



ELSTREELAND

trelawney avenue

Slough



Members' Review Document

July 2023



introduction

Our Vision:

*“To realise the residential value of this site
- providing high-quality architecture and
additional much-needed new homes”*



Illustrative Street Scene

Elstree Land is seeking pre-application advice, from Slough Borough Council, for a residential development of 53 homes located at Trelawney Avenue.

Two previous applications for development of this site (S/00745/000 and 001) are currently awaiting determination (the first with a resolution to grant), comprising a community hub together with 21 dwellings. The community elements of these applications are now not required by the Council. Elstree Land is now seeking a residential development for the site which builds on the design principles established by the previous applications.

In developing this site, Elstree Land is seeking to create a new environment which enhances both the landscape

and the built character of the neighbourhood, delivering sustainable development for Langley.

We recognise the prominence of this site in the local townscape and the opportunity to create a statement building for this a highly sustainable location - a medium-high density of new homes in the form of an apartment building contained over several floors, together with family houses in the form of terraced.

The proposals will offer a variety of dwelling types including smaller homes and family accommodation, with one, two

and three bedrooms which are designed both internally and externally with adaptability and accessibility in mind, and in a way that is appropriate for modern living, modern construction materials and techniques, and environmentally friendly.

The following pages show an overview of our design principles and concepts for the new development: the memorable, legible masterplan, safe and accessible communal and private outdoor spaces, characterful landscaping, and distinctive, contextual architectural language and materials palette.

Elstree Land is proud of these proposals and is committed to carrying out this exemplar development.

