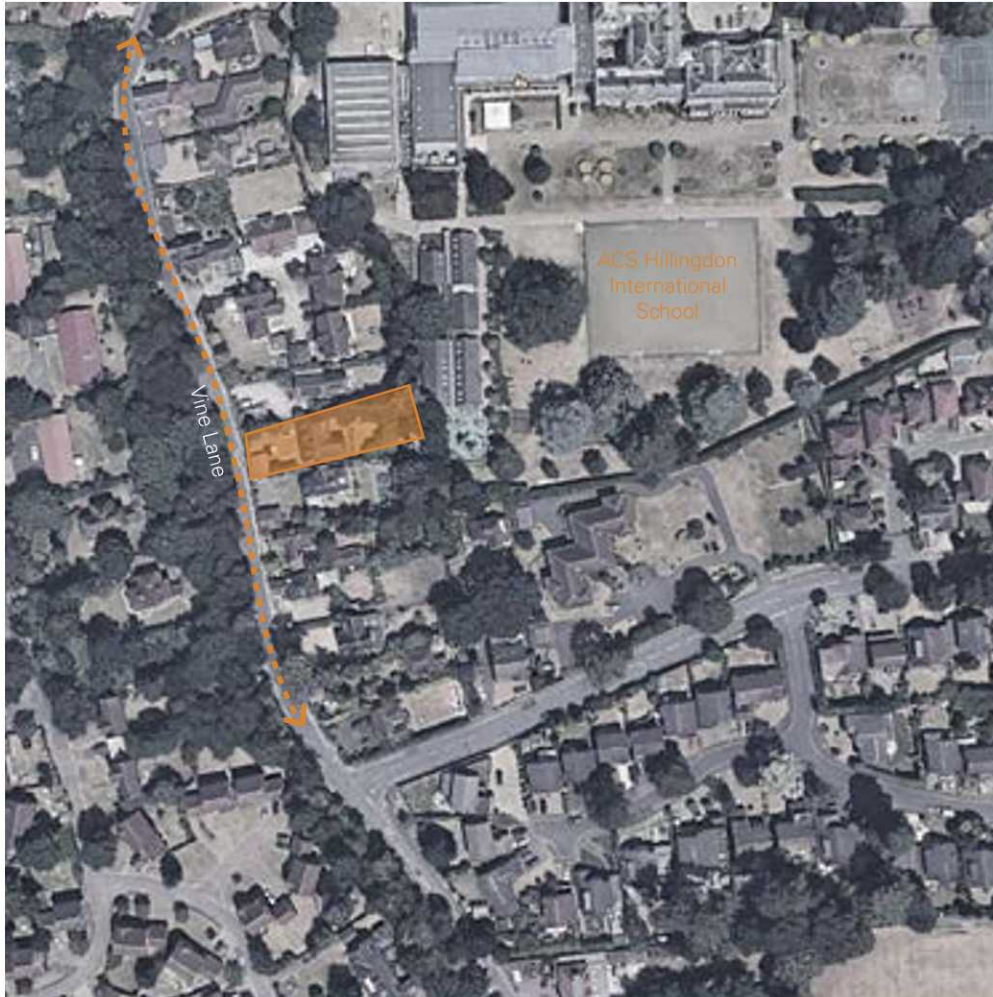


88 Vine Lane

Site Location

2.0

The property is located on Vine Lane on the outskirts of Uxbridge.



Site Location - Zoomed Out



Site Location - Zoomed In

88 Vine Lane

Site Photos

3.0

Site Location

88 Vine Lane is a detached dwelling located in the outskirts of Uxbridge in the London Borough of Hillingdon.

This part of Vine Lane is characterised by detached properties fronted by a large brick wall that is described in further detail later in the report.

Existing Property

From Vine Lane the historic listed wall forms the streetscene of the property with views of the front elevation only glimpsed through the archway.

The site consists of a detached dwelling with a pitched roof, constructed of masonry and features a series of dormer windows to the front which give a chalet bungalow appearance to the frontage. There is also an existing pre-fabrication faux brick and metal sheet roofed garage at the front of the property.

The rear of the property features a more conventional two storey appearance with a previously constructed two storey extension.



Historic wall fronting Vine Lane



Existing Front Aspect



Existing front garden and garage



Existing Rear Aspect

Overview

The site is located within the grounds of the former Estate of Hillingdon Court. The property is one of a series that were constructed post-war at the eastern end of the former estate.

