

25 | Long Lane

Design Statement

Proposed Detached Dwelling
Land rear of 25 | Long Lane, Uxbridge, UB10 9JP

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Introduction

This design statement is written in support of a planning submission for a two storey, 2 bedroom house to the rear of 251 Long Lane, Uxbridge, fronting 'Parkway'.



The Site & Context

The Site lies within an established residential setting within 350m of Hillingdon Court Park, a large open green space.

The site lies approximately 0.5 miles to the south Hillingdon Station and just over 1 mile to the east of Uxbridge Underground Station.



Site Location Plan



The Site & Context

Existing Condition

The application site forms the rear part of the garden to No.251 Long Lane. The site fronts onto 'Parkway', a residential cul-de-sac that leads onto St. Helen's College and Hillingdon Court Park.

The site measures 130sqm and is rectangular in shape with a slight chamfer to the western corner, reflecting the angle at which 'Parkway' cuts across the rectilinear pattern of development in the area.

No. 251 Long Lane is a post-war 2 storey semi-detached property with a long rear garden that backs on to 'Parkway'. Due to the angle at which Parkway cuts across from Long Lane, the gardens to the properties along Long Lane progressively get deeper and deeper. From 229 Long Lane to 247 Long Lane, these gardens have been built upon with the new houses fronting Parkway.

The application site is currently occupied by a single storey flat roof garage which is accessed from Parkway over a drop-kerb. The neighbouring properties either side are also occupied by single storey garages to the rear of their gardens.

There are no significant trees on or immediately adjacent to the application site.



1 - Straight on view of application site from Parkway looking east



2 - View looking north-east along Parkway towards application site



3 - View looking south-east along Parkway towards application



The Site & Context

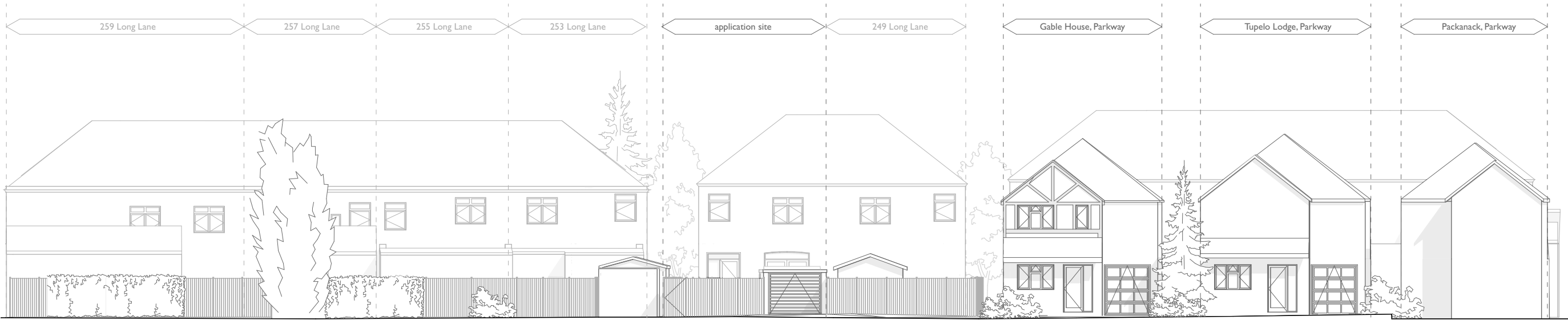
Existing Condition

The pattern of the development on Parkway to the south of the site where the rear gardens have been built upon is more defined and more coherent with active building frontages facing the road complementing the established and defined pattern of the development opposite on the west side.

The application site and the area to the north is less defined with timber fences, shrubbery and single storey garages fronting the road.



Existing Location Plan



Existing Street Elevation

The Site & Context

Local Context - Parkway

The houses along the eastern side of Parkway are quite eclectic in character with the area defined more by the rhythm of brick and render fronted garbles and hipped roofs rather than any prevailing architectural character.

The houses are all set at an angle to Parkway reflecting the geometry of the plots as established by Long Lane.

The properties are generally open to the road and are covered in hardstanding / gravel for parking.



