

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

DESIGN AND ACCESS STATEMENT

45 Rodney Gardens, Pinner, HA5 2RT

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1. INTRODUCTION

- This Design and Access Statement is submitted to the London Borough of Hillingdon on behalf of the applicant, in support of a householder planning application for a single-storey 3.5m rear extension at 45 Rodney Gardens, Pinner, HA5 2RT.
- The proposal has been carefully designed to respect the established character of the surrounding area while improving the functionality and living accommodation of the existing dwelling. This statement sets out the design rationale, context, and considerations relating to access and appearance.

2. SITE CONTEXT

- The property is a detached bungalow located within Rodney Gardens, a residential street forming part of the Eastcote Park Estate Conservation Area. The area is characterised by well-spaced detached and semi-detached houses featuring pitched roofs, traditional materials, and landscaped gardens that contribute to the area's distinctive suburban character.
- The existing dwelling sits comfortably within a generous plot, featuring a large rear garden and ample separation from neighbouring boundary. The site is not overlooked to a significant degree, and the rear of the property is well screened by mature vegetation.
- There are a number of houses that have extended at the rear of the house with similar extension to the one we are proposing.

3. PROPOSAL

- The proposal seeks a single-storey 3.5m deep rear extension to provide an enlarged kitchen and dining area with improved access and natural lighting from the garden. The extension has been designed to complement the existing dwelling in both form and materiality, ensuring that it remains visually subordinate and in keeping with the architectural language of the property and surrounding area.

4. DESIGN APPROACH

Scale and Massing

- The proposed extension projects 3.5 metres from the original rear wall, maintaining a single-storey form that remains subservient to the main dwelling.
- The overall height of the extension will be consistent with typical rear additions in the area, with a maximum height of approximately 2.9m.

- The proposal maintains generous garden space to the rear, preserving the open character of the plot.
- The design ensures minimal visual impact from the public realm, as the extension will be entirely screened from street view.

Materiality and Detailing

- External materials will match the existing dwelling, including brick wall finishes, fiberglass roof to match existing flat roof, and colour-matched windows and doors.
- The use of sympathetic materials will ensure a seamless integration between old and new, reinforcing the consistency of the conservation area.

Functionality and Layout

- The new extension provides a larger, open-plan kitchen and dining area, enhancing the home's usability for modern family living.
- The design maximises natural light and views toward the rear garden through the inclusion of large glazed doors.
- The internal layout maintains clear circulation routes, providing a comfortable connection between the existing spaces and the garden.

Heritage Considerations

- The property lies within the Eastcote Park Estate Conservation Area, and care has been taken to ensure the proposal does not detract from its architectural or historical significance.
- The extension's modest scale, rear positioning, and use of sympathetic materials ensure it preserves the character and appearance of the conservation area.
- As the works are limited to the rear, views from the public realm will remain unaffected, and the proposal will not impact the established streetscape.

Access Considerations

- Access to the property remains unchanged from the existing arrangement via the main front entrance and side access to the garden is retained.
- The proposal will not alter the existing vehicular or pedestrian access points and will maintain safe and inclusive access to all areas of the property.

5. SUMMARY AND CONCLUSION

- The proposed 3.5m rear extension at 45 Rodney Gardens has been designed to enhance the home's functionality and provide improved living accommodation while respecting the architectural character and heritage of the Eastcote Park Estate Conservation Area.
- Through careful attention to scale, materials, and detailing, the design represents a balanced and sensitive approach that preserves the area's established character while meeting the needs of contemporary living.