Locally Listed Boundary Wall

The front boundary of the property features a high brick boundary wall that is locally listed by the London Borough of Hillingdon (Serial No. 121) - an extract of the listing is shown adjacent.

No. 88 is one of a series of properties that shares the historic wall as their front boundary. The wall dates from the 18th century onwards. Access to the properties that border the wall is via archways that are likely to have been constructed at the time of the residential development along this section of Vine Lane.

Area of Special Local Character

The property is located within the Hillingdon Court Park Area of Special Local Character. The local authority were contacted in July 2019 to request information in relation to this characterisation. An extract from the 1990 Local Plan was provided by the council, a more recent Character Appraisal is not known to exist.

Impact of the Application

The proposal will seek to improve the setting of the historic wall as a locally listed asset through:

- Re-instating the entrance of the house to address the wall
- Repairs to the wall including re-pointing of the wall where required
- The applicant has already removed the vegetation above the arch to prevent future damage being caused to the wall
- Improvements to the landscape which forms the immediate surroundings



Stretch of the wall between No. 86 and 90 Vine Lane



Archway as viewed from within boundary of No. 88

Building Name/No:	Walls along Vine Lane	Serial No:	121
Address:	Vine Lane, Hillingdon Village, UB10 0BE		
Ward:	Uxbridge North	Use:	Boundary Enclosure

Photograph	Statement of significance/ Reasons for designation
	<u>Architectural</u>: High walls – on Eastern side of Vine Lane – related to the Estate of Hillingdon Court. Of various dates from 18th century onwards. <u>Townscape</u>: Street feature, contributing to an attractive local character and street scene.

Photograph date: October 2009

Location Map
© Crown copyright. London Borough of Hillingdon 100019283 2009
Authenticity (I b): 2; Architectural (II d): 2; Townscape (III f): 2; Total = 6 Included in the Local List.

Extract of the Local Listing No. 121

88 Vine Lane

Design Development

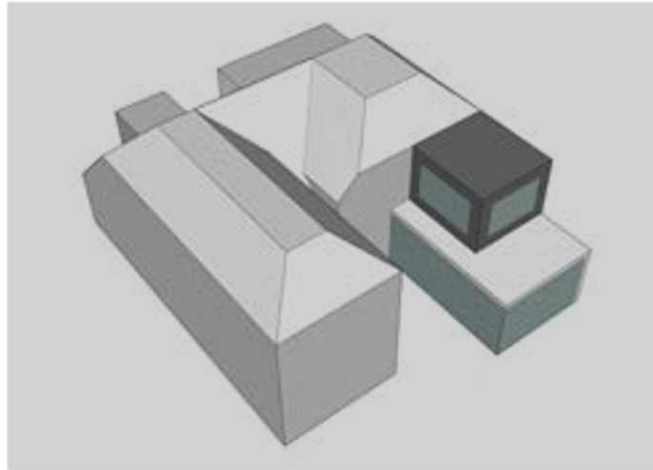
5.0

The design process involved a thorough feasibility process with options developed in 3D, some of the design iterations are shown on the adjacent images.

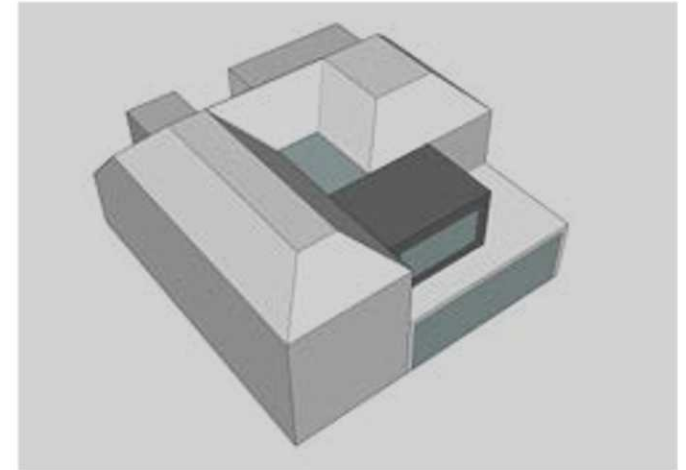
Analysis of the options concluded that a design close to the boundary to No. 90 Vine Lane could have a negative impact on their amenity. This resulted in a design being taken forward to site the rear extension towards the centre of the existing house as shown in the image below.



