

DESIGN & ACCESS STATEMENT – 12 PAMELA GARDENS

ADDRESS OF DEVELOPMENT:

12 Pamela Gardens, Pinner, HA5 2QU

DESCRIPTION OF WORK:

The proposed development consists of converting the existing garage into a ground-floor bedroom to meet the needs of the elderly resident. A small extension is proposed to connect one side of the garage to the main house, thereby creating a functional and accessible internal arrangement.

INTRODUCTION:

This Design and Access Statement has been prepared in support of a planning application for the adaptation of 12 Pamela Gardens. The purpose of the proposal is to provide suitable ground-floor accommodation for an elderly occupant.

In preparation of this statement, reference has been made to Hillingdon Council's 'Local Plan', the Hillingdon Design and Accessibility Statement for residential extensions, and the Eastcote Park Estate Conservation Area Appraisal. This statement demonstrates how the design responds to both local policy and heritage considerations, ensuring the development is accessible, contextually appropriate, and sensitive to its conservation area setting.

SITE CHARACTERISTICS:

12 Pamela Gardens lies within a suburban estate area known as Eastcote Park Estate, which falls under the jurisdiction of the London Borough of Hillingdon. The estate is designed as a Conservation Area, and the special architectural and historic character of the area is set out in Hillingdon's Eastcote Park Estate Conservation Area Appraisal. The Conservation Area values include consistent building materials, carefully controlling massing, roof forms, and cohesive streetscape character.

PLANNING HISTORY:

A review of publicly available planning records indicates that the most recent planning application associated with 12 Pamela Gardens dates back to 1997. No recent applications appear to have been submitted for alterations to the dwelling or the garage structure. As such, the proposed works represent the first significant update to the property in over two decades,

and they have been designed to align with current best-practice guidance, including the London Borough of Hillingdon's HDAS: Residential Extensions and the Eastcote Park Estate Conservation Area policies.

DESIGN BRIEF:

The core ambition of the proposal is to create comfortable, safe, and accessible accommodation on the ground floor for an elderly occupant. The design seeks to make use of the existing garage structure, minimising new build volume while ensuring a direct and usable connection to the main house. The extension has been conceived to be subordinate in scale, preserving the visual integrity of the existing building. Furthermore, the materials and for reflect the Conservation Area's traditional suburban character, in line with the guidance in the Eastcote Park Estate Conservation Area Appraisal.

LANDSCAPING AND APPEARANCE:

Externally, the proposal adheres to the existing architectural language of the estate. The walls of the extension will be built in brick and the roof will mirror the detailing and height of the existing rear single-storey element. These design decisions are consistent with the Conservation Area's values of material continuity, coherence, and restraint. Landscaping changes will be extremely limited.

LAYOUT AND SCALE:

Internally, the layout will turn the former garage into a well-proportioned bedroom, with sufficient room for circulation, natural light, and accessibility. The extension volume is intentionally modest: the wall and roof heights are matched to the existing single-storey rear to avoid a bulky or dominant addition. The proposal clearly respect the scale and madding principles endorsed in the Eastcote Park Estate Conservation Area Appraisal.

TRANSPORT AND ACCESS:

The development does not alter existing vehicular access and the driveway will remain usable. Pedestrian access is carefully considered, the link between the extension and the main house will provide level or near-level thresholds where possible to ensure safe, accessible movement for the elderly resident.

CONSULTATION AND COMMUNITY SUPPORT:

The applicant and her family maintain positive, longstanding relationships with the neighbours, in fact her son lives on an adjacent road so the family have a well-established presence within the community.

Conversations have taken place with some neighbours informing them of the proposed development, and to date no objections or concerns have been raised.

CONCLUSION:

The conversion of the garage and modest size extension at 12 Pamela Gardens will provide vital, accessible accommodation for an elderly resident, while preserving and respecting the character of the Eastcote Park Conservation Area. The design has been carefully considered to harmonise with the existing property and wider estate and comply with local policies.

We believe this application should be supported as it balances functional, long term needs with a clear commitment to conserving the special architectural and historic character of the area.