1 - Gable House, Parkway



2 - Tupelo Lodge, Parkway



3 - Packanack, Parkway



4 - Oak House, Parkway



5 - Croyde House, Parkway



6 - Ellerslie, Parkway



7 - Sanatan, Parkway

The Site & Context
Local Context - Long Lane



1 - 249 & 251 Long Lane (Host Property)



2 - 253 - 259 Long Lane



3 - 241 - 247 Long Lane



4 - 239 Long Lane



5 - 237 Long Lane



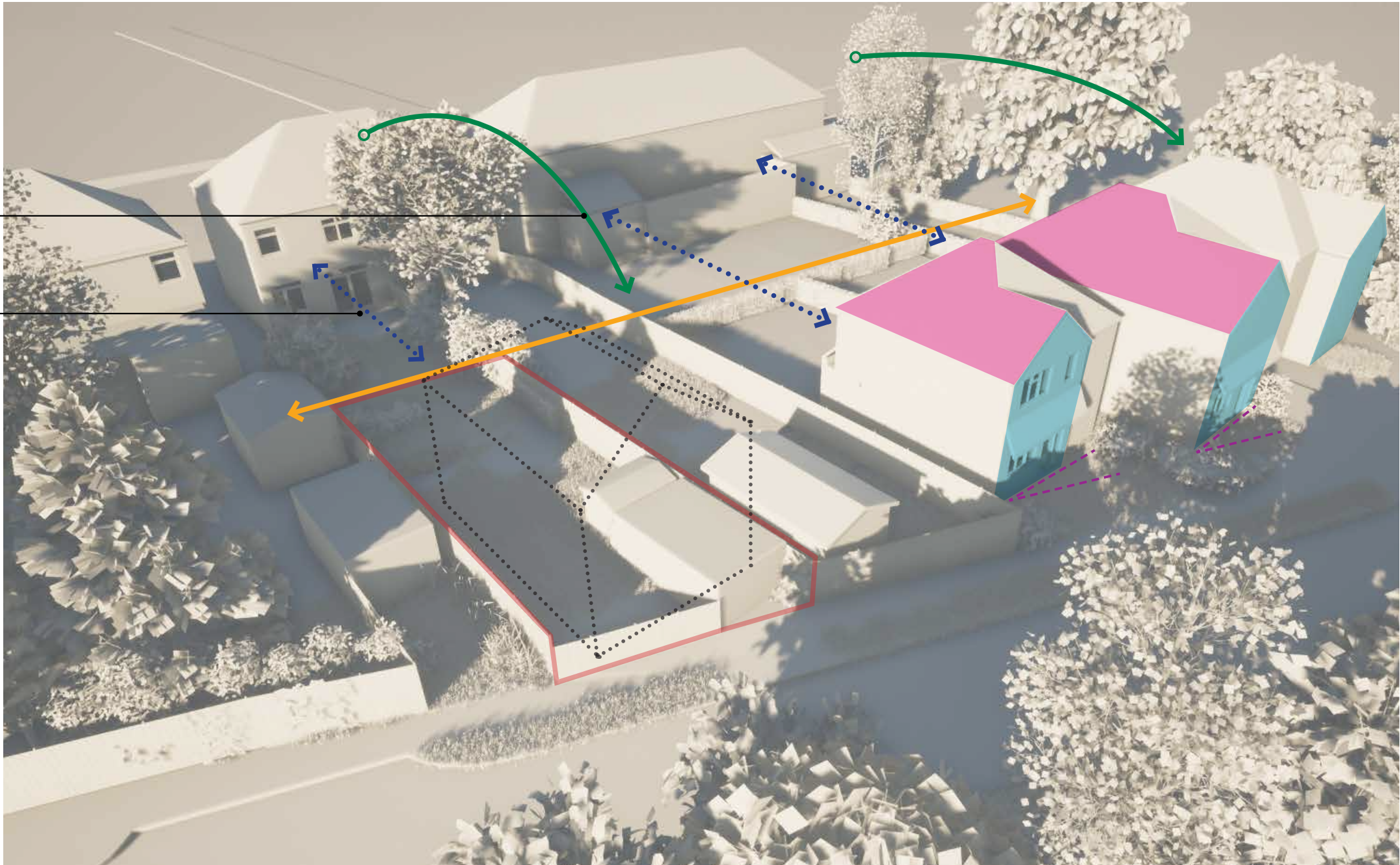
6 - 235 Long Lane

Concept
Site Analysis

The analysis demonstrates how the principle of infill development already established to the south can be appropriately extended to include the land to the rear of 251 Long Lane.

