

DESIGN & ACCESS STATEMENT

IN SUPPORT OF HOUSEHOLD PLANNING APPLICATION

Doc. Ref: 3522/AE/DA

Construction of a two-storey side extension, part two-storey/part single-storey rear extension, and single-storey front extension.

at

9 Lawson Gardens,
Pinner,
HA5 2EB

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Site Plan

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1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for 9 Lawson Gardens, Pinner, HA5 2EB, within the administrative boundary of the London Borough of Hillingdon. The application seeks consent for the construction of a two-storey side extension, a part two-storey/part single-storey rear extension, and a single-storey front extension to the existing detached dwelling.

The proposed development is intended to provide much-needed additional internal accommodation to improve the long-term functionality and adaptability of the property for its occupants. In particular, the scheme will enable the enlargement of a first-floor bedroom to facilitate the needs of an elderly family member, thereby ensuring the home remains suitable for multi-generational living and enabling care to be provided within a familiar domestic setting. This represents a sustainable approach that reduces the need for alternative institutional care arrangements and supports the principles of inclusive design.

The design has been guided by a clear objective to deliver practical improvements while respecting the established architectural character of the host dwelling and its contribution to the surrounding street scene. The proposed extensions have been proportioned carefully to remain subordinate to the original property, with materials, finishes, and detailing chosen to match the existing building fabric. In doing so, the scheme ensures visual continuity and reinforces the established character of Lawson Gardens as a residential cul-de-sac comprised of family homes.

Equally important is the consideration of the impact on neighbouring properties. The layout, scale, and form of the proposed extensions have been sensitively designed to avoid issues of overlooking, overshadowing, or overbearing impact. As such, the proposal strikes a balance between meeting the functional needs of the applicants while safeguarding the residential amenity of adjoining occupiers.

Overall, the application represents a modest and well-considered form of development that will enhance the quality, accessibility, and long-term adaptability of the property without causing harm to the character of the local area. It is therefore presented as a scheme that is consistent with both local and national planning policies promoting sustainable, inclusive, and high-quality

design.

2. Planning History

The application site benefits from a relevant planning history. Most notably, planning permission was granted under reference 52496/APP/2021/1646 on 16th August 2021 for the following works:

- Single-storey side extension
- Part two-storey/part single-storey rear extension
- Single-storey front extension
- Formation of a basement with rear lightwell
- Decking at the rear garden

This earlier permission established the principle of extending the dwelling in multiple directions, including at the side, rear, and front, in a manner considered acceptable by the Council in terms of scale, design, and relationship with neighbouring properties.

The current application seeks a similar form of development but with a more targeted scope. Unlike the previously approved scheme, this proposal does not include a basement or external decking, thereby reducing both the scale and potential construction impact of the works. Instead, the scheme focuses on providing additional internal accommodation, with particular emphasis on enlarging a first-floor bedroom to meet the needs of an elderly family member.

By building on the precedent set by the 2021 approval, this application represents a modest and carefully considered update to the property's development potential. It remains consistent with the Council's earlier assessment that extensions in these positions are acceptable in principle, while ensuring the design continues to respect the architectural character of the host dwelling and surrounding area.

3. Site and Surroundings

The application site comprises a two-storey detached dwelling located within Lawson Gardens, Pinner, a quiet residential cul-de-sac within the London

Borough of Hillingdon. The property is set back from the street behind a generous front driveway, which provides space for off-street parking for up to three vehicles in addition to a secure garage. To the rear, the dwelling benefits from a substantial private garden, which enhances the amenity of the occupiers and contributes positively to the area's established suburban character.

The surrounding context is primarily residential and is defined by detached and semi-detached family homes of a similar age, scale, and appearance. Many of these dwellings have been subject to extensions and alterations over time, including side, rear, and front additions, reflecting the evolving needs of local households. These extensions have been carried out in a manner that remains sympathetic to the established character of the area, thereby creating a local precedent for well-designed domestic development.