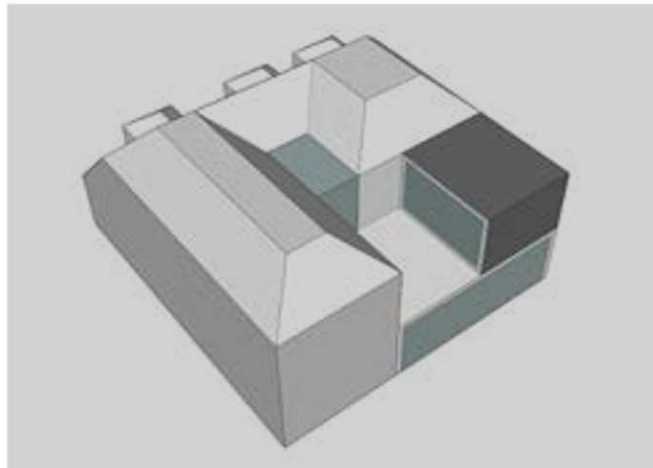
Developed Option



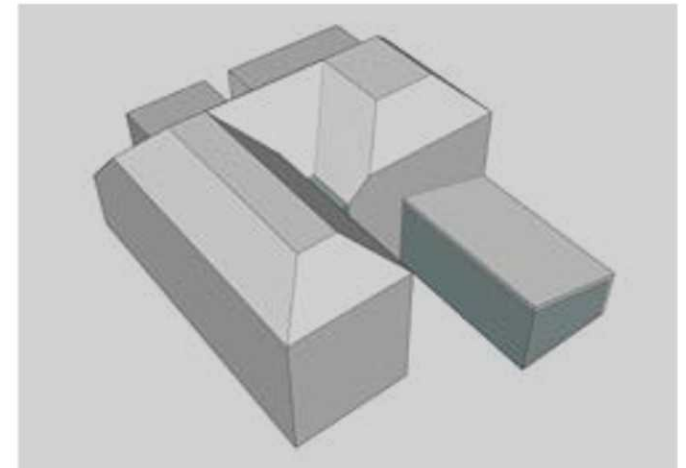
Design Option 01



Design Option 02



Design Option 03



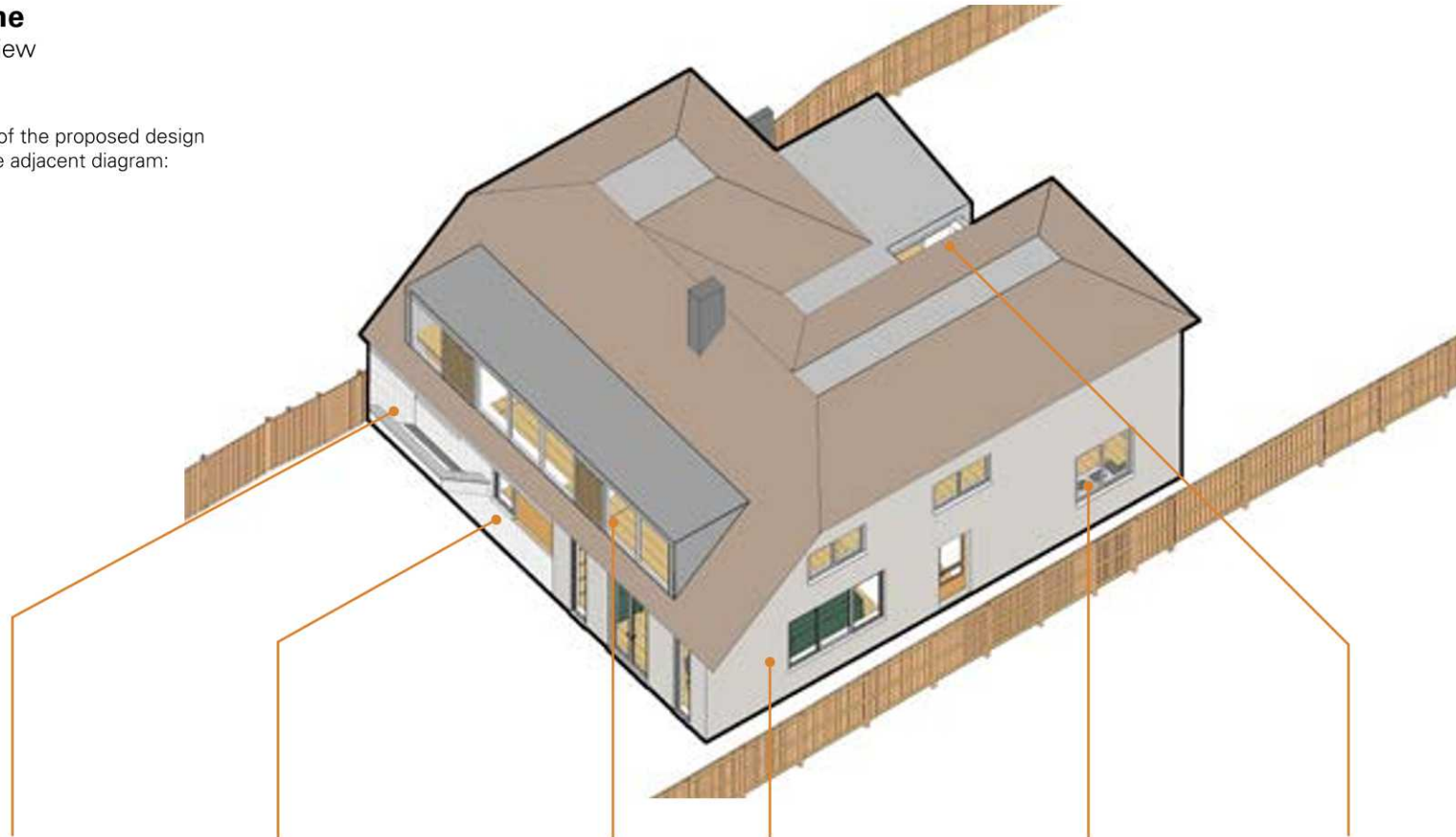
Design Option 04

88 Vine Lane

Design Overview

6.0

The key features of the proposed design are outlined in the adjacent diagram:



Front Elevation



The re-configured entrance will feature brick slips. These will reference the historic wall at the front boundary. A built in bench /planter will also be created to further emphasize the entrance

Re-located Entrance



The proposal will see the main entrance moved back to its historic position at the front of the house. The existing entrance is located on the side - this will be re-purposed as the utility room entrance

Re-configured Dormers



The existing three dormers will be combined into one giving a contemporary linear appearance. Sliding shutters will provide solar protection for use in the summer months

External Wall Render



The existing pebble dash render will be replaced with new render in a contemporary style. The thermal performance of the external walls will also be upgraded to reduce energy use

Flank Walls



