



# 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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# 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

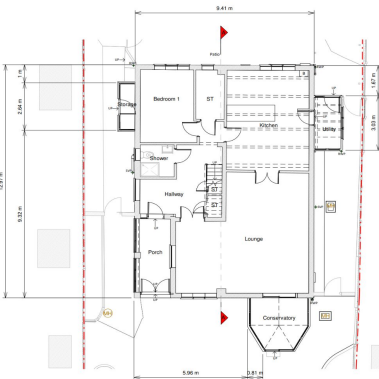


Rear Elevation

# 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.



Ground Floor Plan

**RESI**  
Show your home

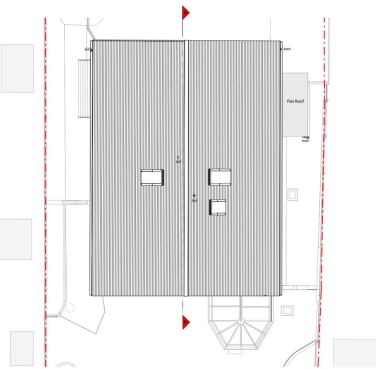
Demolition of conservatory, ground floor front extension, facade alterations, internal alterations, floor plan redesign and all associated works at 16 St. Claremont Close.

Planning drawings

Jack Wong

Existing Ground floor plan

| Rev | Date       | Notes          |
|-----|------------|----------------|
| 1   | 27/04/2021 | Planning Issue |



Roof Plan

**RESI**  
Show your home

Demolition of conservatory, ground floor front extension, facade alterations, internal alterations, floor plan redesign and all associated works at 16 St. Claremont Close.

Planning drawings

Jack Wong

Existing Roof plan

| Rev | Date       | Notes          |
|-----|------------|----------------|
| 1   | 27/04/2021 | Planning Issue |



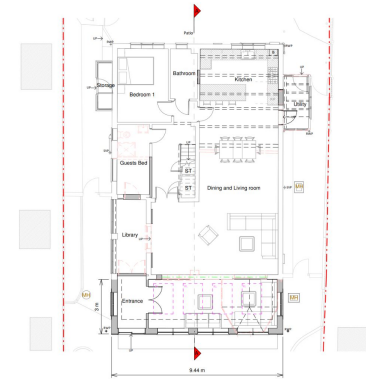
# Site Analysis

## Proposed Plans

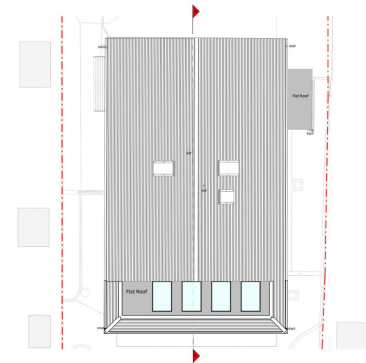
The proposed works intend to make some internal changes to the ground floor, combining the two rear spaces, creating a bigger kitchen / dining / lounge area.

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.



Ground Floor Plan



Roof Plan

RESI  
Create your Home

Demolition of conservatory,  
ground floor front extension,  
kitchen alterations, internal  
alterations, rear plan redesign  
and all associated works at 78 St.  
Clifford Close

Planning drawings

Jack Wong

Proposed Ground floor plan

| Rev | Notes          | Date       |
|-----|----------------|------------|
| 1   | Planning Issue | 17/04/2023 |

| Rev | Notes     | Date       |
|-----|-----------|------------|
| 1   | 1st issue | 17/04/2023 |
| 2   | 2nd issue | 17/04/2023 |
| 3   | 3rd issue | 17/04/2023 |

RESI  
Create your Home

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Proposed Roof plan

| Rev | Notes          | Date       |
|-----|----------------|------------|
| 1   | Planning Issue | 17/04/2023 |

| Rev | Notes     | Date       |
|-----|-----------|------------|
| 1   | 1st issue | 17/04/2023 |
| 2   | 2nd issue | 17/04/2023 |
| 3   | 3rd issue | 17/04/2023 |

## 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.