Proposal to reflect the subservient nature of the existing developments along Parkway

Distance to the host property and proposal needs to be considered to reflect the neighbouring properties



- Site boundary
- Continuation of boundary separation
- Subserving developments to host properties
- Hipped roof
- Massing complementing neighbouring buildings
- Distance to host building properties
- Buildings set at angle to road
- Gable front properties

Concept
Massing



— Site boundary

← Subservient to host properties

— Hipped roof to rear

Distance to host building properties follows established pattern of development to the south

— Proposal set at angle to road to follow the rhythm of the neighboring buildings

— Gable fronted

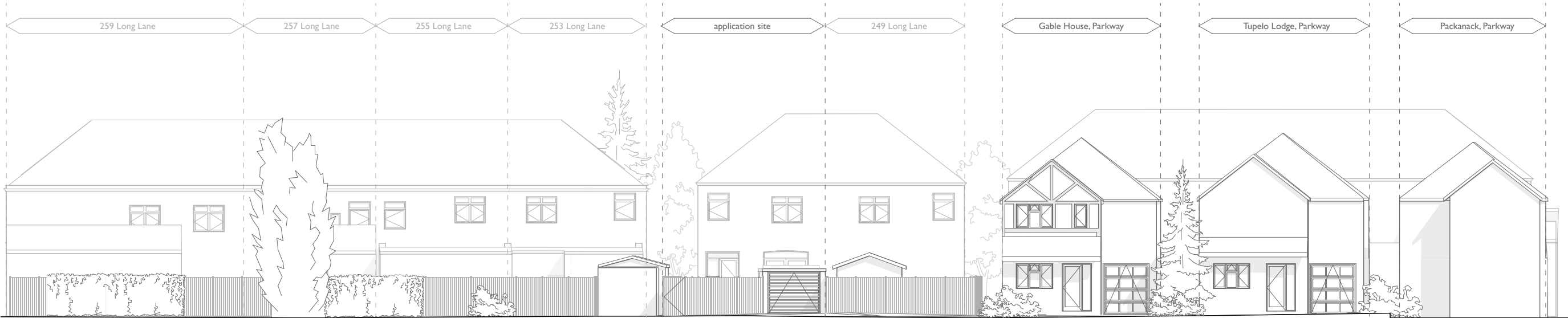
General Arrangement
Site Plan



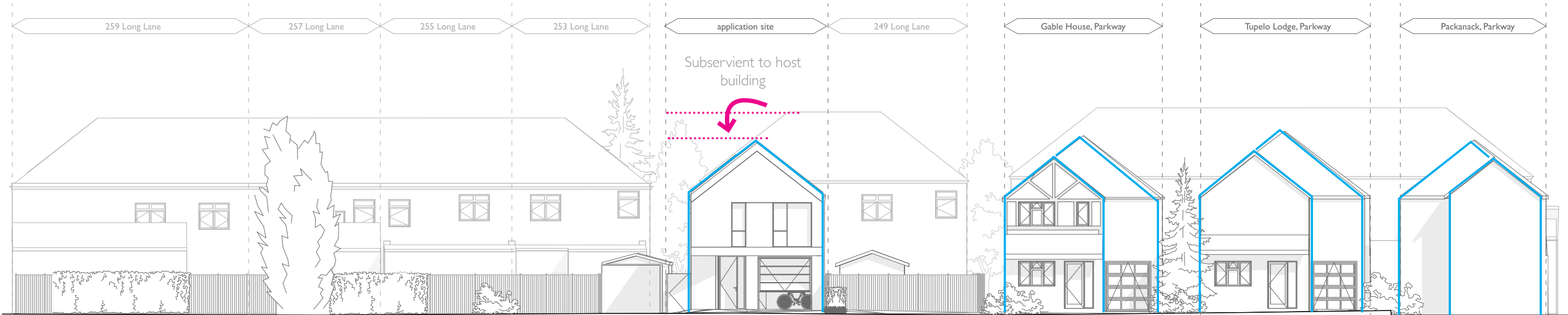
General Arrangement

Street Elevation

The building is conceived as a simple pitched roof form that echoes the scale ad proportions of the gable forms to the south. The building height is set down from the host property on Long lane and is similar in height to the neighbouring properties on Parkway.