The openings on the flank walls of the property will remain as per their current size to ensure there is no impact on amenity for the neighbouring properties

Glazed Link



A new glazed link forms the infill between the new extension and the existing house, this will allow natural light deep into the re-configured floor plan and forms a natural break between the two complementary styles at the rear of the property

Rear Extension



A new double height extension will be contemporary in nature, providing a complementary addition at the rear of the property. To avoid issues of over-looking and amenity for the neighbours it was decided to site the extension away from the boundary to No. 90

This application seeks to enlarge the existing three dormer windows on the front of the elevation, unifying them as a singular linear dormer. This was considered a more sustainable and efficient approach than re-configuring the front elevation to form a second storey.

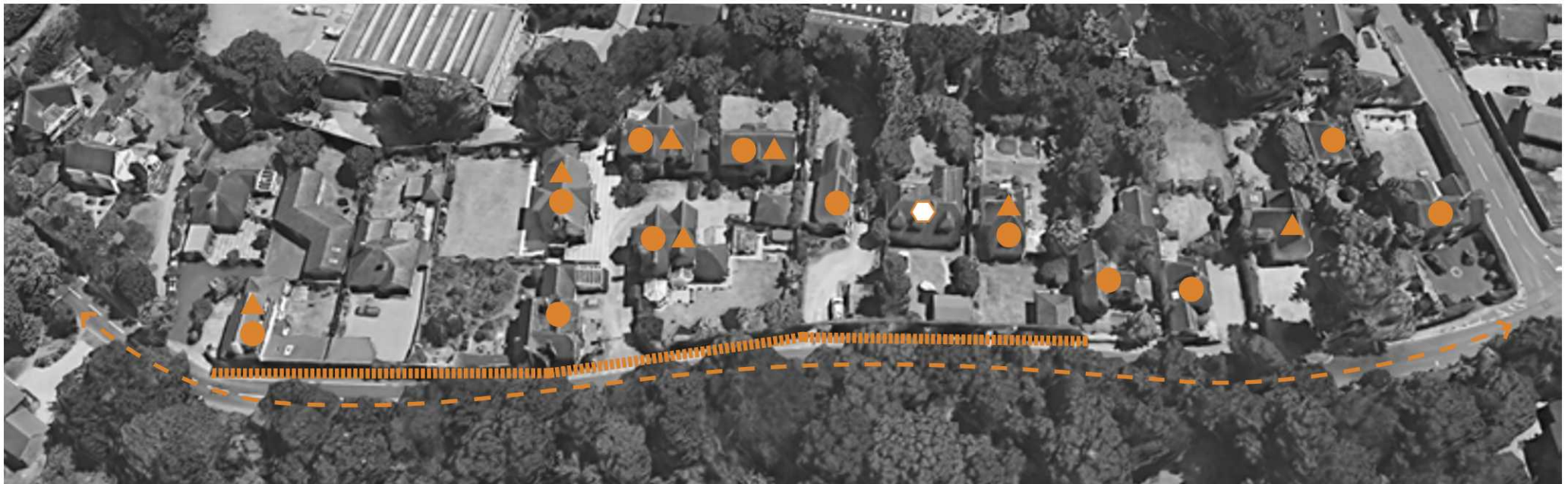
The diagram below demonstrates that two storey dwellings and those with large dormers are already common place within the street scene. In addition the property is obscured from the highway by the historic wall, therefore issues regarding over-lookng, appearance and perceived increase in mass are negligible.