The site is therefore situated in an environment where carefully considered extensions are both common and acceptable in principle, provided that they are designed to respect the character of the host dwelling, maintain visual harmony within the street scene, and safeguard neighbouring residential amenities. The proposed development has been designed with these factors in mind, ensuring that it will integrate seamlessly into its setting while meeting the functional requirements of the applicant.

4. Planning Policy Context

The proposed development has been assessed against the National Planning Policy Framework (NPPF), the London Plan (2021), and the Hillingdon Local Plan: Part 2 – Development Management Policies (2020). The scheme has been designed to fully comply with the key objectives and requirements of these policy documents.

National Planning Policy Framework (NPPF, 2023 update)

- Promotes sustainable development through the efficient use of land within existing urban areas.
- Encourages high-quality design that is sympathetic to local character while meeting the needs of present and future occupiers.
- Supports the creation of homes that can be adapted to changing family needs, including those of the elderly.

London Plan (2021)

- Policy D3: Requires development to deliver a high-quality design that complements the character of the area.
- Policy D5: Promotes inclusive design, ensuring that homes meet the needs of all users, including those requiring accessible accommodation.
- Policy SI2: Encourages sustainable design and construction, including energy efficiency and long-term adaptability of homes.

Hillingdon Local Plan: Part 2 (2020)

- Policy DMHB 11 – Design of New Development: Requires all development, including extensions, to harmonise with the existing dwelling and contribute positively to the character of the surrounding area.
- Policy DMHD 1 – Alterations and Extensions to Residential Dwellings: Supports extensions to existing homes where they are subordinate in scale and design, safeguard neighbouring amenity, and ensure the retention of sufficient off-street parking.

Policy Compliance

The proposal has been designed with these policy requirements in mind. It provides a modest increase in living space, proportionate to the existing dwelling, while maintaining the character of Lawson Gardens. The scheme safeguards neighbour amenities, retains three off-street parking spaces and a garage, and incorporates materials and finishes that match the host property.

In this way, the application is consistent with national, regional, and local planning policy guidance.

5. Design and Appearance

The proposed design has been carefully developed to enhance the functionality of the property while maintaining the architectural integrity and established character of the dwelling. The design responds to the needs of the household, particularly the requirement to enlarge the first-floor bedroom for an elderly family member, while ensuring that the extensions remain visually harmonious within the surrounding street scene.

Two-storey Side Extension

- The side extension has been proportioned to remain subordinate to the main dwelling, ensuring it does not overwhelm the original building.
- The roof form follows the existing pitch and ridge height, maintaining the property's original silhouette and ensuring visual continuity with neighbouring dwellings.
- External materials, including facing bricks and roof tiles, will match the existing dwelling, reinforce a cohesive appearance and preserve the property's character within Lawson Gardens.

Part Two-storey / Part Single-storey Rear Extension

- The rear extension provides additional accommodation on both the ground and first floors while remaining carefully scaled to avoid dominating the existing property.
- The rear addition is largely hidden from the public realm, ensuring the street scene remains unaffected.
- The design incorporates rear-facing windows that match the style and proportions of the existing openings, maintaining consistent architectural language and safeguarding the amenity of neighbouring properties.

Single-storey Front Extension

- The front extension is modest in depth, preserving the architectural rhythm of the frontage and ensuring the proposal does not adversely affect the visual balance of the property.
- No alterations are proposed to the existing front windows, allowing the original appearance of the dwelling to be retained.

Materials and Finishes

- All external materials have been carefully selected to match the existing property, including bricks, roof tiles, window frames, and cladding where applicable.
- This ensures that the extensions integrate seamlessly with the existing building and the surrounding residential context.

Additional Considerations

- The proposal does not alter the established bin storage area, retaining the functional arrangements already in place.
- Careful attention has been given to the scale, massing, and position of all extensions to minimise overlooking, overshadowing, or loss of privacy for neighbouring occupiers.
- The combination of design sensitivity, matching materials, and subordinate massing ensures the development is in keeping with both the dwelling and the broader street scene, in line with local planning policies.

