



78 St Clement Close

Design & Access Statement
May 2023

Project Details



Client property address:

78 St Clement Close
Uxbridge
London
UB8 3ST

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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Statement Contents



1 Introduction & Context

2 Site Analysis

Site Location Plan

Existing Photographs

Existing Plans

Proposed Plans

Existing & Proposed 3D Views

4 Planning Policy

5 Our Conclusion

Introduction & Context

Description of proposed works

This design & access statement is written on the behalf of the applicant, in support of the householder application for the proposed front extension, removal of conservatory, facade alteration, floor plan redesign, and all associated works at 78 St Clement Close.

Character of the area

The property is a one storey (loft converted) 3 bedroom detached dwelling house with a sizeable front and rear garden.



Site Analysis

Site Location Plan



Site Analysis

Site Location Plan Google earth view



Site Analysis

Existing Photographs



Front Elevation

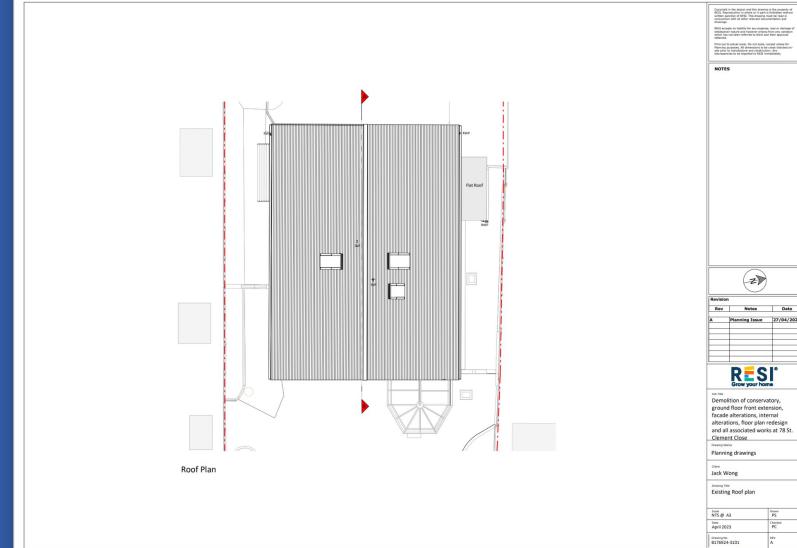
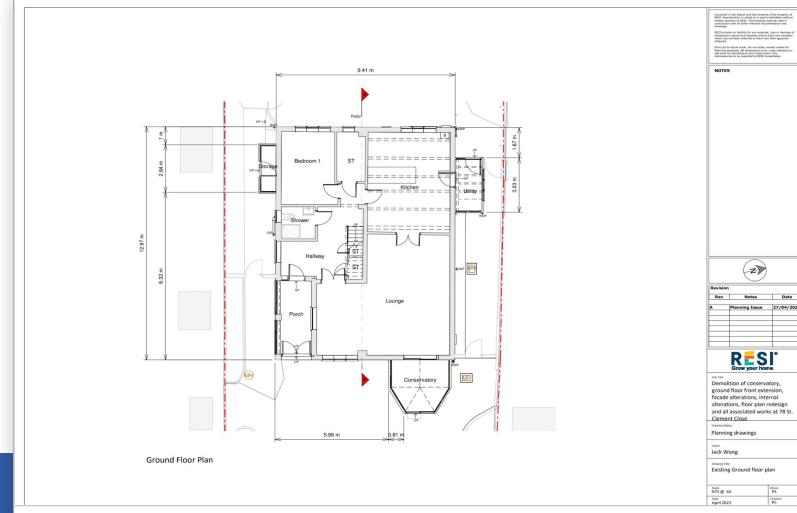


Rear Elevation

Site Analysis

Existing Plans

The property as existing has the potential for the space to be used to its full potential by making some alterations externally.



