

10 PAMELA GARDENS

PINNER HA5 2QU

DESIGN & ACCESS STATEMENT

AUGUST 2025

1 Introduction

This statement accompanies a planning application by Mr Meghani, proposing to convert their integral garage into a habitable room. This statement considers the town planning and design implications of the proposal taking into account that the property is within the new Eastcote Park Estate conservation area.

2 Site Analysis and Evaluation

The property is currently a four bedroom semi-detached house. It was extended in 2012 to the side and rear. The surrounding houses within the Eastcote Park Estate Conservation area consist of three bedroom semi detached houses many of which have been extended in some way over the lifetime of the estate. The design of most of the buildings within the road and the area are fairly similar, comprising hipped roofs, front elevation of multi stock burnt brick and the window styles are generally in keeping with the original design.

3 Development site

The proposed development is to remove the existing garage door and infill with a wall with window. The garage will be converted into a habitable room.

4 Parking

The existing driveway to the front of the property will be retained and will accommodate two cars. The garage is only 4.6m long internally and therefore does not provide a parking space. The loss of the garage will not therefore reduce on site parking.

5 Design

The aim of the development is to provide an alteration in keeping with the local area and built with materials to match existing while at the same time respecting the scale and character of the estate. The bricks and window will match existing. The parapet wall above the existing garage will be raised slightly to accommodate the required roof insulation. No other external changes are proposed. Many other houses in the locality have already converted their garages into rooms and therefore this proposal will blend in with the street scene.

There are a number of trees around the site however these will not be effected by the proposal. When the two storey extension was constructed in 2012 it was built with piled foundations. These foundations extended across the garage door opening. No new foundations will be required for these works.

6 Access

The access to the property will be in line with current building regulations.

7 Conclusion

The proposed work will provide useful accommodation to the occupants and will not be detrimental to the local character of Eastcote Park Estate or the surrounding area. The proposals described in this design statement and accompanying drawings satisfy all the requirements set out in London Borough of Hillingdon Local UDP.