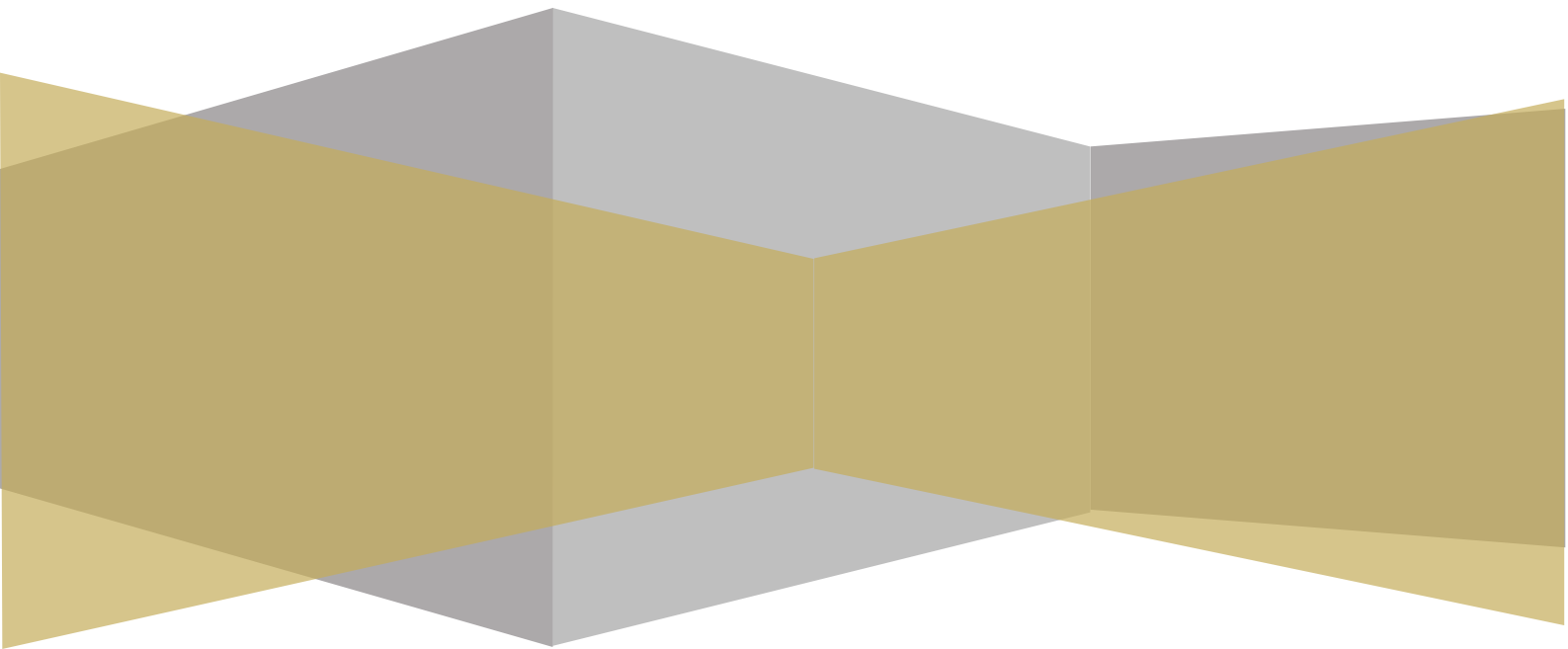




DESIGN AND ACCESS STATEMENT

3 Rodney Gardens, Pinner, HA5 2RS
28/04/2025



DESIGN AND ACCESS STATEMENT

SITE: 3 RODNEY GARDEN, PINNER, HA5 2RS

Introduction:

This Design and Access Statement is submitted to the London Borough of Hillingdon on behalf of Mr Brian Gibb and his wife Ms Sein Hew, who have occupied this dwelling for over 12 years, in support of pre planning householder planning advice for the proposed extension as described below. We should be grateful if you would consider the matters set out in this Design and Access Statement.