Examples of two storey properties on Vine Lane



Examples of large dormers on Vine Lane



Aerial view showing existing dwellings with either a second storey or large dormer windows

Key

- Historic Wall
- Vine Lane
- Two Storey Dwelling
- Dwelling with large Dormer Windows
- Application Dwelling

88 Vine Lane

Re-configured Dormer Windows

8.0

The application seeks to re-configure the existing dormers to increase the available floor space whilst also upgrading the existing fabric. The initial feasibility considered options for raising the roof to form a full second storey, however the option to re-configure the existing dormers had the following key advantages:

- Reduced massing compared to a two storey dwelling as much of the existing roofscape is retained
- Thermal efficiency improved as each existing dormer has a high wall to floor ratio. Combining these as one linear dormer will reduce heat loss
- Improved daylighting - the existing dormers are small and require the use of artificial lighting even on bright days
- Limited impact on the streetscene, due to the historic wall the only view of the front elevation is through the arch gateway



Existing Dormer Window - External



Existing Dormer Window - Internal



Precedent Image - Existing dwelling with linear dormer window



Precedent Image - Crisp contemporary detailing

88 Vine Lane

Rear Extension

9.0

The application seeks to add a rear extension to provide additional living space and to improve circulation to the first floor.

The client has a desire to complete the extension with the highest contemporary architectural quality with careful and well thought out design and detailing.

The rear extension represents a modern extension that complements the existing property.

The key aspects of the design are:

- Extension located 4m from the boundary to preserve amenity and privacy to the neighbour
- A glazed link provides a natural break between the old and new
- Tapered edges and high quality detailing create a crisp edge to the 'floating box'
- No new habitable rooms within the extension preserve neighbours privacy
- Existing elevation is very piecemeal and cluttered, the new extension will bring a calmness to the rear of the property with the number of openings reduced



Existing Rear Elevation Window - External



Precedent Image - Alison Brooks Architects - Tapered edges used to reduce massing



Precedent Image - Finkernagel Ross - Traditional vernacular architecture complemented by a contemporary addition



Precedent Image - Neil Deshukio - An example of a 'Floating Box'

Vehicular Access

Access to the site is directly off Vine Lane and is through an archway in the brick wall that forms the front boundary wall.

The location of the vehicular access is proposed to remain as per existing, however this application seeks to obtain permission to widen the archway by 400mm to improve visibility for vehicles.

