



ELSTREELAND

Former Langley Police Station

# high street, langley



Members' Review Document

July 2023



# introduction

## Our Vision:

*“To realise the value of this prominent site - providing high-quality “landmark” 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 29 homes located on the site of the former Langley Police Station.**

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 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, as well as 4 x 3 bedroom houses.

The proposals will offer a variety of tenures 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.

Community is at the heart of the scheme with a shared public landscaped space in the form of a community garden which is accessible to all and is integrated into the scheme with high quality design and surveillance. The landscaped areas

respect the amenity of existing landscaped private garden boundaries by introducing new planting areas with small trees and low maintenance shrub planting.

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



# the wider setting of the application site

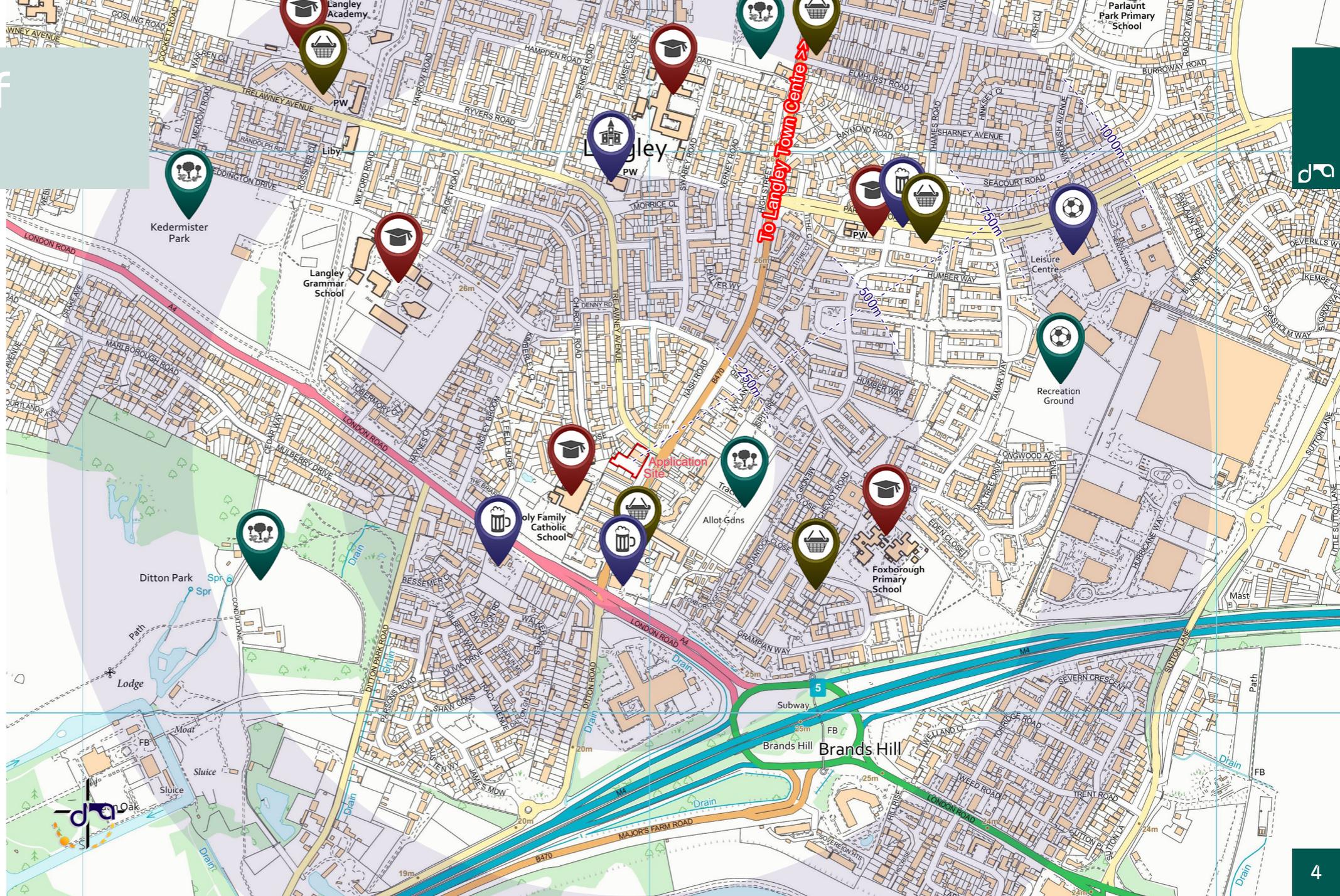
## Walking, Cycling & Public Transport

...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.