Site Context

This design and access statement supports a proposal for a single-storey rear and side extension linking the main dwelling to the existing garage, with partial conversion of the existing garage into a habitable space in consideration for senior living. The proposal has been carefully designed to be sensitive to the character of the Eastcote Park Estate Conservation Area while enhancing the functionality of the existing dwelling.

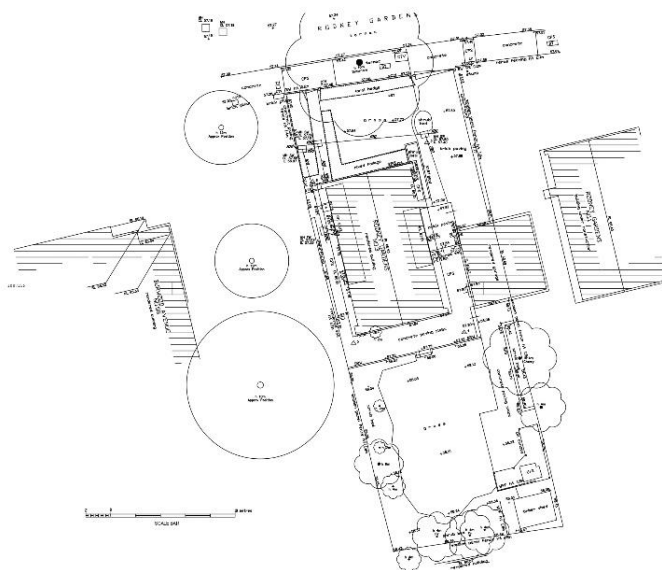


Photo of Front of 3 Rodney Gardens

Context and Site Considerations:

The property is located within the Eastcote Park Estate Conservation Area, an area characterized by detached and semi-detached houses with pitched roofs, traditional materials, and spacious garden settings. The design respects the architectural language of the estate by ensuring that the proposed extension complements the existing dwelling in scale, form, and materiality.

The dwelling is not overlooked and is particularly secluded due to the woodlands on one side and a substantial large garden to the rear. The proposed extension is to the rear and side which would not be visible from the street/front.



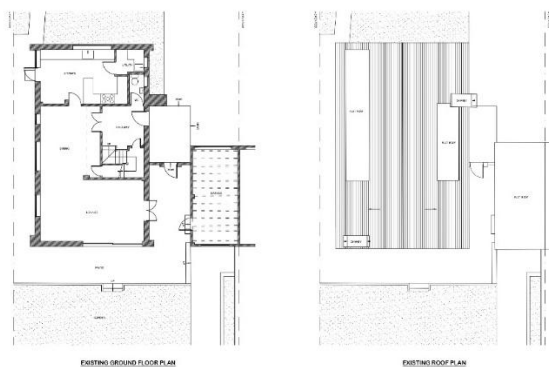
Block Plan of 3 Rodney Gardens



Photo of Rear of 3 Rodney Gardens



Existing Elevations of 3 Rodney Gardens





Existing Plans of 3 Rodney Gardens

Precedents:

There are a number of houses that have extended at the rear and/ or converted the garage space including some with side infills. Some recent examples include:

- ✓ 2 Rodney Gardens, Ref: 36785/APP/2024/225
- ✓ 16 Rodney Gardens, Ref: 14199/APP/2023/223
- ✓ 1 Rodney Gardens, Ref: 76353/APP/2021/4660
- ✓ 39 Rodney Gardens, Ref: 73961/APP/2021/1290
- ✓ 50 Rodney Gardens, Ref: 45146/APP/2020/3755
- ✓ 70 Rodney Gardens, Ref: 17098/APP/2020/364
- ✓ 47 Rodney Gardens, Ref: 44438/APP/2019/3389
- ✓ 36 Rodney Gardens, Ref: 31811/APP/2018/1834
- ✓ 56 Rodney Gardens, Ref: 23163/APP/2018/1490
- ✓ 45 St Lawrence Drive, Ref: 12868/APP/2022/3879
- ✓ 25 Burwood Avenue, Ref: 11097/APP/2022/2451

Design Approach:

The proposal has been designed to harmonise with the existing house which is circa 60 years old, while enhancing its functionality, especially for senior living. The following key principles have guided the design:

Scale and Massing

- The single-storey nature of the extension ensures that it remains subservient to the main dwelling and does not visually dominate the site. The proposal is predominantly to the rear which would not be visible from the front street scene.
- The proposed rear extension is 4.5m in depth from the original rear wall of the house and 3m in depth from the existing garage wall. The proposed extension ensures the large garden remains a key feature of the house, as existing garden is larger than average.
- The roofline and proportions have been carefully considered to maintain the aesthetic balance of the property and its surroundings.
- The proposed warm deck flat roof of the extension will be level with the existing garage at 2.9m high and there is no increase in height proposed.
- The proposed rear extension has been stepped in from both existing flank walls of the house to preserve the existing bargeboard fascia detail which is an original feature, of which the applicant is keen to preserve in respecting the architectural heritage of the house.



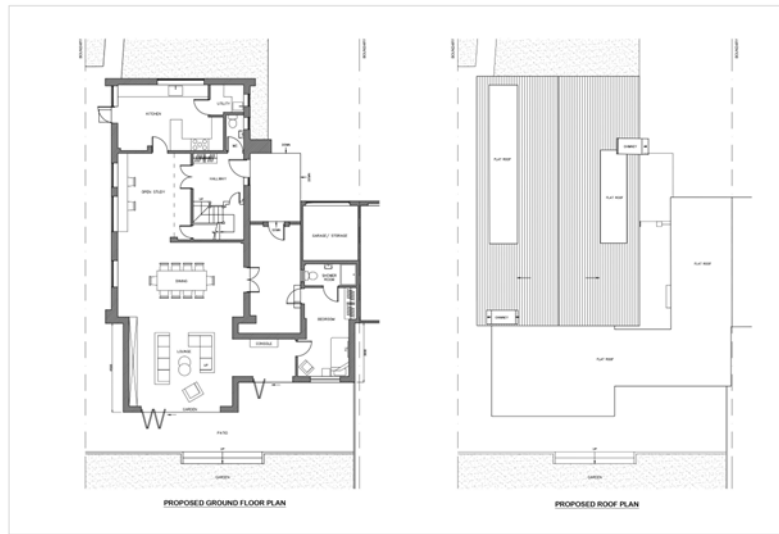
Proposed Elevations of 3 Rodney Gardens

Materiality and Detailing

- The extension will utilise materials that are sympathetic to the existing house, including matching external rendered wall finishes and fenestration details.
- Windows and doors will be designed to maintain the existing character while maximizing natural light.

Functionality and Layout

- The extension provides additional living space, improves the connection between the house and garage and makes better use of the site.
- The partial, rear garage conversion enhances the usability of the property without requiring significant alterations to the external appearance in particular when viewed from the front of the street. The front of the garage will remain the same to retain the appearance as existing.
- The new layout ensures that the large garden remains a key feature of the property, with minimal impact on the outdoor space.



Proposed Plans of 3 Rodney Gardens

Heritage consideration on the Conservation Area

- The proposal preserves the architectural character of the conservation area by maintaining key design elements and ensuring that the proposed extension remains subservient to the existing dwelling.
- Views from the public realm will remain largely unaffected, with the primary alterations occurring to the rear and side of the property.

Details of access:

There are currently 3 points of access to the property from the street. There is access via the front door, which includes a small step down. There are two access points to the external rear garden, one via a wide level side passage and one via a garden gate that is located near the garage. The access to the house and side passage to the rear garden remain the same as the existing. The existing garden gate near the garage also remains in situ, preserving current appearance from street view, whilst allowing access to the new extension.

Summary and conclusion:

The proposed extension has been thoughtfully designed to enhance the functionality of the home including for senior living, while respecting the character of the Eastcote Park Estate Conservation Area. The scale, materials, and detailing have been carefully selected to ensure a seamless integration with the existing dwelling and its surroundings. The design represents a thoughtful and sensitive approach that balances modern living requirements with heritage considerations.