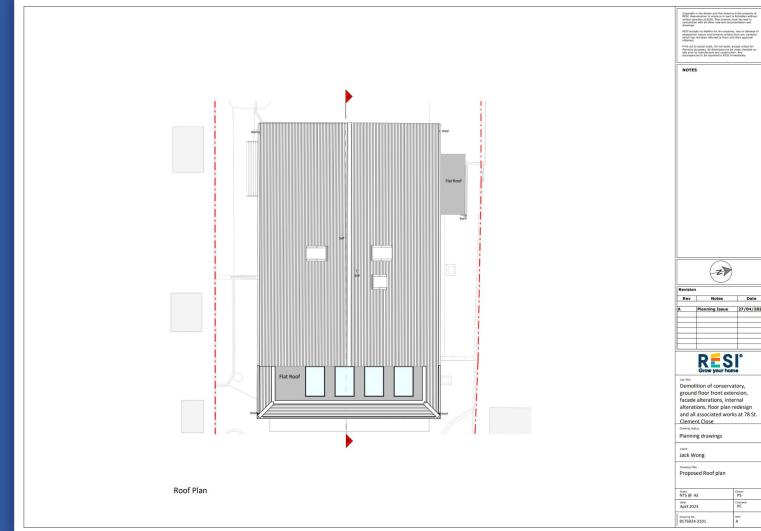
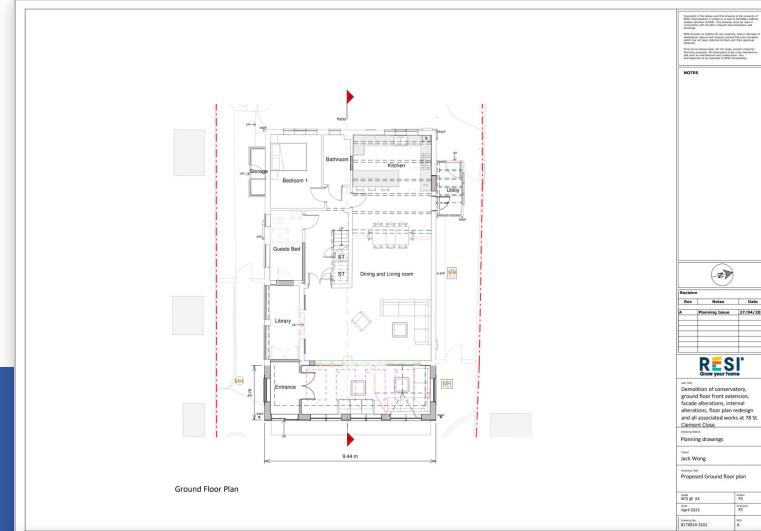
Site Analysis

Proposed Plans

The proposed works intend to make some internal changes to the ground floor, combining the two rear spaces, creating a bigger kitchen / dining / lounge area.

To tie in with these changes, the applicant wants to remove the existing conservatory on the front elevation and extend 3m with three windows.

The proposed roof for this extension will be flat with 4 roof lights and pitched roof on the edges to match the existing roof angle and type.



3D views

Existing and proposed 3D views

3D views of existing property and proposed development

The two 3D drawings on the right shows the overall volume and impact of the extension to the existing property and the neighbouring properties. It also shows how the proposed extension does not harm the existing dwelling as there is minimum impact on the existing dwelling.



3D Existing Front View



3D Proposed Front View

Our Conclusion

We hope the Hillingdon Council sees merit in our proposal and agrees that the proposed development would not be of detriment to the host dwelling, site, or the surrounding context for its proposed use.

The intended development has been designed to provide a more efficient use of space for the applicant whilst maintaining as many original features as possible.

The location of the property being away from street facing be beneficial for our proposed front extension. The layout of the property only allows to extend on the front as the property has a very large unused front space that could give us additional space for improving the client's current living standards. The volume of the front extension does not affect the neighbours on both sides privacy or natural light.