Existing Street Elevation

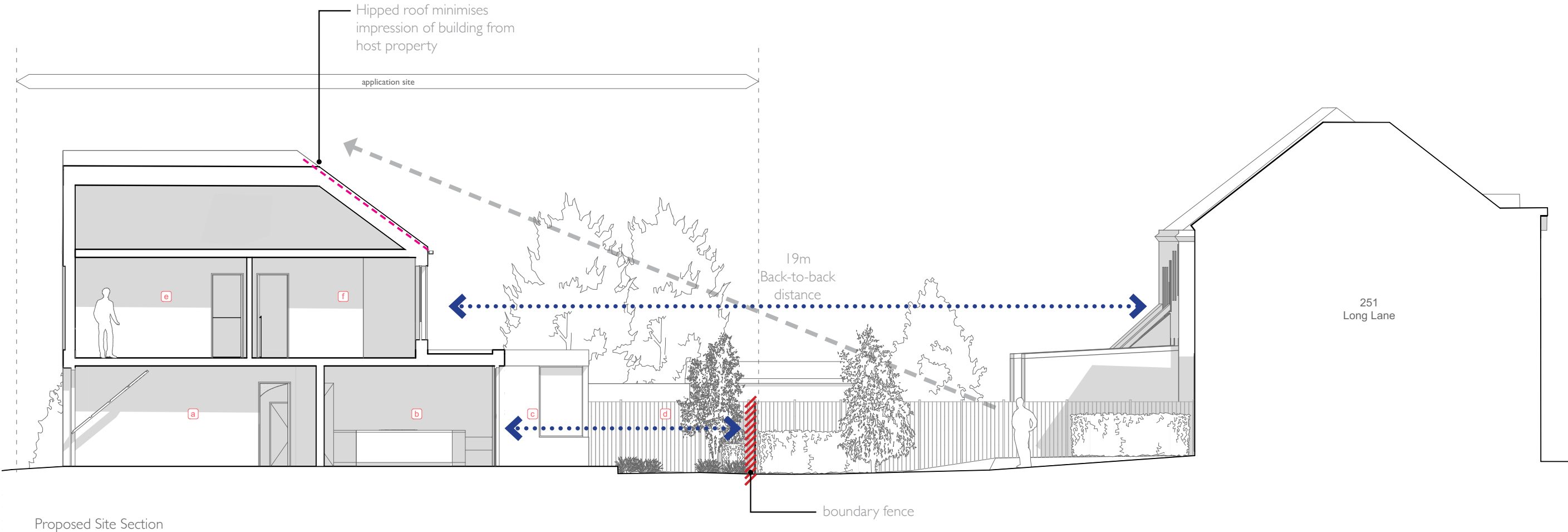


Proposed Street Elevation

General Arrangement

Site Section

garage
living / kitchen
patio
landscaped amenity space
bedroom 01
bedroom 02



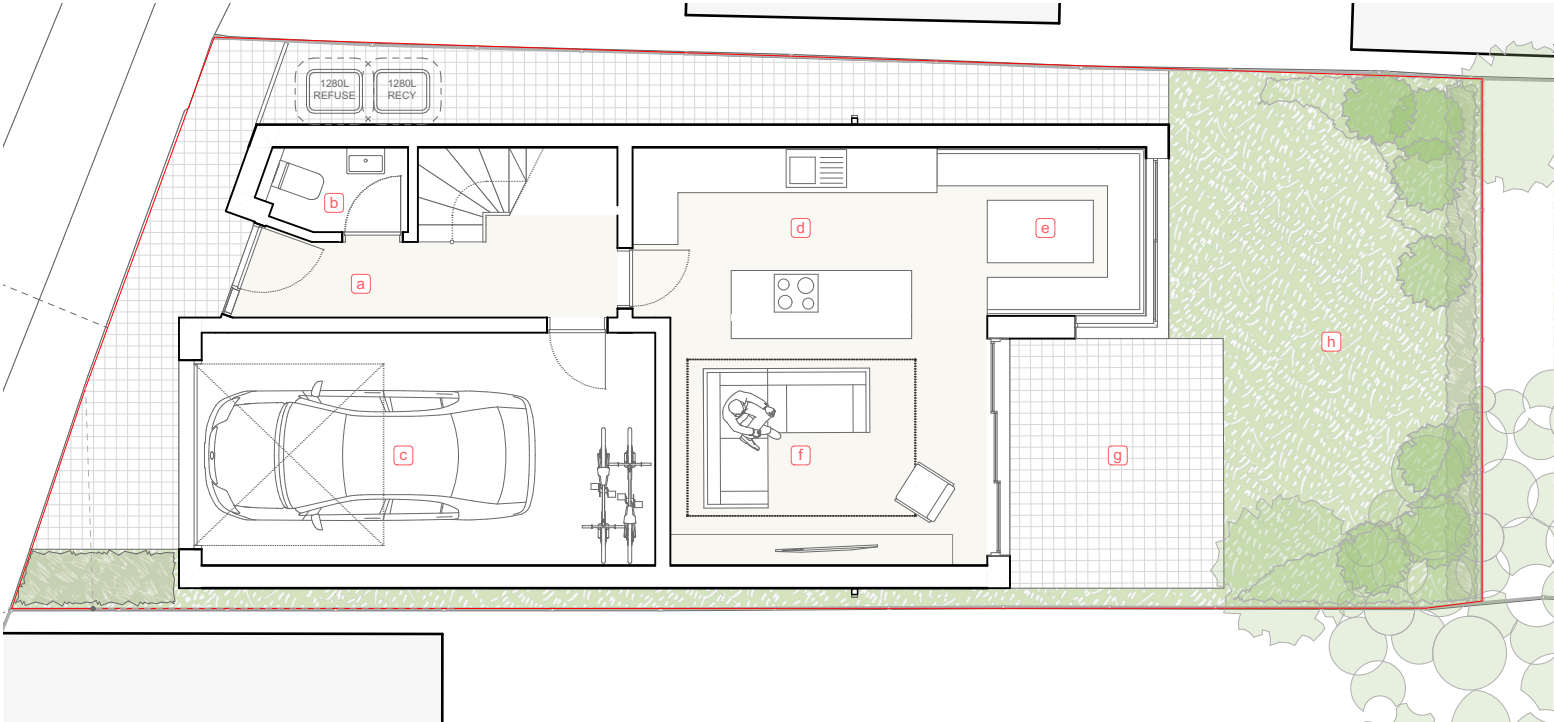
