

**EXTENSIONS to HIGH MEADOW CLOSE CARE HOME,
HIGH MEADOW CLOSE, PINNER**

HA5 2HD

DESIGN & ACCESS STATEMENT

November 2025

Revisions

A - Design revisions reflecting the points raised in the Pre-application response.
DAS updated.

B – Planning Statement added.

Prepared by Crafted Architects for High Meadow Care Home
410 The Grange
Romsey Road
Michelmersham
Romsey SO51 0AE

crafted
 **architects**

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❖ PLANNING HISTORY & DESIGN RESPONSE

This pre-application submission acknowledges the previous refusal of planning application ref. 196/APP/2017/1672, dated 5th July 2017, which sought permission for five additional bedrooms and a first-floor link extension. The 2017 scheme was refused on the grounds of visual incongruity, excessive bulk along sensitive boundaries, and overbearing impact on neighbouring properties, particularly in relation to site level changes.

The current proposal has been carefully developed in direct response to those concerns.

Revision A, November 2025:

The revised proposal has been developed following a careful review of the pre-application response (received July 2025). The ground floor extension which included 3 bedrooms has been omitted entirely, and the first-floor additions have been refined in accordance with the feedback received. The resulting design responds directly to the matters raised by the planning officer, achieving a balanced and sympathetic form that remains consistent with the existing building's architectural language. We are confident that this revised scheme fully addresses the previous concerns and represents a well-considered and appropriate development.

- **No link extension** is proposed, preserving the articulation of the existing built form and avoiding the impression of excessive massing.
- **All extensions are to the first floor and are fully contained within the existing footprint**, avoiding any expansion towards sensitive site boundaries, particularly to Nos. 22 and 24 Daymer Gardens and 7 Larkwood Rise. Notably, the bedroom formerly proposed for the SW corner of the site, facing East, is now omitted.
- **Window placement and orientation have been sensitively designed** to avoid overlooking, with no side-facing windows near adjacent properties, and existing boundary vegetation retained to provide effective screening.
- **The proposal respects the site's topography**, with neighbouring properties sitting at a higher level, reducing the perceived impact of the extensions.

❖ PLANNING STATEMENT

The proposed first-floor extensions have been developed in response to the Council's pre-application advice and the Development Plan. The scheme is design-led and has been refined to reduce bulk and improve articulation in line with Policy **BE1** of the Hillingdon Local Plan: Part 1 and **DMHB 11** (Design of New Development) of the Local Plan: Part 2. The proposal retains and protects landscape and trees in accordance with **DMHB 14** and will secure biodiversity enhancements as required under **DMEI** policies and national Biodiversity Net Gain legislation.

The principle of specialist care accommodation is supported by London Plan Policy **H13**, which encourages Boroughs to work positively with providers of older persons housing. Full supporting material (the required documentation and drawings) will be submitted to satisfy the validation checklist and address the matters raised in the pre-application advice.

1. INTRODUCTION

1.1 This Design and Access Statement (DAS) supports a full application for proposed extensions to High Meadow Close Care Home, Pinner. The 45-bed care home was completed several years ago and has since provided high-quality residential care in a purpose-built environment. The proposed works aim to expand capacity in response to ongoing demand, maintaining the existing architectural language and ensuring minimal disruption to residents and staff.

1.2 The proposal includes:

- **First-floor extensions** providing an additional **4** en suite bedrooms:
 - West side: Room 46
 - Central: Room 47
 - East side: Rooms 48 & 49

1.3 All new additions are carefully designed to align with the architectural language of the existing building, ensuring a seamless integration that supports both operational needs and design continuity. Notably, the first-floor extensions sit entirely within the buildings existing footprint therefore not impacting the ground floor external space.

2. SITE & SURROUNDINGS

- 2.1** The site is in Pinner within a quiet residential area. It is found at the end of a cul-de-sac, High Meadow Close. The road runs into the site and forms the only access point. The site is bounded by trees and hedges on all sides; some distance beyond which are neighbouring dwellings. It is approximately 1.01ha in area and is roughly rectangular.
- 2.2** The surrounding buildings are detached dwellings set in comfortable plots and forming a low to medium density. They are a mix of bungalows and two storey houses with pitched roofs. The topography slopes upwards in a northerly direction, so that the neighbouring plots on the northern side of the site (Daymer Gardens) are set on higher ground.
- 2.3** The dwellings to the south of the site are accessed from Larkwood Rise, a culdesac off High Road Eastcote, the B466. The dwellings to the north of Larkwood Rise are a mixture of chalets and bungalows.

