

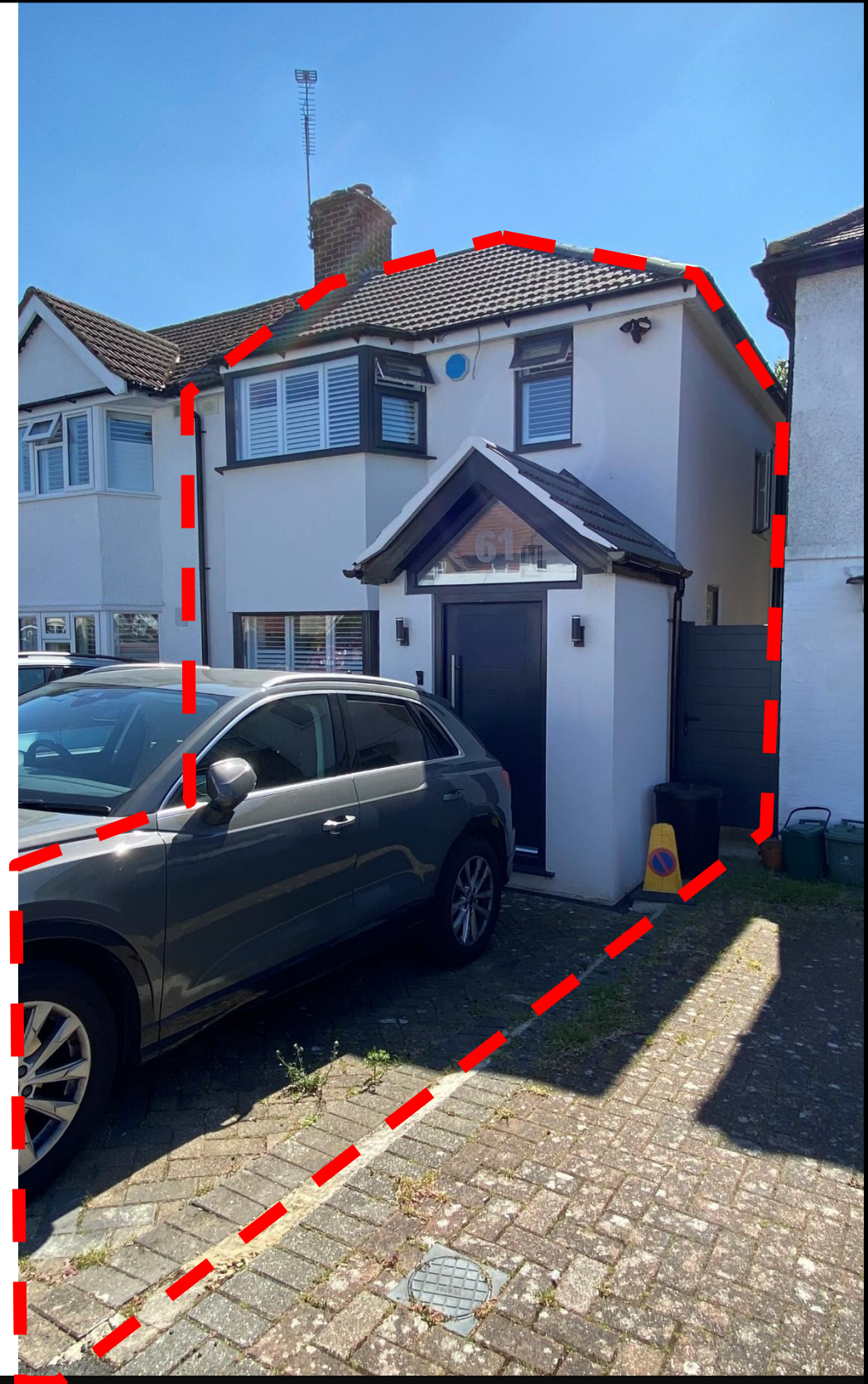
DESIGN & ACCESS STATEMENT DOCUMENT

ON

61 CLYFFORD RD,
HA4 6PU

23 May 2026

REFURBISHMENT AND EXTENSION OF
SINGLE FAMILY DWELLING



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01A – Existing Site Location and Context