Proposed Site Section

General Arrangement

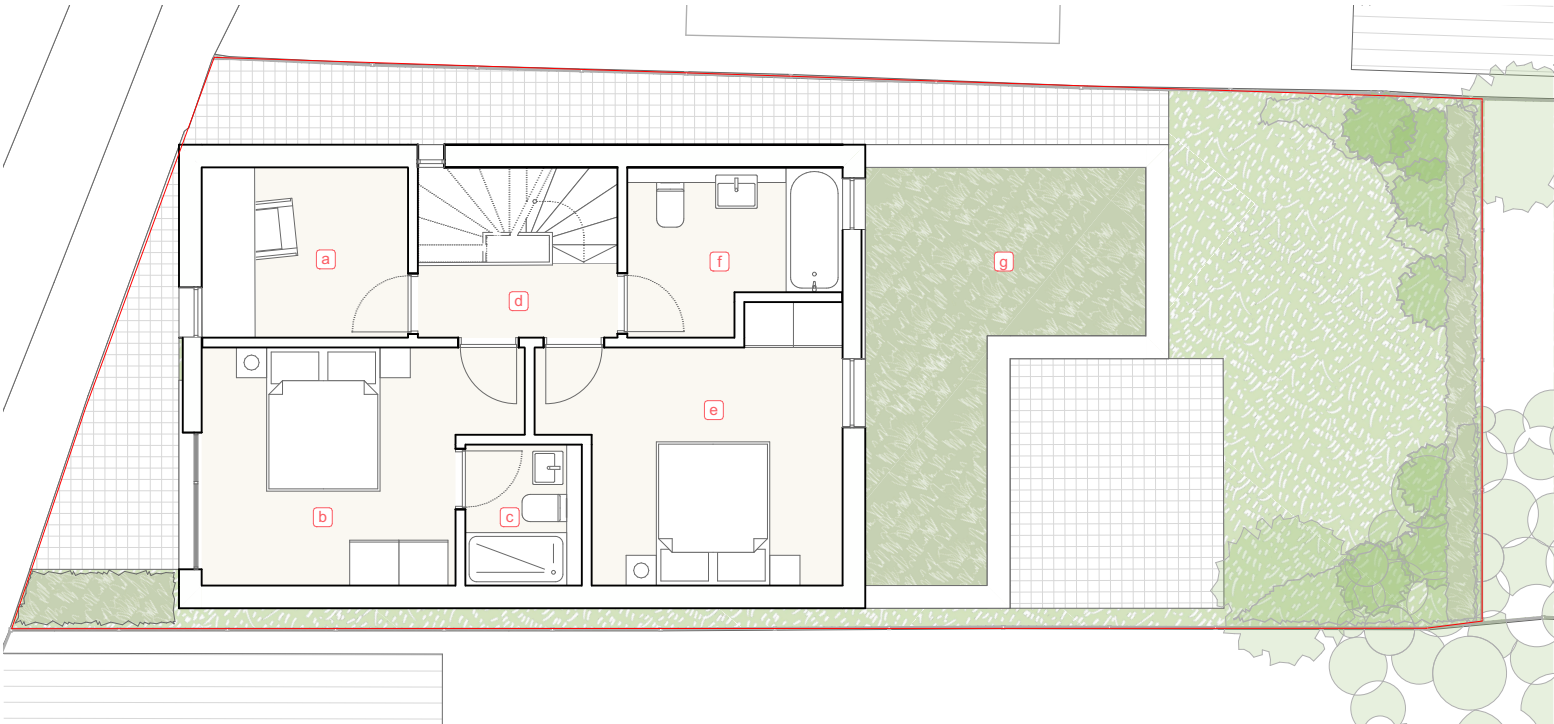
Floor Plans

The new home has been laid out as a simple, efficient 2 bedroom dwelling with an integrated garage at ground floor that utilises the existing cross over from 'Parkway'.

The ground floor open plan kitchen / living / dining room opens out to a landscaped garden to the rear whilst at first floor the building form steps back to increase the distance to the host property.