Overall, the design provides the required internal improvements while respecting the character, scale, and appearance of the existing property and surrounding area.

6. Materials

The selection of materials has been carefully considered to ensure that the proposed extensions integrate seamlessly with the existing dwelling and maintain the established character of the property. The approach prioritises visual continuity, durability, and consistency with the surrounding streetscape.

Walls

- All external walls of the proposed extensions will be constructed in facing brickwork that matches the existing dwelling in colour, texture, and coursing.
- This ensures a cohesive appearance and avoids any discordant features that could detract from the property's overall aesthetic.

Roof

- The roof of both the two-storey side extension and the rear/part single-storey rear extension will be finished with roof tiles that match the existing dwelling in colour, material, and profile.
- Matching roof materials will maintain the visual continuity of the building and ensure the extensions remain subordinate to the original roofline.

Windows and Doors

- All new windows and doors will be consistent in style, size, and materials with the existing fenestration.
- This includes matching frames, glazing patterns, and finishes, ensuring the extensions blend naturally with the original dwelling.

Integration and Character

- By using matching materials throughout, the extensions are designed to appear as a coherent part of the original building, preserving its character and maintaining the architectural integrity of the property.
- The careful choice of materials also ensures that the extensions remain in keeping with the broader streetscape of Lawson Gardens, contributing positively to the local area.

This approach demonstrates a commitment to high-quality, context-sensitive design, aligning with planning policy objectives to safeguard residential character and visual amenity.

7. Access and Parking

The proposed development does not alter existing access arrangements, ensuring continued safe and convenient access for residents, visitors, and service vehicles.

Vehicular Access and Parking

- The property benefits from a generous front driveway and a locked garage, which together provide off-street parking for up to three vehicles.
- The proposal retains this parking provision in full, ensuring compliance with Hillingdon Council's parking standards for a home of this size.
- No changes to the driveway or garage are proposed, ensuring that vehicle maneuvering and access remain unimpeded.

Pedestrian Access

- Existing pedestrian routes to the main entrance and around the property will be maintained, providing safe and unobstructed access for residents and visitors.

- The front and side access arrangements will remain clear, ensuring that both functional use and emergency access are unaffected by the development.

Inclusive and Practical Design

- By maintaining existing access and parking arrangements, the proposal ensures that the dwelling remains practical, safe, and accessible to all users, including residents with mobility needs.
- The careful positioning of the extensions ensures that vehicle and pedestrian circulation is uninterrupted and that the overall functionality of the site is preserved.

Overall, the scheme enhances internal accommodation without compromising access or parking, demonstrating a sensitive and responsible approach to household development.

8. Landscaping

The proposed development retains the existing rear garden as a soft landscaped amenity space, ensuring the property continues to provide a pleasant outdoor environment for residents.

Garden and Planting

- No significant trees or mature planting will be removed or adversely affected by the proposed extensions.
- The soft landscaping will remain intact, preserving the visual and ecological character of the garden.
- The garden continues to provide opportunities for outdoor recreation, relaxation, and privacy for the household.

Impact on Surroundings

- The retention of soft landscaping ensures that the proposed development has minimal impact on neighbouring properties and maintains the suburban character of the area.
- By preserving the garden, the proposal supports sustainable urban design principles, including the retention of green space and the enhancement of local biodiversity.

Overall Benefit

- The combination of carefully designed extensions and retained landscaping ensures the property meets the household's needs while preserving the amenity and aesthetic quality of the site and its surroundings.

9. Residential Amenity

The proposed development has been carefully designed to safeguard the amenity of neighbouring properties, ensuring that the extensions integrate harmoniously without causing adverse impacts.