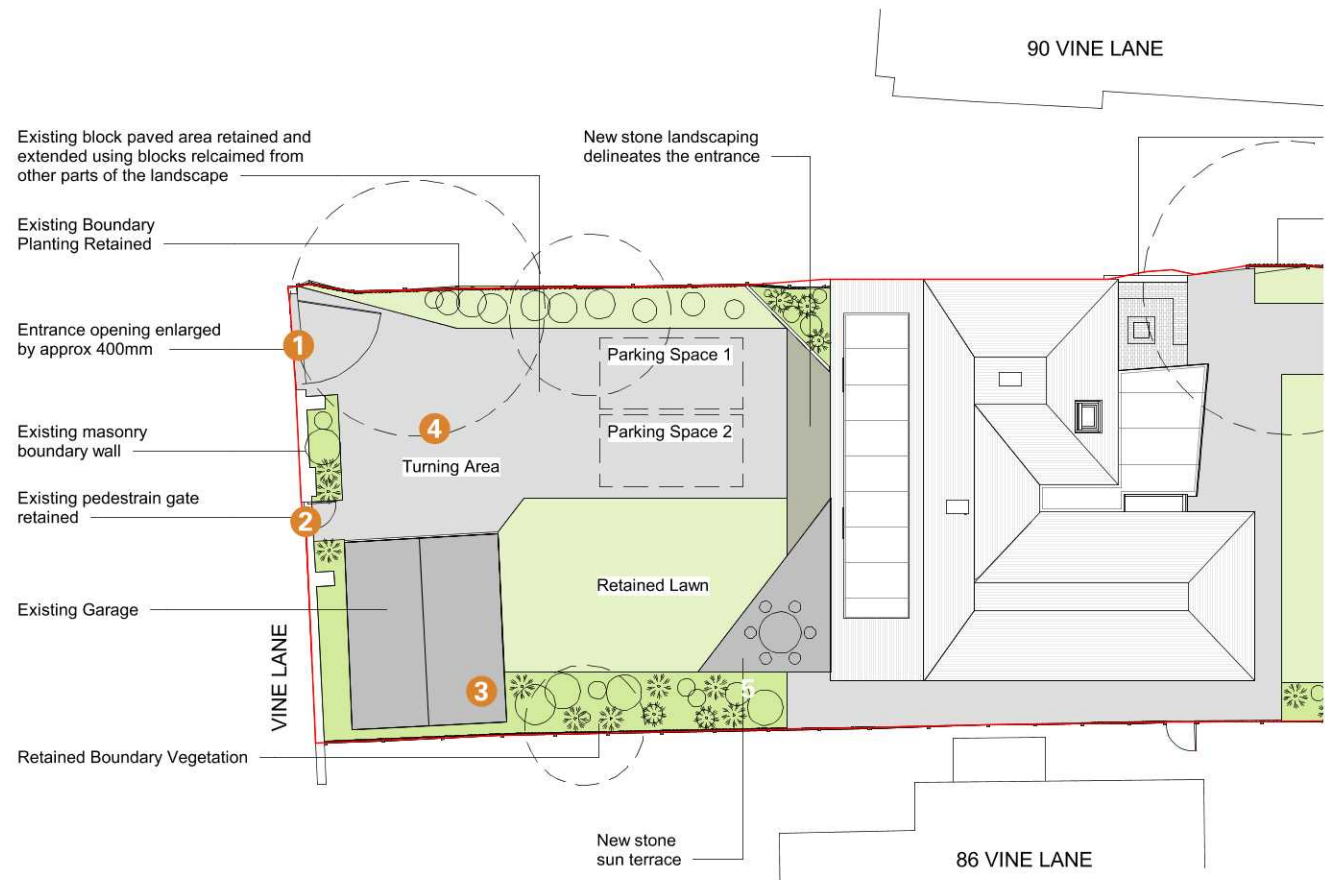
In addition landscape improvements are proposed that will allow improve the ability for vehicles to turn within the confines of the boundary and exit in a forward motion. At present due to the limiting turning area it is sometimes required to reverse through the archway which does not follow best practice for exiting onto a highway. The improvements contained within this application will negate the need for this, providing a safer method for both the residents of 88 Vine Lane and pedestrians and vehicles using Vine Lane.

Pedestrian Access

There is currently a pedestrian gate within the wall that forms the boundary to Vine Lane, this is proposed to be retained with no amendments proposed.

Refuse

Currently refuse provision is a series of bins that are stored in the garage. No changes to this strategy are proposed within this application.



Key

- 1. Vehicular Access - Archway retained and widened
- 2. Pedestrian Access - Retained as existing
- 3. Existing Garage Retained
- 4. Improvements to existing turning area

In summary this proposal seeks to provide a new lease of life to the dwelling through a series of comprehensive improvements aimed to make the house suitable for 21st century living whilst also improving the thermal performance of the building fabric.

Whilst the existing house benefits from a generous floor plan it suffer from an inefficient layout and ill considered alterations. The key interventions outlined in this proposal will unlock the potential of the house with new additions providing a distinctive and high quality contemporary architectural addition that will complement the traditional form and material palette.

The proposal has been carefully considered with regards to its impact on both the historic wall and the neighbouring properties. The height of the wall that forms the front boundary means that the revised front elevation will not alter the streetscene. The use of complementary brick and a new entrance to address the wall will improve the setting for the listed wall. At the rear the decision to locate the extension away from the boundary means that the amenity and privacy of the neighbours is maintained.

