

Design & Access Statement For:

94 Vine Lane, Uxbridge UB10 0BE

August 2023

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1.0 INTRODUCTION & PROPOSAL

- 1.1 No 94 is located on the east side of Vine Lane. Vine Lane itself moves from the south where it goes past Hillingdon Golf Course before going past the RAF Sports Ground and starting the stretch towards the entrance to ACS Schools..
- 1.2 Hillingdon Court is located some 200 metres to the east of no 94.
- 1.3 The application site comprises of a two storey house with roof and garage to the side and long outbuilding to the rear garden, on the north side of the building.
- 1.4 The main house has 4 rooms on the ground floor and three bedrooms and bathroom on the first floor. The staircase is centrally located.
- 1.5 The site is located within the Hillingdon Court Area of Special Local Character (ASLC), a Heritage Statement has been prepared for this application.
- 1.6 Proposal is to reconfigure the footprint and create a part single/ part double storey side and rear extension and garage conversion. There will also be internal alterations.
- 1.7 The design is informed by the neighbouring scale, mass and details to maintain a level of consistency of appearance between the buildings. This design and access statement has been produced to accompany and support a Full application.

2.0 SITE & SURROUNDINGS

- 2.1 Vine Lane is a largely linear route, dissected by the turn in the road at no 96. It is lined by various residential buildings to the south and north of no 94..
- 2.2 No 9 is enclosed on its west side by a historic wall
- 2.3 The site has a relationship to Hillingdon Court to the east and Hillingdon Lodge to the north.
- 2.4 The area of Vine Lane is representative of the Metroland style of architecture commonly used in this part of London.
- 2.5 The site is located within Constantine Place, an early 21st century development of 5 modern houses.
- 2.6 Vine Lane is a 'Residential area surrounding parkland'. There is a distinct character in the area around the Court, as given by parkland to the east and the elements which were important in forming the formal approach to the west.

3.0 USE & AMOUNT

- 3.1 The new use is in keeping with the existing and entirely residential.
- 3.2 The existing site area is 262.86 sq.mt
- 3.3 The proposed site area is 431.62 sq.mt.
- 3.4 The additional Floor Area Gain is 168.76 sq.mt.

4.0 SCALE & LAYOUT

- 4.1 The proposal is for a residential extension comprising of a new two storey element to the side/ rear, including two additional bedrooms.
- 4.2 The site for development comprises the rear external wall of the house. It is proposed to demolish the wall and build a new rear wall approximately 2 metres in a northerly direction into the garden area.
- 4.3 The new layout will still comprise a front and rear range, with the latter range having greater space and therefore more rooms can be created.
- 4.4 The new massing to the rear is focuses on the centre/ east side of the building and ties in with that proposed to the front;
- 4.5 The existing external wall will be demolished and rebuilt on a greater line, making the space between the front wall and the rear wall greater.
- 4.6 A new gable bay at the rear is proposed to be located on the eastern side of the existing rebuilt house and it will form part of a pair of gabled bays that fan out from the centre of the house at the rear.
- 4.7 The new is a contemporary two storey extension. In essence, the plan at the rear is for a new bay in a rectangle form with a gabled roof that reflects the style of that seen at no 84.
- 4.8 There is no increase on the current height of the building. The section above the existing garage will be increased so that it is the same height as the main building.
- 4.9 When viewed from the road, the upper order of the new rear building will assimilate with the existing height and length seen at the front of the building;
- 4.10 The residential area will have access to a bin and recycle store at the side of the building, in the alley next to the Conservatory. The bins will be taken out on bin collection days and returned to storage once collection has been made.
- 4.11 Cycle storage provision has been located in the same location to the side of the Conservatory. The design of the bicycle storage area is given in the Attached sheet. It will provide storage for up to 3 bicycles or can be used as a store for toys and garden equipment.

5.0 ACCESS

- 5.1 Proposed access to the site will be provided via the existing gate and drive from Vien Lane to the south west of the house.

6.0 APPEARANCE

- 6.1 The new is a congruous size and scale.

- 6.2 The proposed roof heights and form is aligned to other established roof heights in Vien Lane and are contiguous with no 94. Due to the flat terrain the new height at the rear is kept below the chimney and ridge height of the host building.
- 6.3 It is a high-quality modern built form that sits well in relation to the host building. It also draws positive reference to the qualities of the houses on Constantine Place.
- 6.4 It takes reference to the 19th/ 20th century buildings and the later development along Vine Lane. The scale of the extension is comparable to the historic buildings at the south end of the site at no's 76, 80-82 & 84 and so it draws reference to this important group of buildings on the outer edge of the ASLC.
- 6.5 It is proportional as the new eastern end is the same height as the centre and western end of the host building, therefore being unified with the old. In this way the new mass will match and reflect the existing building and be coherent along this section of streetscape;
- 6.6 Fenestration on the first floor is aligned in a rhythm that pronounces the heritage of the building, whilst windows on the ground floor of the rear are an expression of modernity;
- 6.7 The new extension are visually unassuming and do not intrude on views out into the wider townscape. The new scale and roof are at the east end of the building, this lessening its impact on views taken from Vine Lane.
- 6.8 The scheme works within the framework of the existing plot boundaries and is located so it refers well to local views taken down Vine Lane. It does not intrude on the relationships with Hillingdon Court or the Lodge and it forges an interesting addition to the locally listed wall. Its visibility in glimpse views from Vine Lane provides character and is an enhancement.
- 6.9 The impact on the visual importance of the listed structure is diminished. From a heritage perspective there is scope for the development of further built form within the site without compromising the generous landscape setting of the listed building at Hillingdon Court.

Materials

- 6.10 Materials have been carefully selected in order to reflect the character of the street and the local area where bricks are the dominant material and tiled covered roofs are common; Therefore, the façade material to the front and rear will refer well to the existing material palette of Vine Lane and the context of Hillingdon Court.
- 6.11 The new top floor is carefully controlled through the arrangement of overlapping elements set at unified angles. The use of brickwork and the placement of windows will ensure the local context is maintained and shows how the traditional can be reinforced in a way that complements the existing.

7.0 LANDSCAPING

- 7.1 The site does not have any existing landscaping.

8.0 CONCLUSION

- 8.1 The proposed extension has been scaled and designed to be sympathetic in context with the locally listed building, the historic wall.
- 8.2 In addition, the layout of the proposal has been carefully considered in conjunction with views taken along Vine Lane and the presence of Hillingdon Court on the east side of the site.
- 8.3 The massing is greater than current, but is within the site envelope of the host building. The host buildings is untouched by the proposals and the new have been carefully articulated to ensure the front elevation remains centrepiece in views from within Constantine Place and in views from Vine Lane.
- 8.4 The introduction of a new extension of a slightly larger scale can be done so it is seen as firming a logical addition to the existing host building at no 94. 94 will continue to form part of the interesting sequence of buildings.
- 8.5 Due to the historic wall , the new built form does not promote a scale that is out of context with the surrounding built environment. Rather, it is seen as aligning well with the aforementioned buildings and being sympathetic to the height of the host elevation.
- 8.6 The proposal has been scaled so it is congruent with the main elements of the local skyline and it adds to the existing building another two storeys at the rear. The massing and detail provides a pointer to the influence of historic architecture along the street, making a visually succinct and creative interpretation of the townscape.