proposed layout

Trelawney Avenue

Meadow Road



the wider setting of the application site

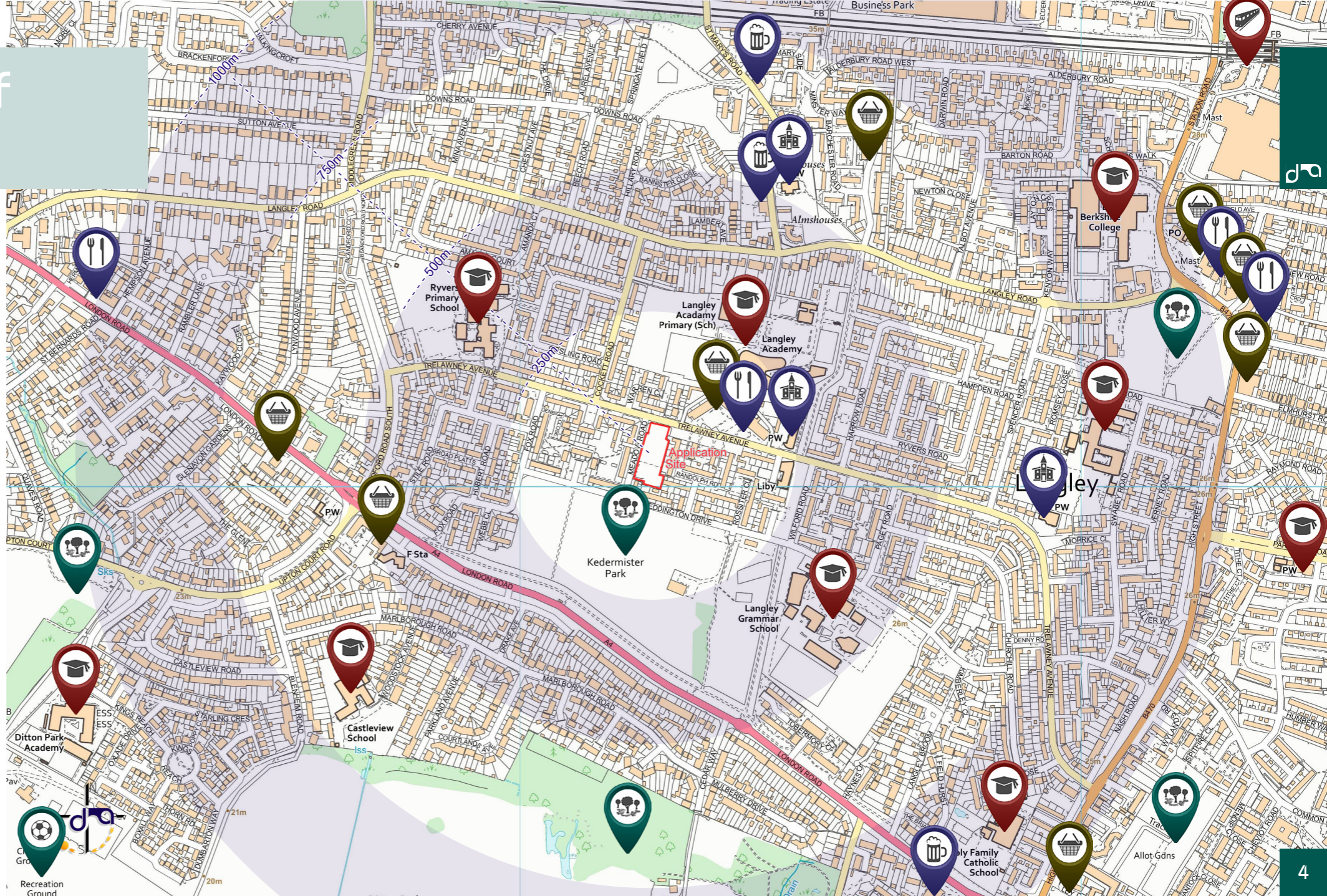
Walking, Cycling & Public Transport

...being the attractive choices for short trips - improving physical health and the local environment, reducing congestion, pollution and carbon emissions.

The Langley high Street corridor runs from the public amenities centre in the North, which contains commercial and retail properties, the train station, the college and schools through to the London Road which provides access to the M4.

The high street corridor provides a wealth of infrastructure to facilitate the development, all of which are accessible on foot, furthermore the site is located in an excellent location for all modes of transport, including wider vehicular destinations.

-  Langley railway station
-  Nursery/school/college
-  Local shop, retail parade
-  Recreation ground/public greenspace
-  Sports facility
-  Public house
-  Place of worship



ref. 1:

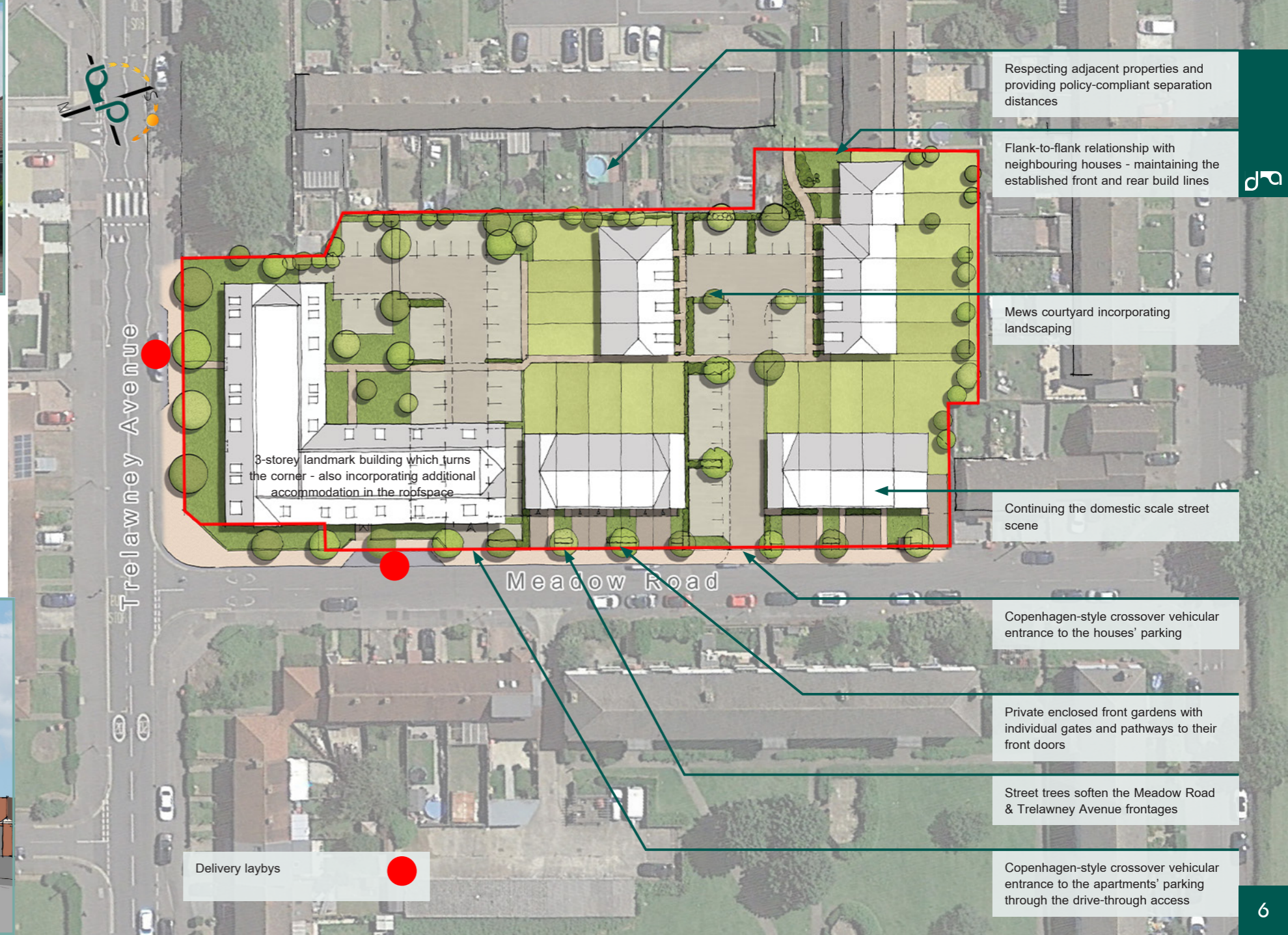
Langley's Townscape Context





Our Vision:

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Respecting adjacent properties and providing policy-compliant separation distances

Flank-to-flank relationship with neighbouring houses - maintaining the established front and rear build lines

Mews courtyard incorporating landscaping

Continuing the domestic scale street scene

Copenhagen-style crossover vehicular entrance to the houses' parking

Private enclosed front gardens with individual gates and pathways to their front doors

Street trees soften the Meadow Road & Trelawney Avenue frontages

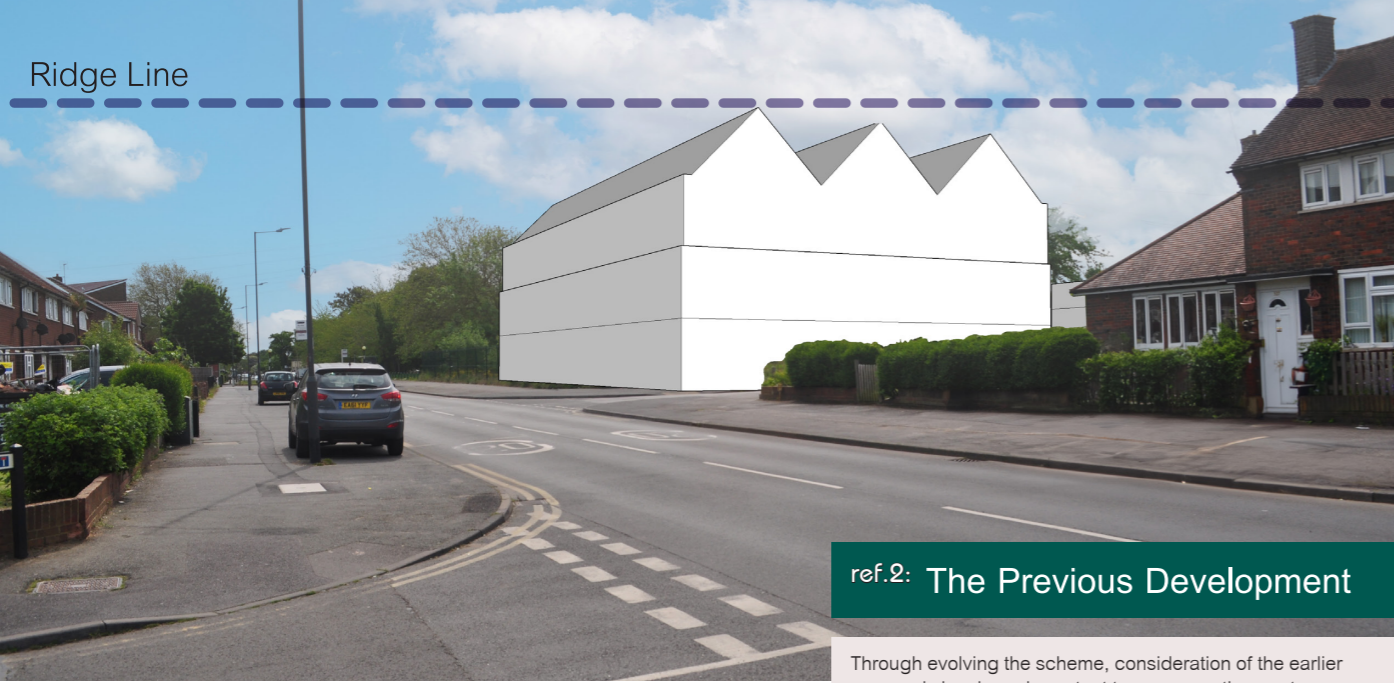
Copenhagen-style crossover vehicular entrance to the apartments' parking through the drive-through access