Overlooking and Privacy

- The extensions have been positioned and designed to avoid overlooking neighbouring properties.
- Rear-facing windows will match the existing fenestration in style and size, ensuring no new privacy concerns are introduced for adjacent occupiers.

Daylight and Outlook

- The scale and massing of the two-storey side and rear extensions have been carefully considered to prevent overbearing impacts or loss of daylight to adjoining dwellings.
- The single-storey front extension is modest in depth, preserving sightlines and natural light for neighbouring properties.

Overall Considerations

- The combination of subordinate design, matching materials, and sensitive positioning ensures that the development respects the amenity of all neighbouring occupiers.
- No detrimental impacts on privacy, daylight, or outlook are anticipated, demonstrating that the proposal is consistent with planning policies that protect residential amenities.

Overall, the proposal successfully balances the need for additional accommodation with the requirement to protect neighbouring properties, ensuring a sensitive and contextually appropriate development.

10. Sustainable Design

The proposed development has been designed with sustainability and energy efficiency in mind, aligning with both national and local planning objectives.

Energy Efficiency

- High-quality insulation will be incorporated throughout the extensions, reducing heat loss and improving thermal performance.
- Energy-efficient glazing will be used in all new windows, enhancing insulation while maintaining comfort and reducing energy consumption.

Sustainable Building Practices

- Construction materials will be selected to minimise environmental impact, prioritising durability, recyclability, and low embodied carbon where possible.
- The development will adopt best-practice construction techniques, ensure efficient use of materials and reduce waste.

Environmental and Long-term Benefits

- These measures will ensure the dwelling is more energy-efficient and environmentally responsible, reducing the long-term carbon footprint of the property.
- The approach supports sustainable living, improves the overall comfort and functionality of the home, and demonstrates compliance with modern building regulations.

Conclusion

- By incorporating energy-efficient and sustainable design principles, the proposal enhances the resilience, performance, and environmental credentials of the property, while maintaining the character and amenity of the surrounding area.

11. Conclusion

The proposed development at 9 Lawson Gardens, Pinner, HA5 2EB seeks

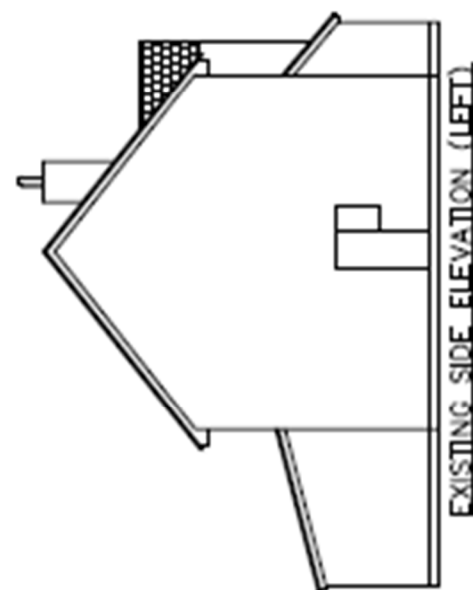
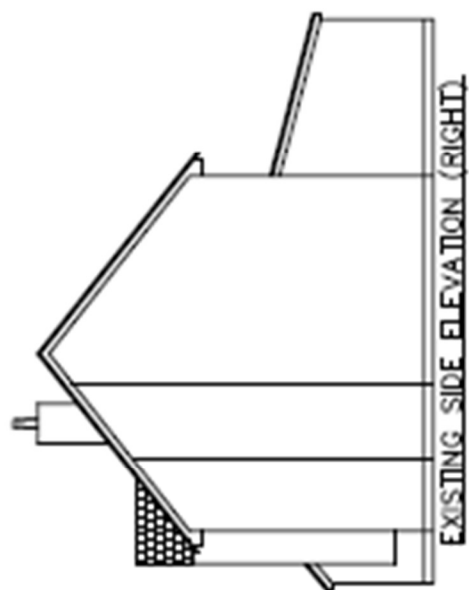
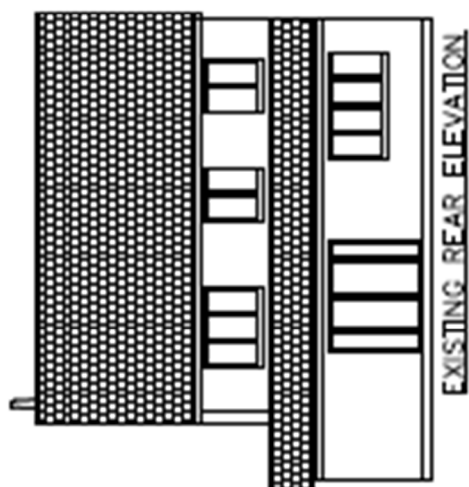
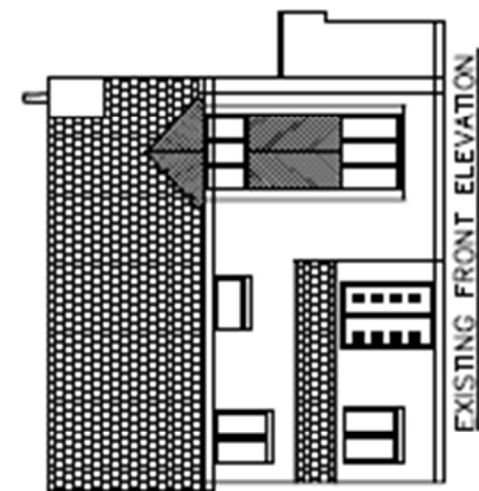
planning permission for a two-storey side extension, part two-storey/part single-storey rear extension, and single-storey front extension. The scheme has been carefully designed to meet the household's functional requirements, particularly the enlargement of the first-floor bedroom to accommodate an elderly family member, while remaining sensitive to the character of the existing dwelling and the surrounding street scene.

