



Heritage Statement
21 Pamela Gardens
Pinner, HA5 2QU

21 Pamela Gardens



Contents

1. Introduction
 - 1.2 Purpose of Heritage Statement
 - 1.3 Scope of the Statement
2. Site and Surroundings
 - 2.2 Location and Context
 - 2.3 Eastcote Park Estate Conservation Area Character
3. Heritage Significance
 - 3.2 Significance of the Property
 - 3.3 Contribution to the Conservation Area
4. Proposed Development
 - 4.2 Description of Proposed Works
 - 4.3 Design Considerations
5. Impact Assessment
 - 5.2 Impact on the Heritage Asset (21 Pamela Gardens)
 - 5.3 Impact on the Eastcote Park Estate Conservation Area
 - 5.4 Minimising Harm
6. Justifications and Mitigation
 - 6.2 Justification for the Proposed Development
 - 6.3 Policy Compliance
 - 6.4 Mitigation Measures
7. Conclusion
8. References

1.0 Introduction

1.1 Purpose of the Statement

This Heritage Statement has been prepared in support of a planning application for a rear dormer loft extension at 21 Pamela Gardens, Pinner, HA5 2QU. The property is located within the Eastcote Park Estate Conservation Area. The primary purpose of this statement is to assess the heritage significance of the property and its setting within this specific Conservation Area. It also aims to evaluate the potential impact of the proposed development on this heritage asset and the wider Conservation Area, demonstrating how the proposed works will preserve and remain sympathetic to its character and appearance, in accordance with the Eastcote Park Estate Conservation Area Management Plan (March 2008), relevant local planning policies, and the National Planning Policy Framework (NPPF).