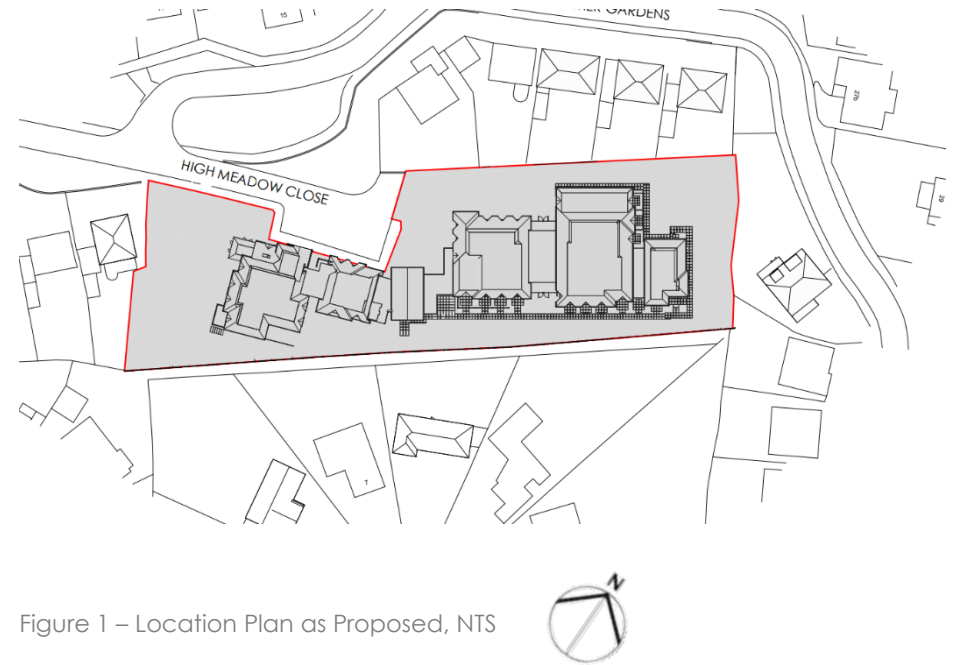


Figure 1 – Location Plan as Proposed, NTS



Figure 2 – Google Earth image towards east



Figure 3 – Location for proposed bedroom 46 to south



Figure 4 – View west of the northern landscaped garden



Figure 5 – Continuation of Figure 4; setting for proposed bedrooms 48 & 49

3. DESIGN PRINCIPLES, MATERIALS AND APPEARANCE

- 3.1** The proposed extensions are designed to be seamlessly integrated with the existing building, maintaining consistent materials, proportions, and detailing. The ground floor East wing extension continues the established rhythm and footprint of the current layout, ensuring internal circulation remains logical and accessible.
- 3.2** The first-floor extensions (Rooms 46, 47, 48 and 49) have been carefully designed to respect the privacy of neighbouring properties. Window placements have been strategically arranged to avoid any direct overlooking, ensuring no loss of amenity for adjacent residents. In addition, existing mature trees along the site boundary provide a natural layer of visual screening, further mitigating any potential impact.
- 3.3** The external materials are limited to those already present in the existing building: Marley Eternit Edgemere roof tiles, facing stock brick and timber braces. Dormer windows shall follow the design of those included in the original design.

- 3.4** Bedroom 46 has its proposed window looking West. This is some 22.6m from no. 16 Daymer Gardens and the relationship is oblique. This is therefore significantly greater than the minimum distance used to determine the acceptability of a back-to-back relationship between properties. As such the provision of this bedroom is considered acceptable.

