

**24 PINNER ROAD, NORTHWOOD. HA6 1QP**

**Design, access and planning statement in support of the planning application to extend the medical centre and create an additional 2-bedroom flat at:**

**24 Pinner Road, Northwood HA61QP**

**18<sup>th</sup> September 2025**

This document is in accordance with the requirement set down by the DCLG.

**Included within this application,**

**Existing drawings:**

Site & Location plan	SV.01
Ground & first floor plans	SV.02
Roof plan	SV.03
Front & side elevations	SV.04
Rear & side elevations	SV.05
Section	SV.06

**Proposed drawings:**

Site & Location plan	GA.01
Ground & first floor plans	GA.02
Second and roof plans	GA.03
Front & side elevations	GA.04
Rear & side elevations	GA.05
Section	GA.06

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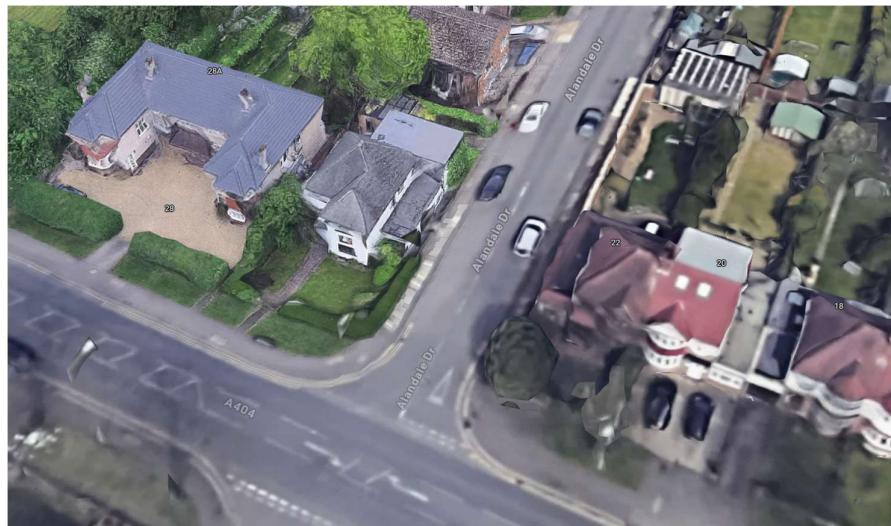
## 1. Introduction

The proposal is to enlarge the existing dental practice to provide an improved medical centre with 5 dental treatment rooms, 4 consultation rooms and an improved dedicated entrance.

The proposals include a separate residential entrance and internal staircase to improve access to the 2-bedroom flat on the first floor as well as creating an additional self-contained 2-bedroom flat in the enlarged roof space.

## 2. Site

The property is not listed or in a conservation area. The property is a detached house on the large Northwest corner plot at the junction of Pinner Road and Alandale Drive. The property is to the east of Northwood School and set approximately 1.5m behind the principal elevation of the 4 to 22 Pinner Road terraced properties to the west.



***Google Earth view - junction of Pinner Road and Alandale Drive***

The building is currently a dental practice on the ground floor with patient access via a side door off Alandale Drive. Part of the first floor is used as dental support offices and storerooms and is accessed by a tight spiral staircase. The remaining rear of the first floor is a self-contained two-bedroom flat which is accessed via an external metal staircase at the rear.



***View of the property from Alandale Drive***

There is a small concrete area to the side and rear which contains external plant and poor-quality yard space used by the dental practice. To the rear of the property there is a garage and driveway used by the dental practice for storage and refuse bins.

To the Pinner Road frontage there is an unused garden with a locked pedestrian entrance leading to the unused front door.



***View of the property from Pinner Road***

### 3. History

The property is a prominent detached corner site on a parade of early to mid-20<sup>th</sup> century semi-detached and terraced houses to both sides of Pinner Road. The properties are well set back from the road and are generally two storeys with many having extended into the roof space.

The property has been a dental practice since circa 1975. There have been two planning applications in 2019 and 2020 relating to external signage. These were refused otherwise there is little relevant planning history relating to this property.

### 4. The Proposal

The dental practice is in need of modernisation and upgrading. The patient and staff facilities are inadequate, and the new owners intend to improve and expand the medical services to offer better and varied support, consultation and reception facilities which will benefit the local community.

The intention is to increase the dental treatment rooms from three to five and provide four consultation rooms for GP, physio, medical specialist consultations and travel clinic with more services to be included in the future. These will be provided by extending the ground floor footprint to the front and side. This will improve the internal circulation around a dedicated staircase connecting the health centres consultation and support rooms on the ground and first floors.

The remaining first floor space and the extended area in the roof would be served by a separate residential staircase with its dedicated entrance off Alandale Drive. This will completely separate the two functions and provide improved accommodation and facilities.