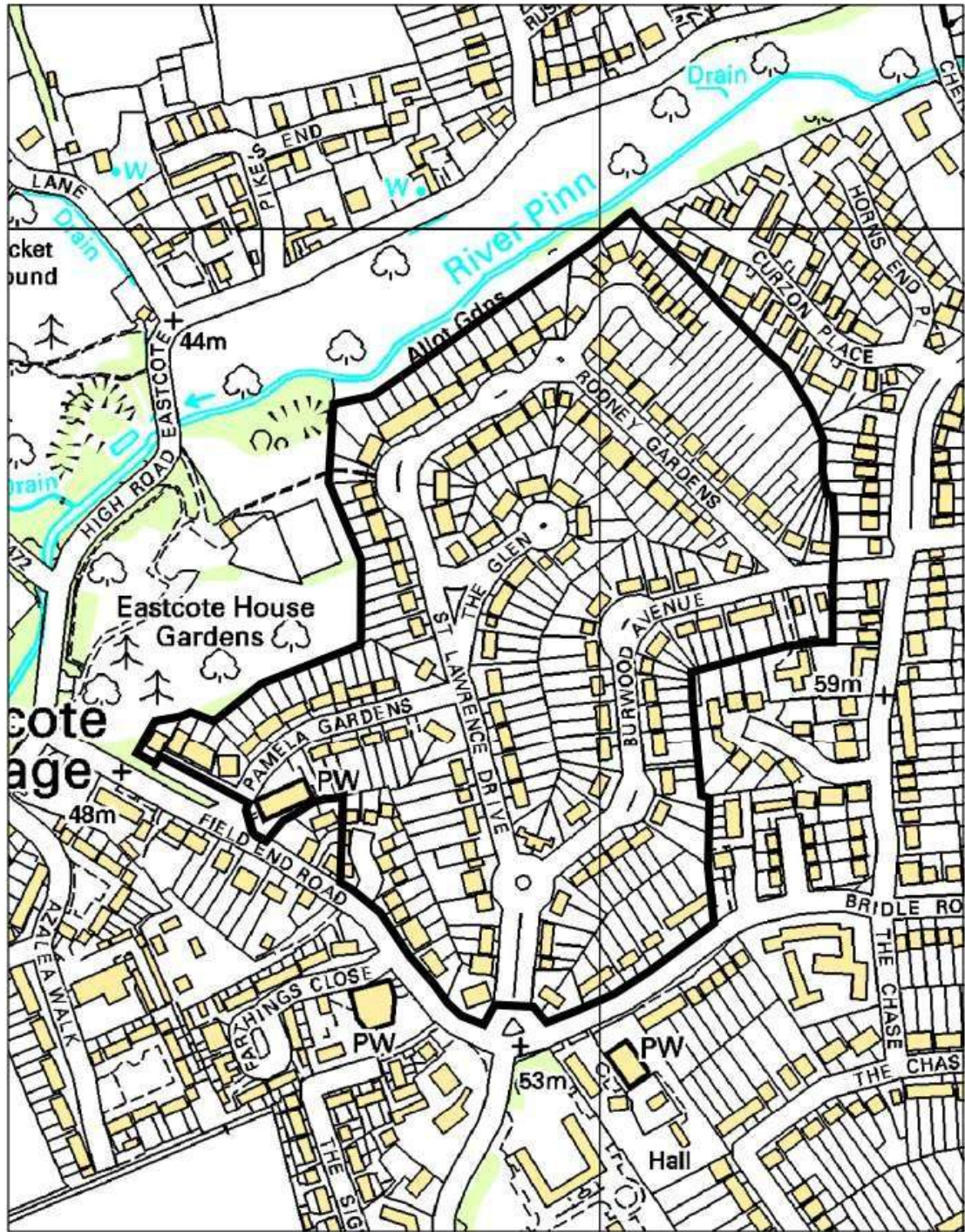
1.2 Scope of the Statement

This statement focuses on the property at 21 Pamela Gardens and its context within the Eastcote Park Estate Conservation Area. It considers the relevant policies outlined in the Harrow Unitary Development Plan (specifically policies D14, D15, and D16) and, most importantly, the detailed guidance and controls set out in the Eastcote Park Estate Conservation Area Management Plan.

2.0 Site and Surroundings

2.1 Location and Context

21 Pamela Gardens, Pinner, HA5 2QU, is a residential property situated within the Eastcote Park Estate Conservation Area. The property is an example of the Art Moderne style, a key architectural feature of the estate's 1930s origins. The surrounding area is characterized by a mix of 1930s architectural styles, including Mock Timbered houses with "overhanging jetties" and other properties featuring Ipswich windows, square oriel windows, and traditional panelled doors. This deliberate mix of styles is a defining characteristic of this Conservation Area.



Eastcote Park Estate Conservation Area

0 50 100 200 Meters

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2.2 Eastcote Park Estate Conservation Area Character

The Eastcote Park Estate Conservation Area is designated to protect the special architectural and historic interest derived from its 1930s origins. The Eastcote Park Estate Conservation Area Management Plan (March 2008) explicitly values the variety of architectural styles from this period and seeks to control alterations to ensure they are sympathetic to the original designs. The plan identifies several key features that contribute to the area's character, including:

- Architectural Styles: A mix of 1930s styles, including Mock Timbered houses and Art Moderne buildings.
- Specific Features: Overhanging jetties, rounded bay windows (characteristic of the Art Moderne style), Ipswich windows, square oriel windows, panelled doors, and specific porch types.
- Roofscape: The preservation of the original roofscape, including similar pitches and designs, is considered key to maintaining the area's character. The Management Plan explicitly states that changing a hip to a gable, raising the ridge, or adding front dormer windows is unlikely to be acceptable.
- Boundaries: Front boundaries typically consist of decorative low brick walls, hedges, and planting, creating an open and green setting.

The council's stated goal is to protect all these original 1930s features equally, ensuring that any alterations are sympathetic to the original design of the properties and materials of the properties.

3.0 Heritage Significance

3.1 Significance of the Property

21 Pamela Gardens is a non-designated heritage asset, deriving its significance from its architectural style and its location within and contribution to the Eastcote Park Estate Conservation Area.

The property is an example of a circa 1930s-1940s Art Moderne / Streamline Moderne style, characterised by its rounded bay windows, low pitched roof, rendered walls and horizontal emphasis.



This style is explicitly recognized and valued within the Eastcote Park Estate Conservation Area Management Plan as a core feature of the estate's 1930s origins. The property's original design, materials, and detailing are integral to its individual significance and its contribution to the diverse architectural character of the Conservation Area.

The façade features curved bay windows on both ground and first floors, fitted with horizontal metal casements divided into rectangular panes. These windows wrap subtly around the corners, reinforcing the style's fluid geometry. The windows are framed by red brick ledges, adding a restrained contrast to the otherwise monochromatic palette.

3.2 Contribution to the Conservation Area

21 Pamela Gardens makes a positive contribution to the character and appearance of the Eastcote Park Estate Conservation Area by embodying one of the key architectural styles identified in the Management Plan. Its presence, alongside Mock Timbered houses and other 1930s styles, creates the rich and varied streetscape that the Conservation Area seeks to protect.