Proposed Ground Floor Plan



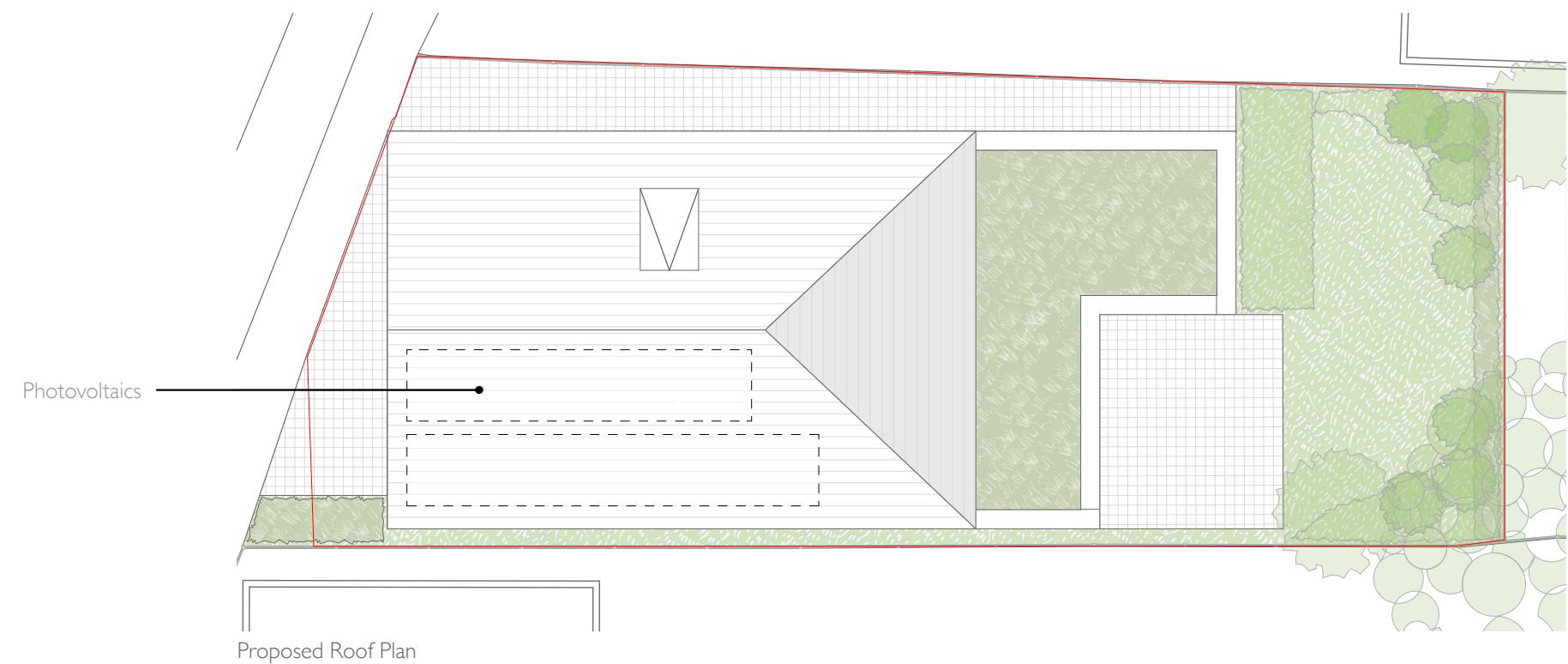
Proposed First Floor Plan



Sustainability

The proposal sets out to achieve the environmental goals to offset its carbon footprint by being designed with a highly insulated building fabric.

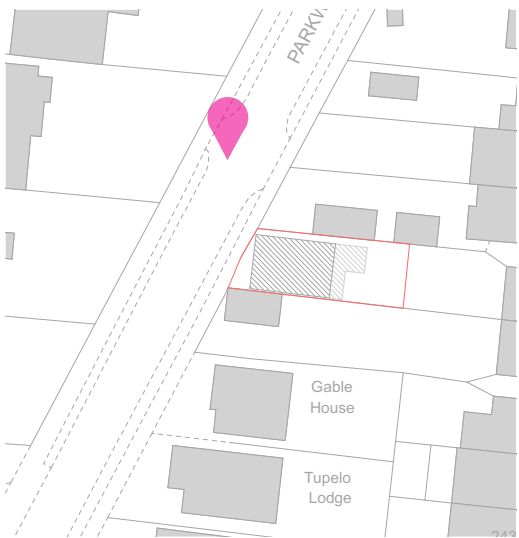
The development will also be integrated with MVHR, an electric charging point in the garage and Photovoltaics on the south facing pitch of the roof.



The Proposal

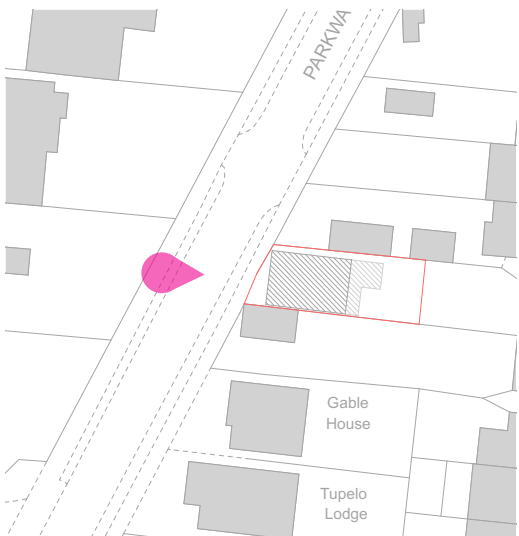
Close-up view of dwelling from Parkway looking south

A simple, contemporary architectural approach has been adopted using robust natural materials with crisp detailing set within the traditional pitched roof form. The building form integrates with the houses to the south whilst identifying itself as a unique but appropriate addition to the street scene.