Notes from the Pre-app response

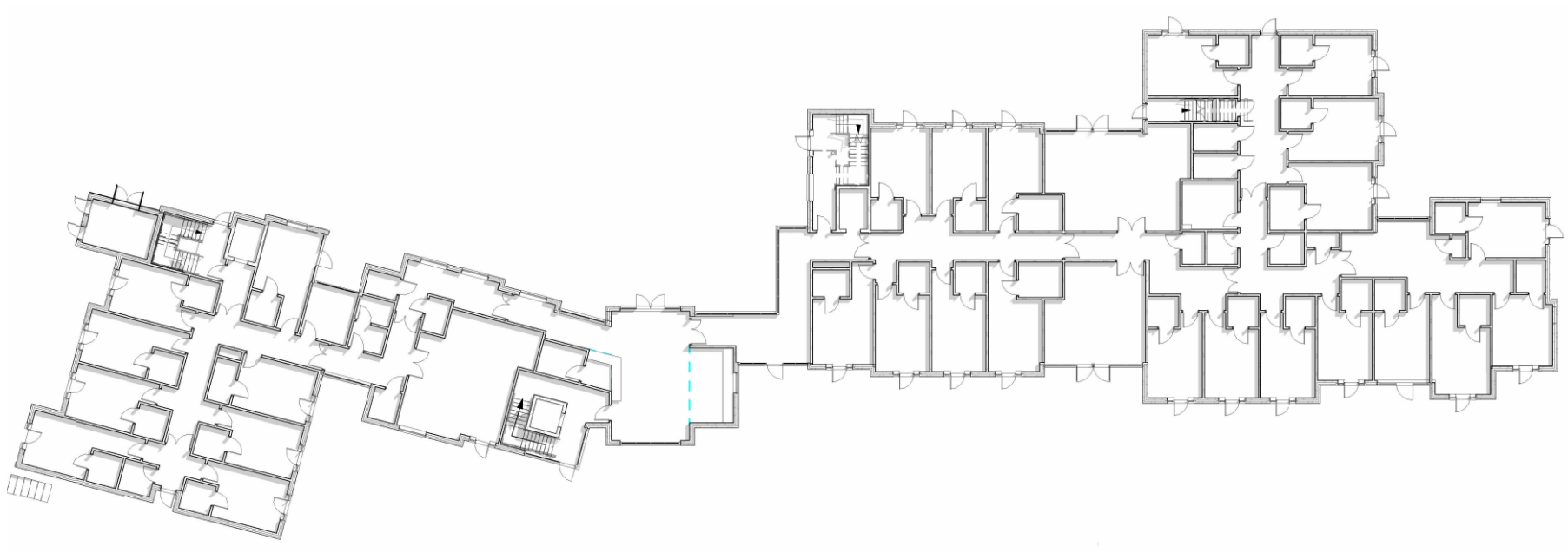
"The current proposal removes the first-floor extension to the centrally positioned glazed link (referring to the refused application, 2017) which had contributed to the perception of additional bulk and visual clutter. Its omission helps to reinstate a clearer separation between building elements and reduces the cumulative massing of the proposal overall."

- This shows the planners recognise the revised scheme has **successfully reduced bulk** and improved **visual clarity**.

"This change helps to address some of the concerns raised in the earlier refusal."

- Acknowledges that **previous design concerns have been addressed**.