Key points of the proposal include:

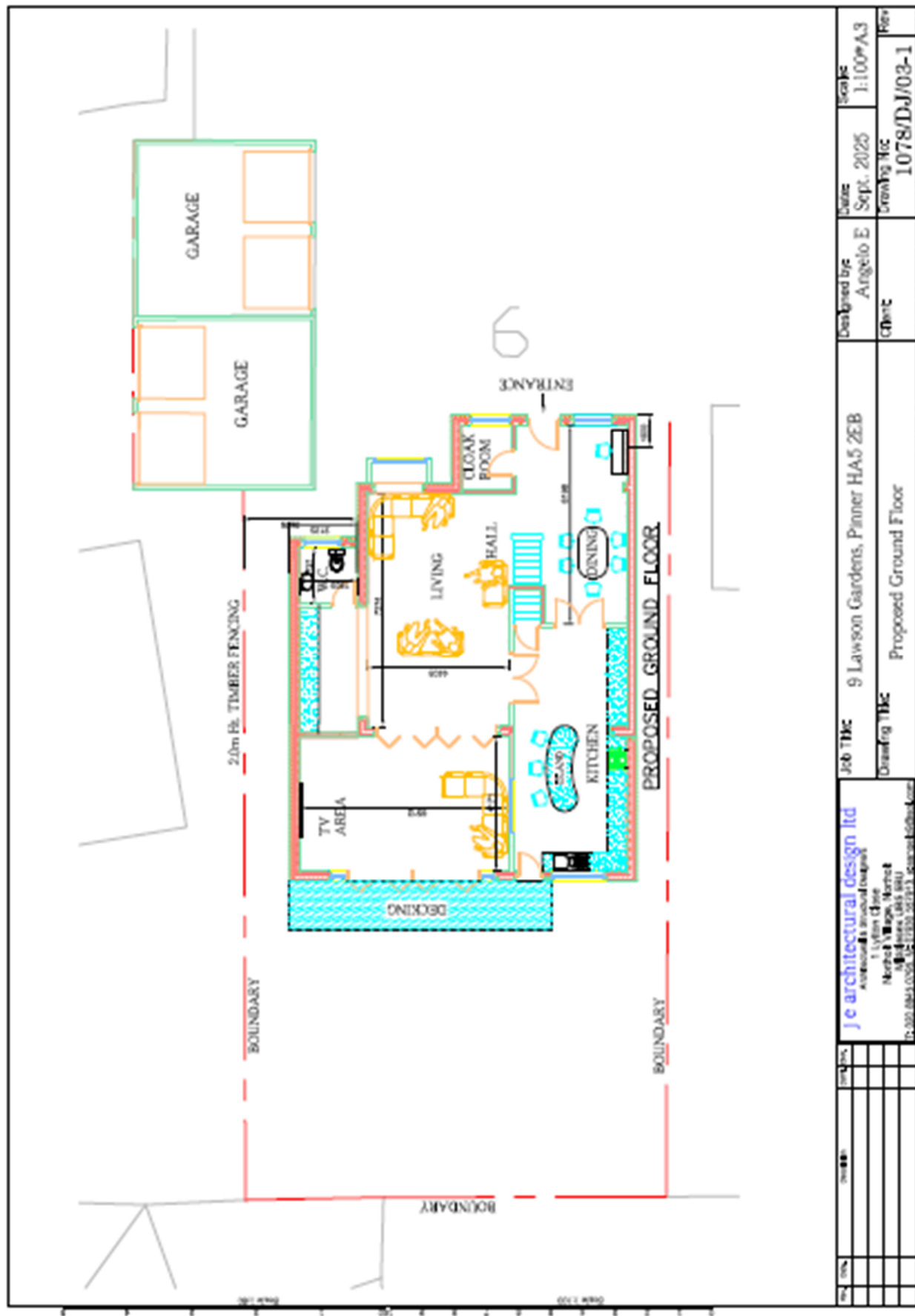
- **Design Sensitivity:** The extensions are subordinate in scale, carefully positioned, and finished in materials that match the existing dwelling, ensuring visual cohesion and harmony with neighbouring properties.
- **Residential Amenity:** The scheme safeguards the privacy, daylight, and outlook of neighbouring occupiers, with no overbearing impacts or overlooking introduced.
- **Access and Parking:** Existing access arrangements and off-street parking provision for three vehicles are retained, maintaining functionality and compliance with Hillingdon Council standards.
- **Landscaping:** The rear garden remains soft landscaped, with no removal of significant trees or planting, preserving the amenity and environmental quality of the site.
- **Sustainability:** The proposal incorporates high-quality insulation, energy-efficient glazing, and sustainable building practices, ensuring compliance with modern building regulations and reducing long-term environmental impact.

The scheme has been prepared for full consideration of relevant planning policies, including the National Planning Policy Framework, the London Plan, and the Hillingdon Local Plan, demonstrating compliance with design, sustainability, and residential amenity objectives.