The property's consistent building line, original roof form, and materials contribute to the harmonious visual rhythm of Pamela Gardens. The Management Plan emphasises the importance of retaining buildings that make a positive contribution to the area. The property, therefore, is not merely a dwelling within the Conservation Area but an active component of its designated special character, particularly through its distinctive Art Moderne features.

4.0 Proposed Development

4.1 Description of Proposed Works

The proposed development at 21 Pamela Gardens involves the construction of a rear dormer loft extension. This extension is intended to provide additional accommodation to a growing family. The dormer is positioned within the rear roof. It will provide less than 37m² of additional space and is entirely set below the ridge line. The proposed materials for the dormer will be tiles to match existing roof. The windows are similar in type and style of the rear windows of the property.

The design aims to integrate seamlessly with the existing roofline and the Art Moderne architectural style of the property, ensuring a sympathetic addition that respects the character of the Conservation Area, particularly in light of the Eastcote Park Estate Conservation Area Management Plan's emphasis on preserving original 1930s features and roofscapes. The new structure will integrate with the existing building and is substantially set back from the eaves and subservient in scale.

4.2 Design Considerations

The design of the proposed rear dormer has been meticulously considered to ensure its harmony with both the existing Art Moderne dwelling and the wider Eastcote Park Estate Conservation Area, directly addressing the guidance in the Management Plan. Key design principles include:

- **Scale and Massing:** The dormer has been designed to be subservient to the main roof and substantially set back and retaining the chimney, minimizing its visual impact from public viewpoints. The dormer is set back from the original eaves by 1m and below the ridge by 0.5m.
- **Materials:** The materials will match existing roof tiles and complement the existing palette of the Art Moderne property and the prevalent materials within the Conservation Area. This ensures visual continuity and avoids incongruous additions, aligning with the Management Plan's call for matching materials and workmanship.

The proposed extension's visibility from public viewpoints, particularly from Pamela Gardens has been a crucial consideration in its design. The aim is to ensure that the extension does not appear dominant or detract from the established street scene, especially given the Management Plan's concern for the quality of the roofscape.

5.0 Impact Assessment

5.1 Impact on the Heritage Asset (21 Pamela Gardens)

The proposed rear dormer loft extension will result in alterations to the existing roof structure of 21 Pamela Gardens. However, these alterations are primarily confined to the rear elevation and are designed to minimize the loss of original historic fabric.

The visual impact on the property's architectural integrity has been carefully considered to minimise visual impact. The result is a minimal, sympathetic, well-integrated proposal aimed to have low impact on the street scene.

5.2 Impact on the Eastcote Park Estate Conservation Area

The impact of the proposed extension on the wider Eastcote Park Estate Conservation Area has been carefully assessed, with particular attention to the concerns raised in the Management Plan regarding roof alterations.

Given the location of the dormer primarily on rear of the property, its visibility from key public viewpoints within the Conservation Area is minimal.

The design aims to ensure that the extension does not disrupt the established rhythm of the streetscape or introduce incongruous elements that would detract from the special character of the Conservation Area, which explicitly values the mix of 1930s styles, including Art Moderne.

The proposed rear dormer has been specifically designed to address and mitigate concerns about front and side dormers as outlined in the Management Plan. For example, by being set back significantly, being subservient. The cumulative impact of this development, when considered alongside other developments in the area, is deemed to be acceptable. The impact is justifiable, proportionate and sympathetic.

5.3 Minimizing Harm

Measures have been incorporated into the design to minimize any potential negative impacts on both the heritage asset and the Eastcote Park Estate Conservation Area, directly addressing the guidance in the Management Plan. These include:

- **Subservient Design:** The dormer has been designed to be subordinate in scale and massing to the main dwelling and the surrounding properties, ensuring it does not dominate the roofline or street scene, which is a key concern of the Management Plan regarding roofscapes.
- **Material Selection:** The use of matching roof tiles, fenestration that is consistent with the existing rear elevation, will ensure that the extension blends as harmoniously as is possible with the existing Art Moderne building and the prevailing character of the Conservation Area.
- **Detailed Design:** The dormer is set in from the existing eaves by 1m and below the ridge by 0.5m as shown on drawing number 21PG-301-02H. The rear windows of the dormer have been positioned central to the first-floor rear windows and will match the existing windows both in proportion and in materials.
- **The design of the roof is consistent with the architectural form of the original house both in style and materials.** The roof design aims to minimise overall impact on the existing house and is consistent with neighbourhood, in particular, number 23 and 27.
- **Set-back and Recess:** The dormer substantially setback so that a view from the street will largely mask the protruding edges of the dormer and when visible would be seen as integral to the roof design.