### 5. Design

The proposed finishes of the property are fundamentally the same as the existing finishes. The property will however be constructed to meet or better the current regulation so it will provide better insulated walls, roof, floor, windows and doors. In addition, there will be improved acoustic separation between the medical centre and residential accommodation as well as the separated entrances.

The health centre is specifically designed to extend at the front on the ground floor. It incorporates a full height glazed reception to identify it as a public facing facility. Access to the health centre will be provided by the existing Pinner Road entrance as well as a new level entrance from Alandale Drive which will provide wheelchair access to the ground floor consultation rooms.

The proposed external changes are designed to enhance the building and to be in keeping with the surrounding properties. The contemporary glazed ground floor frontage will help define the property as well as providing a more welcoming and inclusive reception. The rest of the building will benefit from a consistent appearance across all elevations of the property.

The rear of the property will benefit from the removal of the external staircase and unsightly courtyard with its mix of mechanical plant and shed storage. A new dedicated plant area is formed and ASHP's will provide an environmentally efficient source of heating and hot water to all the accommodation.

## 6. Use

As stated earlier the property is a dental practice (Class E) on the ground and part first floor with a self-contained 2-bedroom flat on the remaining part of the first floor (Class C3). There is no proposed change of use.

## 7. Layout

The layout is significantly improved and allows separate entrances to the health centre and residential spaces. The perilous spiral staircase is replaced with a compliant staircase, and the medical centres circulation provides good wheelchair access to the consultation and support spaces on the ground floor.



***The current spiral circulation staircase is wholly unsuitable***

A separate staircase is provided for the residential accommodation which is now directly accessed via the existing entrance on the side elevation facing Alandale Drive. The two upper floor flats provide well-proportioned accommodation and make better use of the large unused roof space

## **8. Scale**

The proposal retains the eaves line, the roof angle and the ridge line. The existing roof height is high so using this area makes better use of the space.

The line of the roof at the front is in the existing location and springs off the existing parapet line at the rear. The sides are extended to the proposed new building line and the roof pitch matches the existing. To the west of the property a side passage of 1.2m is maintained and all plant from this area is removed.

## **9. Landscaping**

The intention is to make better use of the garden as access to the medical facility will be via the front.

A small section of hedge is to be removed to provide a level access

entrance to the medical facility from Alandale Drive otherwise the hedges and trees are to be retained.

The front garden is to remain predominately laid to lawn with flower beds added to coordinate with the new scheme. The existing brick path to the front will be retained and the remaining circulation will be finished in stone paving.

The projecting ground floor extension (as well as the refuse store) will be finished with a green roof. This will not only improve the biodiversity of the site but also help define the medical centre's entrance and to separate it from the residential accommodation.



***Proposed green roof to protecting medical centre entrance***

The projecting ground floor extension at the front is aligned with the frontage of the terraced properties on the other side of Alandale Drive.

## **10. Appearance**

As stated above, utilising the same finishes the property retains its current appearance which will be in keeping with and have little effect on the surrounding properties in respect of its character.

The dedicated medical centre entrance with projecting façade and green roof will improve the public facing appearance of the property.

The entrance to the flats utilises the existing side entrance which remains residential in appearance.

## 11. Vehicular access

There is no provision for parking.

## 12. Inclusive access

The proposed medical centre is to have a level entrance and provide wheelchair accessible facilities on the ground floor

The residential access to the property will not be adversely affected and the proposed residential accommodation provides a higher standard for adaptable housing under Part M of the Building Regulations. These flats will therefore provide better adaptable space catering to more people with varying needs. The upper floors however do not lend themselves to wheelchair access.

## 13. Refuse & Recycling

A new dedicated residential refuse store is proposed adjacent to the residential entrance. This will accommodate wheelie bins for general waste and recycling and will be enclosed by a timber slatted store with a green roof.

The medical centre will manage their refuse via the rear of the property, and their bins will be stored in the existing driveway and will be managed in the same way it is currently collected.

## 14. Daylight

The proposals are no higher than the existing roof line and don't project beyond the line of the existing rear of the building or breach any 45-degree neighbouring outlook rule. A side passage of 1.2m is maintained to the western boundary which maintains the visual gap between the buildings.

## 15. Conclusion

The proposed medical centre improvements with the increased dental, GP, physio, medical specialist consultations and travel clinic services offered will provide a better local facility. The use of the front garden and the visual identity proposed will help define the functions and improve the properties appearance.

The existing flat improvement and the addition of a flat will help where there is a demand for good quality accommodation.

The better separation of the uses will enhance the street appearance and the characteristic of the local area. The proposal is therefore a positive contribution to the surrounding properties.