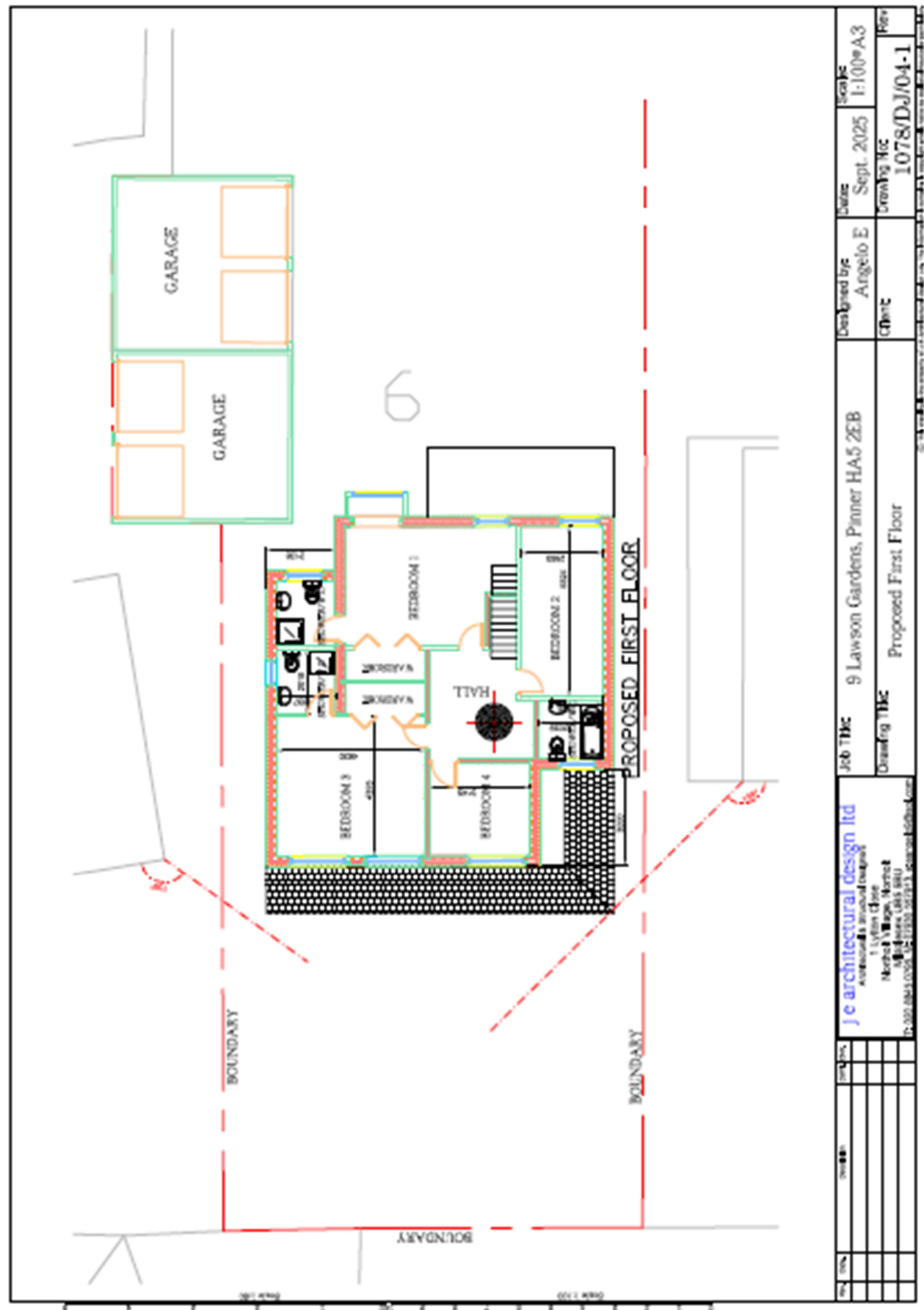
Overall, the proposal enhances the functionality and living conditions of the dwelling while respecting the existing character, streetscape, and neighbouring amenity. For these reasons, the development is considered appropriate for approval.



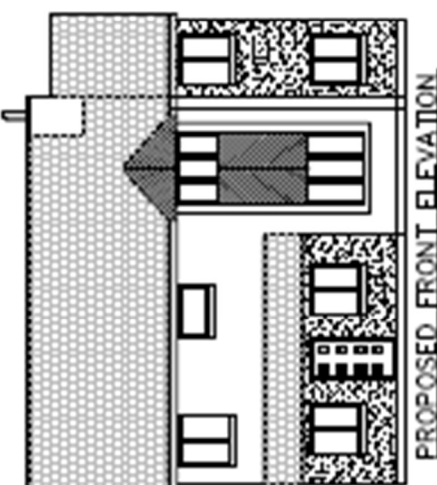
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Drawing Title	Existing Front, Side & Rear Elevation	Client		Drawing No	1078/DJ/02	Rev	