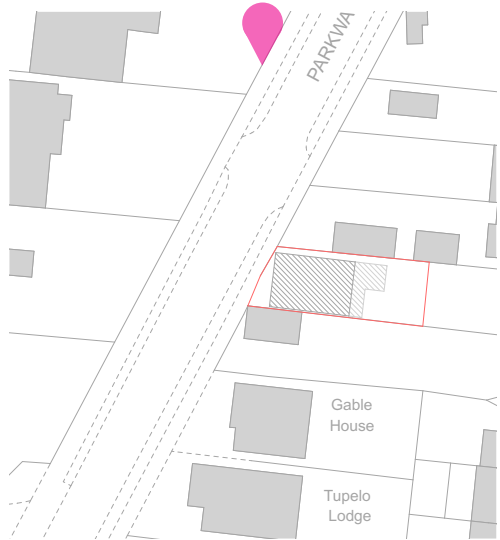
The Proposal

Elevational view of proposed house from Parkway

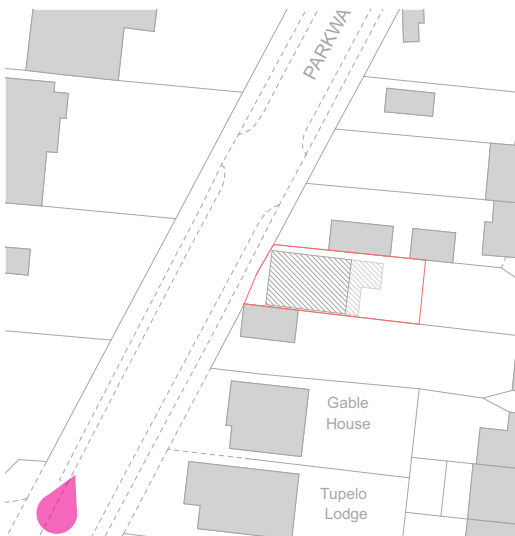


The Proposal

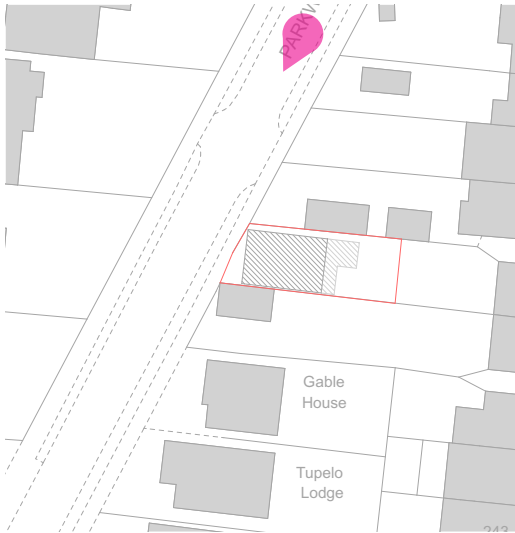
View of proposed dwelling from Parkway looking south



The Proposal
Photomontage



The Proposal
Photomontage



Conclusion

The application provides an opportunity to add a sustainable, small family dwelling to an established residential area.

The scale, form and architectural appearance has been carefully conceived so as to respect the amenity of the host property and neighbouring properties on Long Lane, whilst providing an active and animated frontage to Parkway to replace the existing blank frontage



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OB Architecture is an award-winning RIBA Chartered Architects Practice based in Winchester, with projects located all over London, the South of England and Wales.

The practice is experienced in designing a wide range of building types, including: offices, private homes, large residential schemes, hotels and interiors.

The practice was established in 2010 and has since grown to 15 employees.

The quality of their designs has been recognised with a number of awards and publications around the world.

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