These measures collectively ensure that the proposed development respects the significance of the heritage asset and its setting, minimizing any potential harm and aligning with the protective aims of the Eastcote Park Estate Conservation Area Management Plan.



Image showing side dormer of neighbouring property at number 23.

6.0 Justification and Mitigation

6.1 Justification for the Proposed Development

The proposed dormer loft extension at 21 Pamela Gardens is primarily driven by the need for additional accommodation for a growing family. The existing property, while a valued example of Art Moderne architecture within the Conservation Area, no longer adequately meets the evolving needs of the occupants. A loft extension represents the most appropriate and sustainable solution for expanding the habitable area of the dwelling, avoiding the need for a more disruptive ground-floor extension or relocation, which could have a greater impact on the established character of the Estate. This approach allows for an efficient use of existing building fabric and minimizes the impact on the garden space.

8.2 Policy Compliance

The proposed development has been designed to comply with relevant national and local planning policies concerning heritage assets and conservation areas, with particular emphasis on the Eastcote Park Estate Conservation Area Management Plan. Specifically, it adheres to:

- National Planning Policy Framework (NPPF): The NPPF emphasizes the importance of conserving and enhancing the historic environment. The proposed development, through its sensitive design and choice of materials, aims to ensure that the significance of the Eastcote Park Estate Conservation Area is preserved, and where possible, enhanced.
- Harrow Unitary Development Plan (UDP) Policies:
 - Policy D14 (Conservation Areas): The design respects the character and appearance of the Eastcote Park Estate Conservation Area.
 - Policy D15 (Extensions and Alterations in Conservation Areas): The extension is designed to be sympathetic to the existing Art Moderne dwelling and its surroundings, avoiding harm to the special character of the area.
 - Policy D16 (Conservation Area Priority): The proposal demonstrates a clear understanding of the area's significance and seeks to contribute positively to its ongoing preservation.
 - Eastcote Park Estate Conservation Area Management Plan (March 2008): The design principles outlined in this statement directly address and align with the guidance provided in the Management Plan. Crucially, the rear dormer design has been developed to avoid the forms explicitly deemed unacceptable (e.g., front dormers, side dormers to hipped roofs) by the Management Plan, instead offering a solution that respects the existing roofscape and the valued 1930s architectural styles, including the Art Moderne of Number 21.

6.3 Mitigation Measures

As detailed in Section 5.3, a range of mitigation measures have been incorporated into the design to ensure that any potential harm to the heritage asset and the Eastcote Park Estate Conservation Area is minimized. These include the careful selection of materials that match or complement the existing Art Moderne property, a subservient design that respects the roofline and scale of the surrounding properties, and strategic set-backs to reduce visual prominence. The proposed works are not anticipated to result in substantial harm to the significance of 21 Pamela Gardens or the Eastcote Park Estate Conservation Area. Instead, through thoughtful design, the inevitable impact is considered proportionate and legitimate because it minimises harm and integrates the development sensitively within the architectural form of the existing dwelling and the conservation area.

7.0 Conclusion

This Heritage Statement aimed to demonstrate that the proposed dormer loft extension at 21 Pamela Gardens, Pinner, HA5 2QU, has been carefully designed to respect and respond to the heritage significance of the property and its setting within the Eastcote Park Estate Conservation Area.

It has shown a thorough assessment of the site, its context, and the specific guidance provided in the Eastcote Park Estate Conservation Area Management Plan.

It is proposed that the development will preserve the character and appearance of the Conservation Area.

The design incorporates appropriate materials, scale, and detailing to ensure a sympathetic addition that integrates seamlessly with the existing Art Moderne dwelling and the surrounding historic environment. The proposed works represent a sustainable approach to meeting modern living requirements while safeguarding the special qualities of the Eastcote Park Estate Conservation Area.

8.0 References and Appendices

8.1 References

- London Borough of Hillingdon. (2008). Eastcote Park Estate Conservation Area Management Plan. Available at: [/home/ubuntu/Eastcote_Park_Estate_Management_Plan.pdf](#)
- Harrow Council. (2009). Pinner Conservation Areas Supplementary Planning Document (SPD).