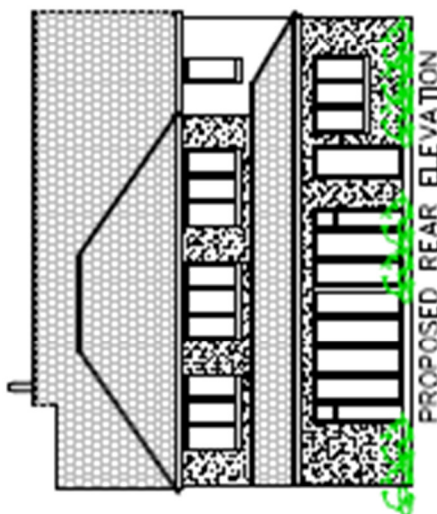
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1 Lytton Close Northolt Village, Northolt Middlesex, Ux4 5SRU Tel: 020 8845 0000, 02 8845 0001, 020 8845 0002	Drawing Title	Proposed Ground Floor	Client		Drawing No	1078/DJ/03-1	Rev	



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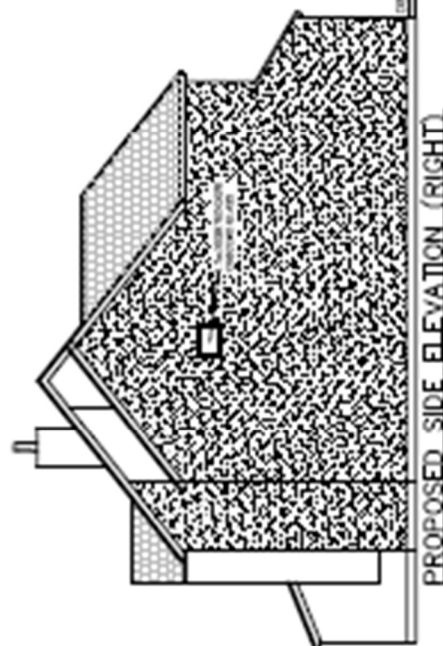
PROPOSED FRONT ELEVATION



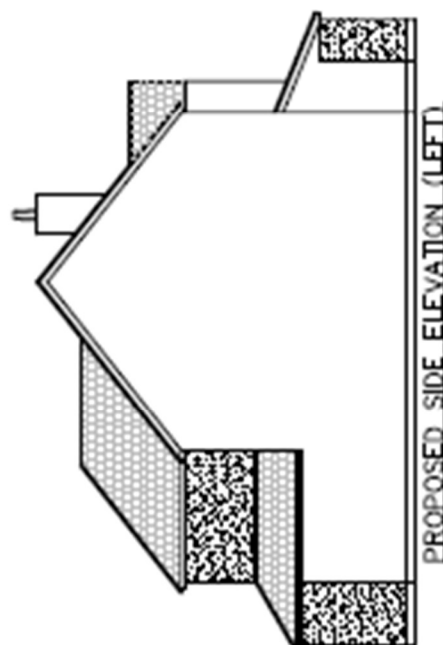
PROPOSED REAR ELEVATION

Note:

ALL TILES AND BRICKS TO
MATCH EXISTING



PROPOSED SIDE ELEVATION (RIGHT)



PROPOSED SIDE ELEVATION (LEFT)

Job Title	9 Lawson Gardens, Pinner HA5 2EB	Designed by	Angelo E	Date	Sept. 2025	Scale	1:100-A3
Drawing Title	Proposed Front, Side & Rear Elevation	Client	1078/DJ/05-1	Drawing No	1078/DJ/05-1	Rev	
<p>je architectural design ltd Architectural & Structural Design 1 Lynton Close North Village, Harrogate North Yorkshire, HG1 8BU Tel: 01834 800000 Fax: 01834 800001 Email: info@jeal.co.uk</p>							