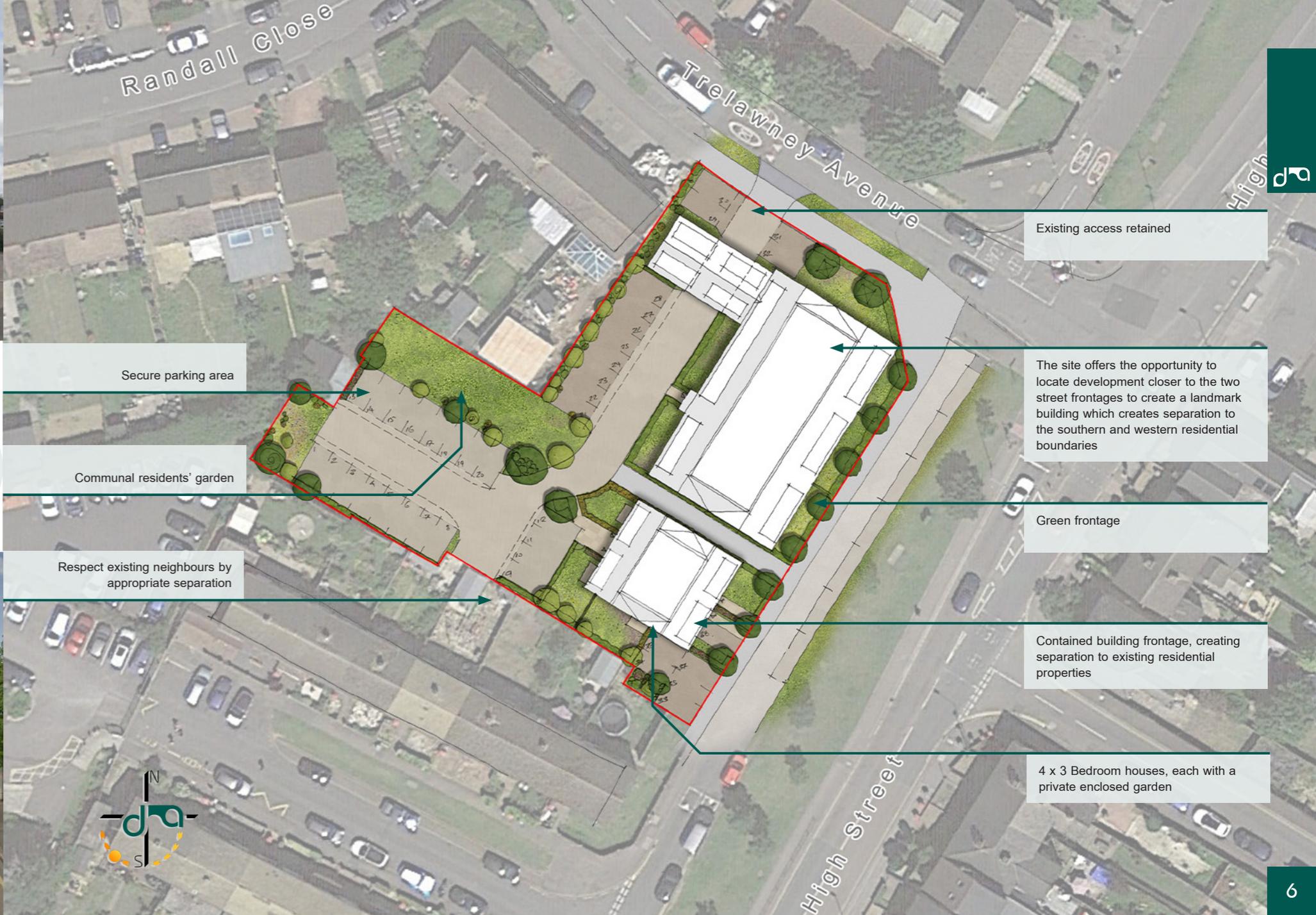
-  Nursery/school/college
-  Local shop/retail parade
-  Recreation ground/public greenspace
-  Sports facility
-  Public house
-  Place of worship