Figure 6 – Ground floor Plans as existing & as proposed (D-1008), NTS

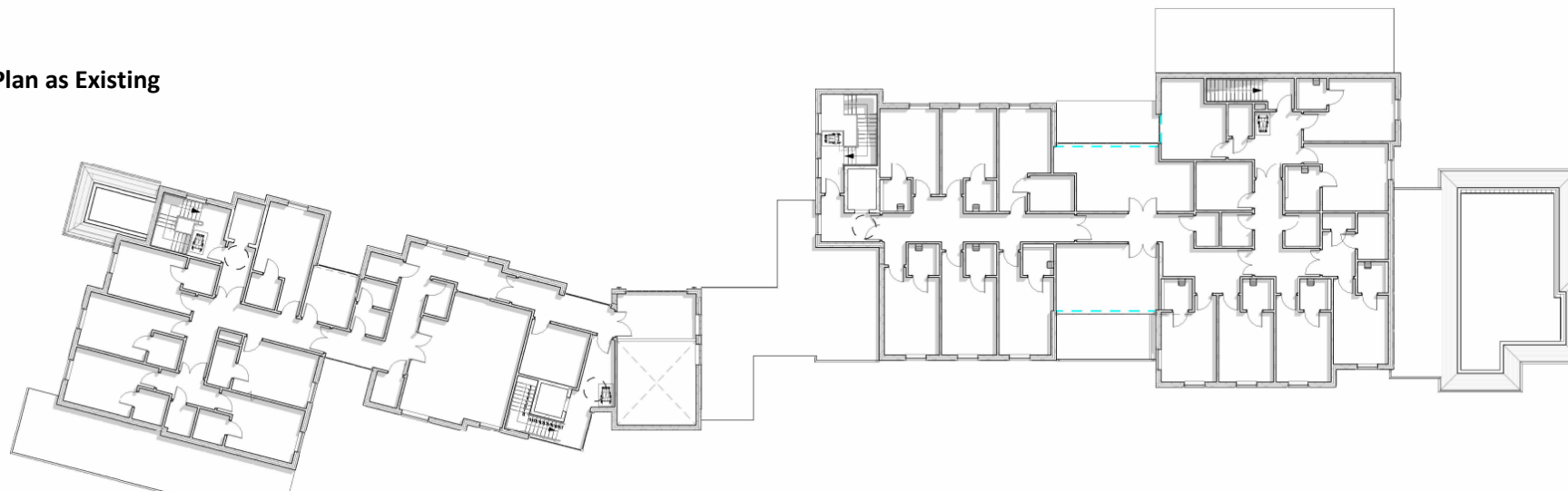


No rooms are proposed to the Ground Floor

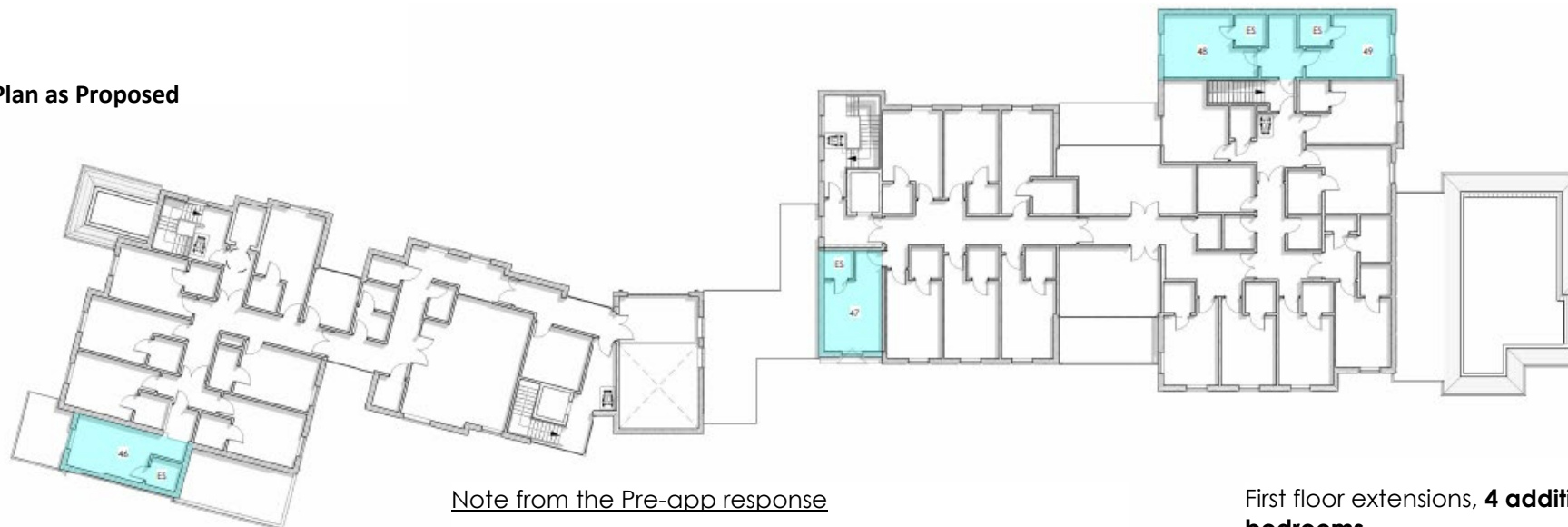
Figure 7 – First floor Plans as existing & proposed (D-1004), proposal highlighted blue, NTS



First Floor Plan as Existing



First Floor Plan as Proposed



Note from the Pre-app response

"The proposed layout of the first floor rooms are considered sensible, and appears to be fit for purpose."

