

24 PINNER ROAD, NORTHWOOD. HA6 1QP

Design, access and planning statement in support of the planning application to extend the medical centre:

24 Pinner Road, Northwood HA61QP

12th May 2026

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

Included within this application,

Existing drawings:

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

Proposed drawings:

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

CONTENTS:

1. INTRODUCTION
2. SITE
3. HISTORY
4. THE PROPOSAL
5. DESIGN
6. USE
7. LAYOUT
8. SCALE
9. LANDSCAPING
10. APPEARANCE
11. VEHICULAR ACCESS
12. INCLUSIVE ACCESS
13. REFUSE AND RYCLING
14. DAYLIGHT
15. CONCLUSION

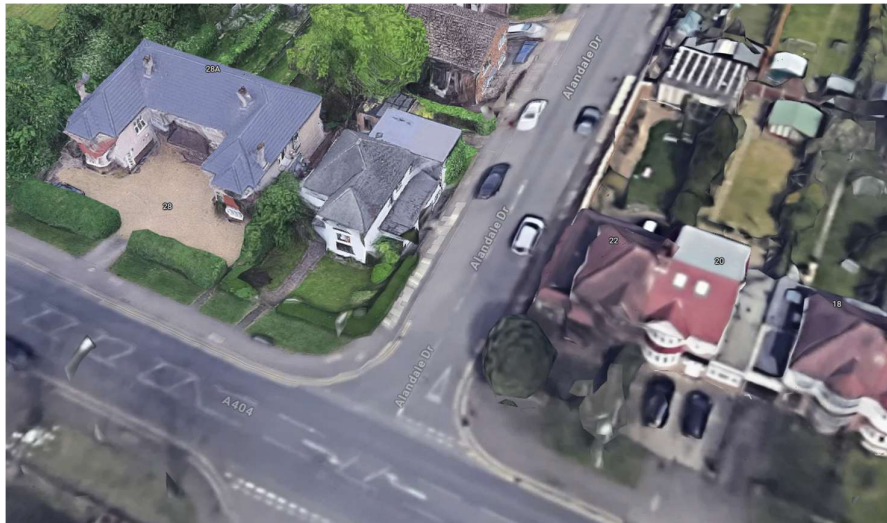
1. Introduction

The proposal is to enlarge the existing dental practice to provide an improved medical centre with 4 dental treatment rooms, 2 consultation rooms and an improved dedicated entrance.

The proposals include a side extension at ground floor level and internal alterations at first floor to improve the circulation within the medical centre. The residential accommodation at first floor remains unchanged

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-20th 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.

An application was submitted in 2025 to enlarge and improve both floors however this was refused resulting in these new proposals. 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 intension is to increase the dental treatment rooms from three to four and provide two 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 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 residential access remains unchanged.

5. Design

The proposed finishes of the property are fundamentally the same as the existing finishes. The side extension 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

Access to the health centre will be from the front of the building via a new level entrance from Alandale Drive which will provide wheelchair access to the ground floor consultation rooms.

The entrance incorporates a glazed porch leading to the reception to better identify the entrance as a public facing facility as well as providing a more welcoming and inclusive reception.

The proposed external changes are designed to enhance the building and to be in keeping with the surrounding properties.

The rear of the property will benefit from the removal of the unsightly mix of mechanical plant and shed storage. A new dedicated plant area is formed which will house the ASHP's.

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

There is no proposed change to the residential accommodation in these proposals.



The current spiral circulation staircase is wholly unsuitable

8. Scale

The side extension is at ground floor level and there are no proposed external changes to the first floor and roof levels.

To the west of the property a side passage of 1.2m is maintained and all plant from this area is removed and located in a dedicated service area.

9. Landscaping

The intension 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. The existing Pinner Road gate will be removed and replaced with a hedge 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.

10. Appearance

As stated, 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 medical centre entrance with porch will improve the public facing appearance of the property.

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 is unchanged

13. Refuse & Recycling

There are no proposals to change the refuse and recycling arrangements. The medical centre and residential accommodation 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 proposed extension is at ground floor level and will have no daylight impact on the surrounding properties.

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 side extension is at ground floor and in finishes to match the existing thus maintaining the street appearance and the characteristic of the local area. The proposal is therefore a positive contribution to the surrounding properties.