ref. 1:

# Langley's Townscape Context





**Our Vision:**

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

Existing access retained

Secure parking area

The site offers the opportunity to locate development closer to the two street frontages to create a landmark building which creates separation to the southern and western residential boundaries

Communal residents' garden

Green frontage

Respect existing neighbours by appropriate separation

Contained building frontage, creating separation to existing residential properties



4 x 3 Bedroom houses, each with a private enclosed garden



# previous development proposals

... to understand the planning context and the principles of the approved development

... for the new proposals to make better use of the site - with improved architecture, better living conditions & more much-needed homes

The site has an earlier permission for residential development – converting the existing building into apartments, and the addition of houses to the rear and side.

It has been important to consider this permission in terms of the approved relationships review other opportunities for this brownfield site to make the best use of a highly sustainable redevelopment opportunity. By demolishing the existing 1950s building there is the opportunity to create a more beautiful, and more efficient form of development to respond positively to the local area with a more suited building both in terms of design and appearance.



ref.2: The Approved Development



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

The two illustrations demonstrate similar siting of buildings fronting the High Street but the new proposals provide improved separation to the southern boundary. These new proposals also remove the building to the rear of the site and contains the development to the frontage.



ref.3: The Proposed Development



By providing apartments, the scheme offers more properties - whilst visually, in footprint and massing, there is not a significant difference.

The opportunity for a comprehensive scheme through the demolition of the existing building allows for a better considered scheme, which can address this site's unique location.