First floor extensions, **4 additional en suite bedrooms**

- Rooms 46, 47, 48, 49 (left to right)

- Demonstrates that internal planning, usability and access to the proposed rooms is supported.

Figure 8 – North Elevations as Existing & Proposed (D-3100 / D-3103), proposed areas shown in blue, NTS



North Elevation as Existing



North Elevation as Proposed



North West Elevation as Existing



North West Elevation as Proposed

Figure 9 – Northwest Elevations as Existing & Proposed, NTS

Figure 10 – South Elevations as Existing & Proposed (D-3101 / D-3106), proposed areas shown in blue, NTS



South Elevation as Existing
1 : 200



South Elevation as Proposed



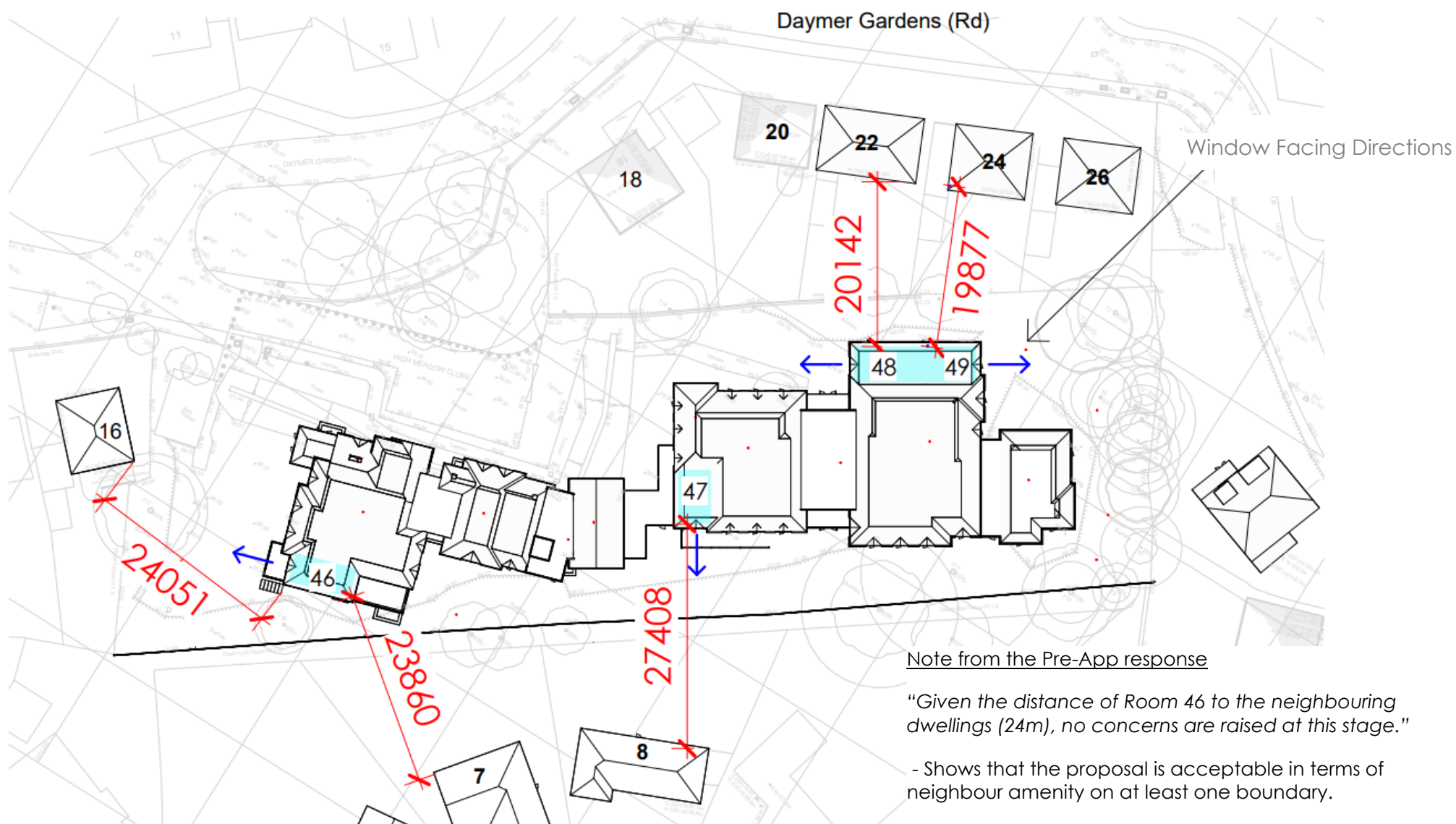
South East Elevation as Existing



South East Elevation as Proposed

Figure 11 – Southeast Elevations as Existing & Proposed, proposed areas shown in blue, NTS

Figure 12 – Diagram to show relative distances to neighbouring properties from proposed first floor extensions (J-101), NTS; see relevant Site Sections.



(A) Figure 13 - Site section showing the relationship between Proposed Bedroom 49 and neighbouring property 24 Daymer Gardens (D-1010)

