

Design Statement

April 2025



Redevelopment of Salamander Quay

Park Ln, Harefield, Uxbridge UB9 6NZ

Introduction

JDW Architects have been appointed to prepare proposals by Mr Schneck for the renovation and change of use of the existing office complex, from offices to residential apartments, while still retaining some office space.

This design statement accompanies a full planning application for this site and is to be read in conjunction with all other submission documentation, which accompanies the application.

The proposed development involves the conversion of the existing office building located at Salamander Quay Park Lane, Harefield, Uxbridge UB9 6NZ, into 34 high-quality residential apartments.

The intent of this project is to create a vibrant, sustainable, and well-integrated living environment, whilst respecting the architectural context of the surrounding area and enhancing the functionality of the existing building.

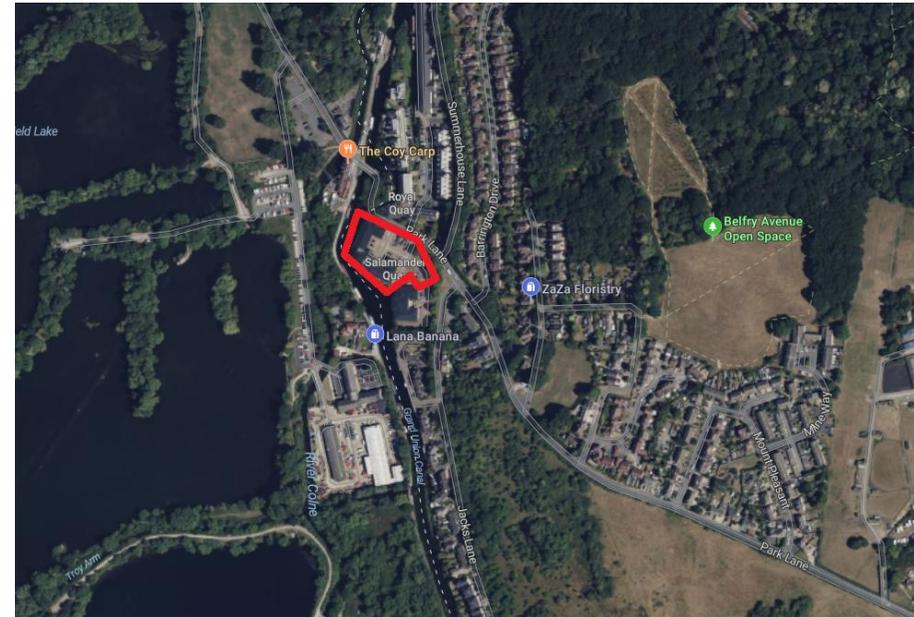


Fig1 Location of the site

1. Context and Site Analysis

The site is strategically located within the suburban setting of Harefield, offering easy access to local amenities, green spaces, and transport links, making it an ideal location for residential development.

The existing building, originally designed as an office complex, occupies a prominent position within the area, with established connections to the surrounding neighborhood.

The proposal seeks to transform this underutilised commercial building into much-needed housing to contribute to local housing demand while minimising disruption to the existing urban fabric.

2. Design Concept and Objectives

The design aims to create a series of 34 modern and comfortable apartments that meet contemporary residential standards, while preserving the architectural integrity of the existing structure. The conversion will embrace the building's core strengths, such as its structural soundness, well-proportioned floor plates, and natural light, to deliver spaces that are functional and aesthetically appealing.

The following key objectives underpin the design of the development:

- **Adaptive Reuse:** The project will retain the building's primary structure and external form, ensuring a sustainable approach to development. Modifications will be carefully considered to optimise the interior for residential use, without compromising the original character of the building.
- **Maximising Natural Light:** the existing placement of windows ensures that each apartment receives ample natural light contributing to a healthy living environment.
- **Efficient Space Planning:** The layout of the apartments will prioritize flexible and open-plan living spaces, allowing for efficient use of space and catering to modern lifestyle needs. A range of apartment sizes will be offered to accommodate diverse households.
- **Sustainability and Energy Efficiency:** The design will incorporate sustainable building practices, such as energy-efficient glazing, modern insulation, and renewable energy solutions like solar panels or heat recovery systems. Sustainable materials will be prioritised where possible to minimise the environmental footprint of the development.

3. External Appearance and Landscaping

The building's exterior will be updated with a refined aesthetic, combining contemporary design elements with respect for the site's existing architectural character.

The aim is to ensure the development harmonizes with the surrounding built environment while creating a modern and welcoming visual presence. A carefully designed landscaping strategy will be implemented to enhance the outdoor spaces, including the provision of communal areas, green spaces, and improved access to pedestrian routes.

This will not only improve the residents' quality of life but also contribute positively to the broader neighborhood aesthetic and biodiversity enhancements.

4. Parking and Access

The development will be designed to ensure that parking and access arrangements meet the needs of future residents while minimising any impact on the surrounding area. A secure, well-planned parking area will be provided, and measures will be taken to encourage the use of sustainable transport options, such as bicycle storage and access to local transport links.

5. Conclusion

The conversion of Salamander Quay into 34 residential apartments offers a sustainable and high-quality solution to the evolving needs of the local community.

By respecting the existing structure and integrating modern design principles, the proposal will enhance the character of the area, deliver much-needed housing, and contribute to the wider goal of creating vibrant, sustainable neighborhoods.