# 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:

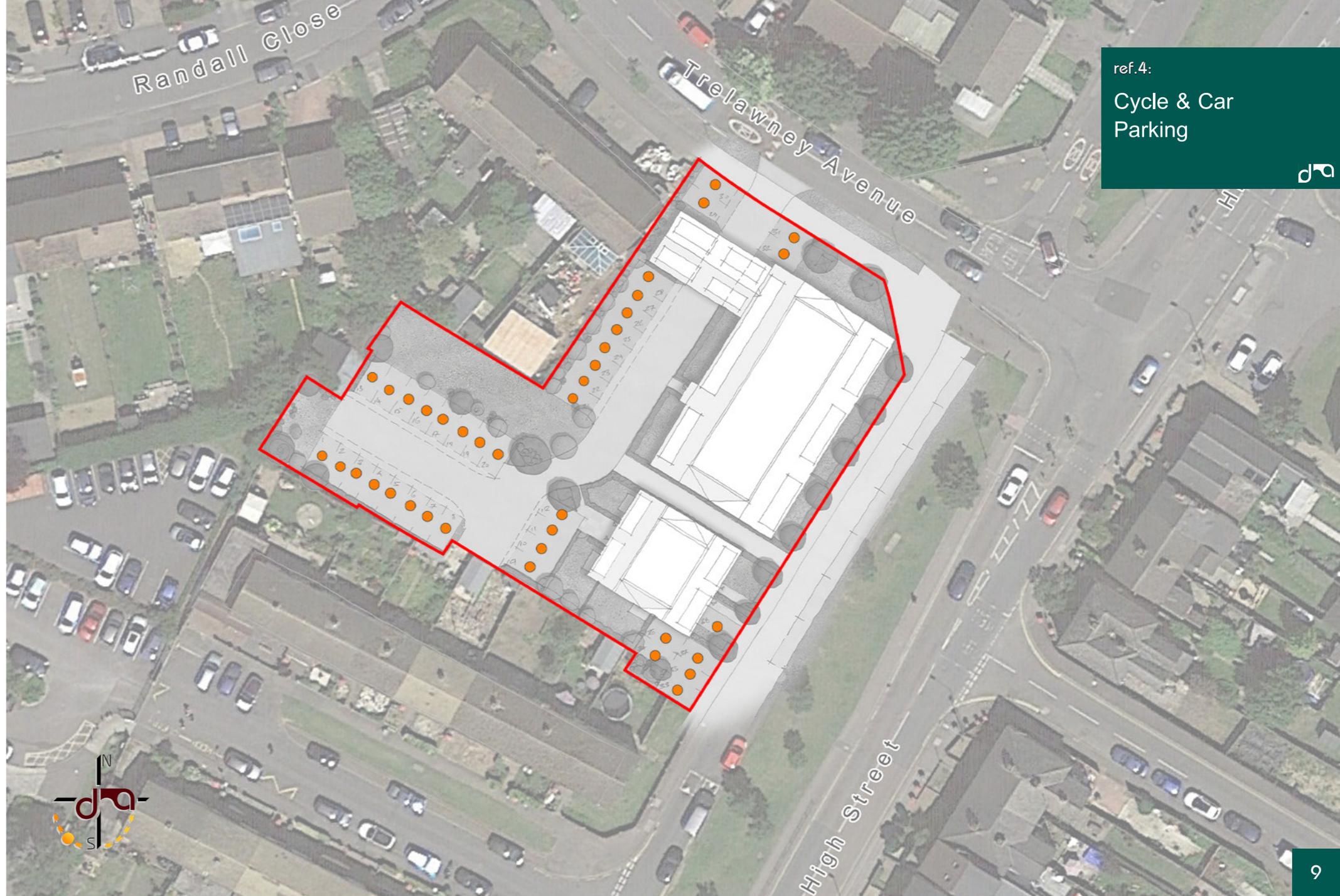
1-bed dwelling: 1 bay      3-bed dwelling: 1 bay  
 2-bed dwelling: 1 bay

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

**38** Vehicle parking spaces allocated to plots

Electric vehicle charging facilities will be provided to every space.

Description	Qty
1 Bed Flat	7
2 Bed Flat	16
2 Bed Coach House	2
3 Bed House	4
<b>Total</b>	<b>29</b>



In line with the below policy, our affordable housing offering at The Police Station would be

<b>Police Station</b>			<b>7%</b>	<b>17%</b>	<b>7%</b>	<b>69%</b>
Elstree Land	No	%	Slough Affordable Rent	Slough Living Rent	Shared Ownership	Private
1B2P Flat	7	24%	2	1		4
2B3P Flat	2	7%				2
2B3P Flat M4(3)	2	7%		2		
2B4P Flat	12	41%		2		10
2B3P Coach House	2	7%			2	
3B4P House	4	14%				4
<b>Total</b>	<b>29</b>	<b>100%</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>20</b>

We trust this accords with the below policy and has been informed by a local RP (Abri HA)

	<b>Development Size</b>					
	<b>25-69 homes in development</b>			<b>70 plus homes in development</b>		
<b>Type of Site</b>	<b>Tenure Split</b>			<b>Tenure Split</b>		
	Slough Affordable Rent (Social Rent)	Slough Living Rent	Intermediate	Slough Affordable Rent (Social Rent)	Slough Living Rent	Intermediate
<b>Greenfield</b>	10%	15%	5%	10%	15%	15%
<b>Brownfield</b>	6%	19%	5%	6%	19%	15%
<b>Brownfield (viability issue)</b>	5%	16%	4%	5%	17%	13%



**dha architecture ltd**

tel 0118 934 9666  
 email [surname@dhaarchitecture.co.uk](mailto:surname@dhaarchitecture.co.uk)  
 web [www.dhaarchitecture.co.uk](http://www.dhaarchitecture.co.uk)  
 snail Brooklands Farm Business Park  
 Bottle Lane  
 Binfield  
 Berkshire RG42 5QX

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