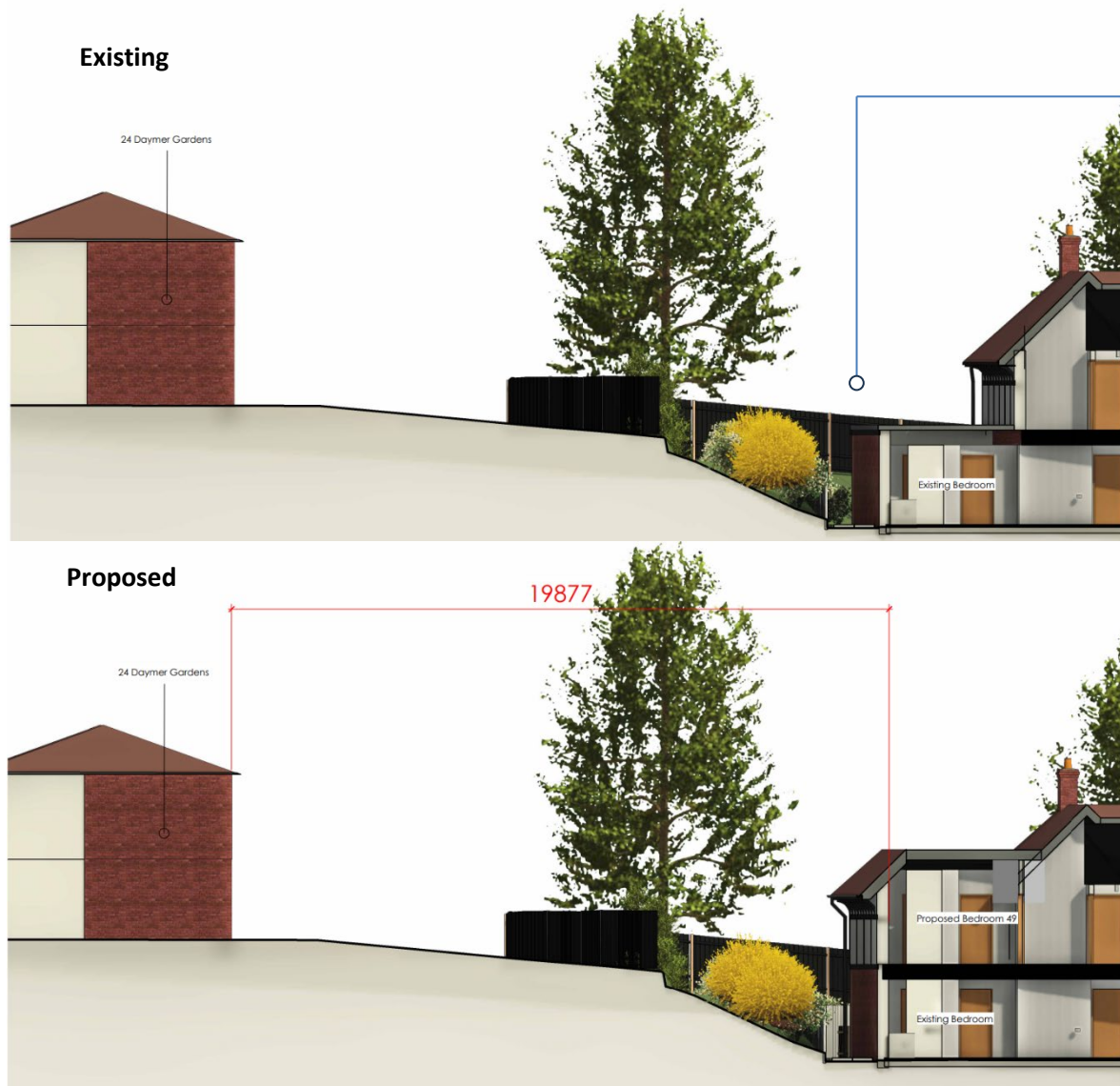


Figure 14 – Photos to show the existing screening provided by vegetation.

3.6 The distance between proposed Bedrooms 48 & 49 and the nearest neighbouring property (No. 24 Daymer Gardens) is approximately 19.8m. There are no proposed windows on this north elevation and the increase in building mass here is considered acceptable due to the specific site context: the neighbouring property sits at a significantly higher level; the proposed first-floor extension will be lower than No. 24's ground floor. In addition, a dense screen of mature vegetation and an existing fence provide further visual and acoustic separation. Importantly, no windows are proposed on this elevation, with glazing instead oriented east and westward to eliminate overlooking.

(B) Figure 15 - Site section showing the relationship between Proposed Bedroom 47 and neighbouring property 8 Larkwood Rise (D-1007)



3.7 Proposed bedroom 47 is sited adjacent to existing bedrooms which have the same relationship to the existing properties in Larkwood Rise. It is not considered that the current arrangement leads to any unacceptable overlooking onto these properties, and therefore no harm will result from this proposed new bedroom.

Note from the Pre-app response

"The site sections indicate that the proposed bedroom additions may be acceptable in terms of massing and their relationship with adjoining occupiers."

- Suggests the **massing and positioning** of upper-floor additions are **potentially acceptable**.

4. LANDSCAPING

- 4.1** The landscape setting has matured and improved considerably since the original construction, contributing positively to the site's character. The proposed works have been carefully designed to avoid any interference with the existing landscaping or established planting. During construction, appropriate protection and management measures will be implemented to ensure that all surrounding landscape features and green areas are fully safeguarded from disturbance or damage.



Figure 16 – location of proposed bedroom 47



Figure 17



Figure 18



Figure 19

5. SUSTAINABILITY

- 5.1** The proposals will help to satisfy the demand for care for the elderly.