3-storey landmark building which turns the corner - also incorporating additional accommodation in the roofspace

Trelawney Avenue

Meadow Road

Delivery laybys



ref.2: The Previous Development

Through evolving the scheme, consideration of the earlier proposals has been important to re-assess the most appropriate ways to develop this site.



ref.3: The Proposed Development

The two illustrations demonstrate similar siting of built form on the corner, with a slight reduction in scale, and an improved separation to the eastern boundary.

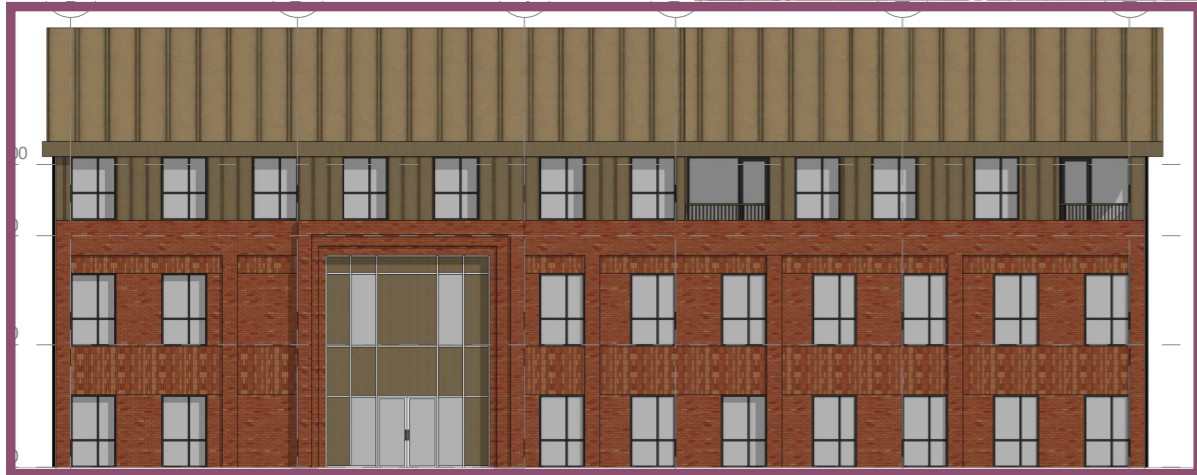


footprint comparison

- Previous application proposals
- Proposed development



Previous North Elevation:



Proposed North Elevation (shown at the same scale as the previous elevation to the left):



Cycle & Car Parking

Making walking and cycling the attractive choices for short trips - improving physical health and the local environment, reducing congestion and pollution.

Sufficient cycle parking:

- 1-bed dwelling: 1 bay
- 2-bed dwelling: 1 bay
- 3-bed dwelling: 1 bay

...in rear gardens and a secure communal store - so that cycles are as appropriate to choose as a car for short trips.

75 Allocated to plots

Electric vehicle charging facilities will be provided to every space.

DWELLING TYPES	
1-bed 2-person apartment	11
2-bed 3-person apartment	3
2-bed 4-person apartment	19
2-bed 3-person house	2
2-bed 4-person house	3
3-bed 5-person house	15
Total	53



ref.4:
Cycle & Car
Parking



Please see below our affordable housing offering at Merrymakers.

Merry Makers Pub			6%	19%	6%	70%
Elstree Land	No	%	Slough Affordable Rent	Slough Living Rent	Shared Ownership	Private
1B2P Flat	11	21%	1	3		7
2B3P Flat	3	6%				3
2B4P Flat	19	36%	1	3		15
2B3P House	2	4%				2
2B4P House	3	6%				3
3B5P House	9	17%			2	7
3B5P House	6	11%	1	4	1	
Total	53	100%	3	10	3	37

We trust that with the weighted provision of housing (50%) this will prove an acceptable and attractive mix to the officers



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DHA Architecture Ltd is a specialist practice in the field of residential architecture, delivering projects for all of the major housebuilders, as well as regional developers and Housing Associations:

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