- 5.2** The work would be carried out to comply with the earlier planning condition demand to exceed standards set by Building Regulations, including those for energy consumption and CO² emissions.

6. ACCESS

- 6.1** In reference to the highway report prepared by Nick Culhane which accompanies this pre-application enquiry - the proposed extension is not expected to generate a need for additional parking. As such, no new parking spaces are proposed, and the development is not anticipated to have any adverse impact on the surrounding highway network.

Note from the Pre-App response

"As there is already a minor excess of on-plot parking provision (15 spaces) for the care-home, the additional bedrooms would not demand any further provision or raise concern related to additional trip generation which would be expected to be negligible."

- Confirms no highways or parking concerns arise from the proposal.

- 6.2** Internal access to the proposed spaces is served by the existing stair, lift and corridor networks of the building.

7. CONCLUSIONS

- 7.1** The impact of the proposed works on adjoining properties is for the reasons given in this statement considered acceptable. The resulting mass of the building is not appreciatively greater than the existing and the separation of the two parts of the building at first floor level is maintained.

The increase in bedrooms by 4 will have practical benefits, in turn improving the overall quality of care.

7.2 Pre-app response Conclusion

'The proposal demonstrates positive design changes compared to the previously refused scheme, notably reducing bulk and improving articulation. While the first-floor extensions are generally acceptable in principle, concerns remain regarding overdevelopment and amenity impacts from the ground floor extension*. Revisions should focus on ensure the bulk of extensions is reduced, retaining the ground floor footprint as existing and ensuring a cohesive architectural approach. Any resubmission should also fully demonstrate how the revised scheme would overcome the amenity reason for refusal.'

- 1 - ***The revised scheme fully omitted the ground floor extension.**
- 2 - The proposed extensions are **welcomed and considered sensible** by the planners.