01B – Existing Street & Rear View

01C – Existing Site Plan

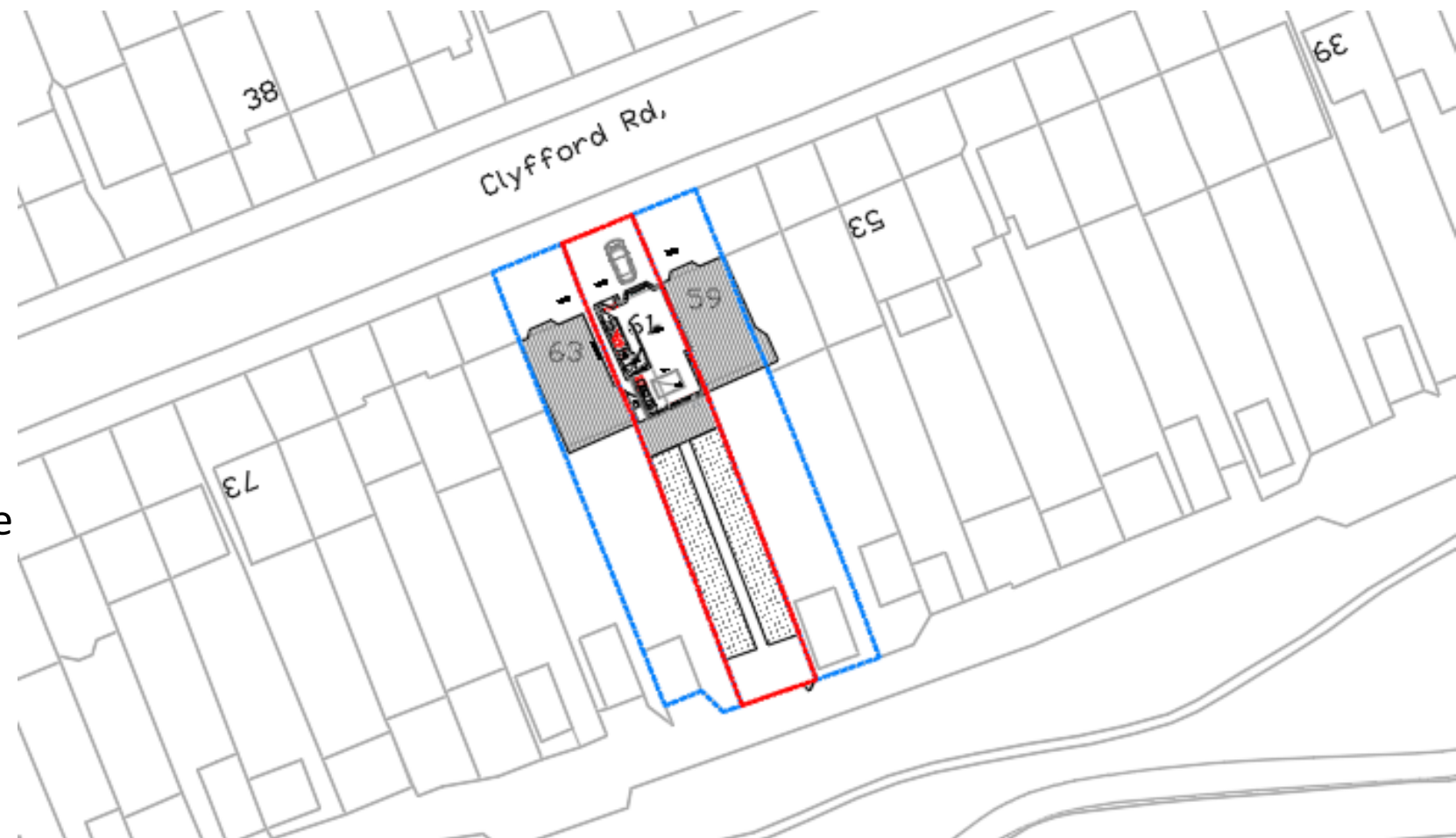
02A – Precedent Architecture

02B - Proposed Site Plan

02C – Proposed Development Scheme

03 - Sun Path

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01A – Site Location & Context

DESIGN & ACCESS STATEMENT

Introduction

This statement accompanies the application for planning application in relation to the proposed works to a single owner-occupied house, at 61 Clyfford Rd, HA4 6PU.

The proposed works include:

Existing 3.6m rear extension to be part demolished and proposed additional 2.4m single storey rear extension achieving 6m with sky light and part two storey rear extension and internal modification.

The report and proposals have been produced Gridesign, on behalf of the current owners of the property.

Project Description:

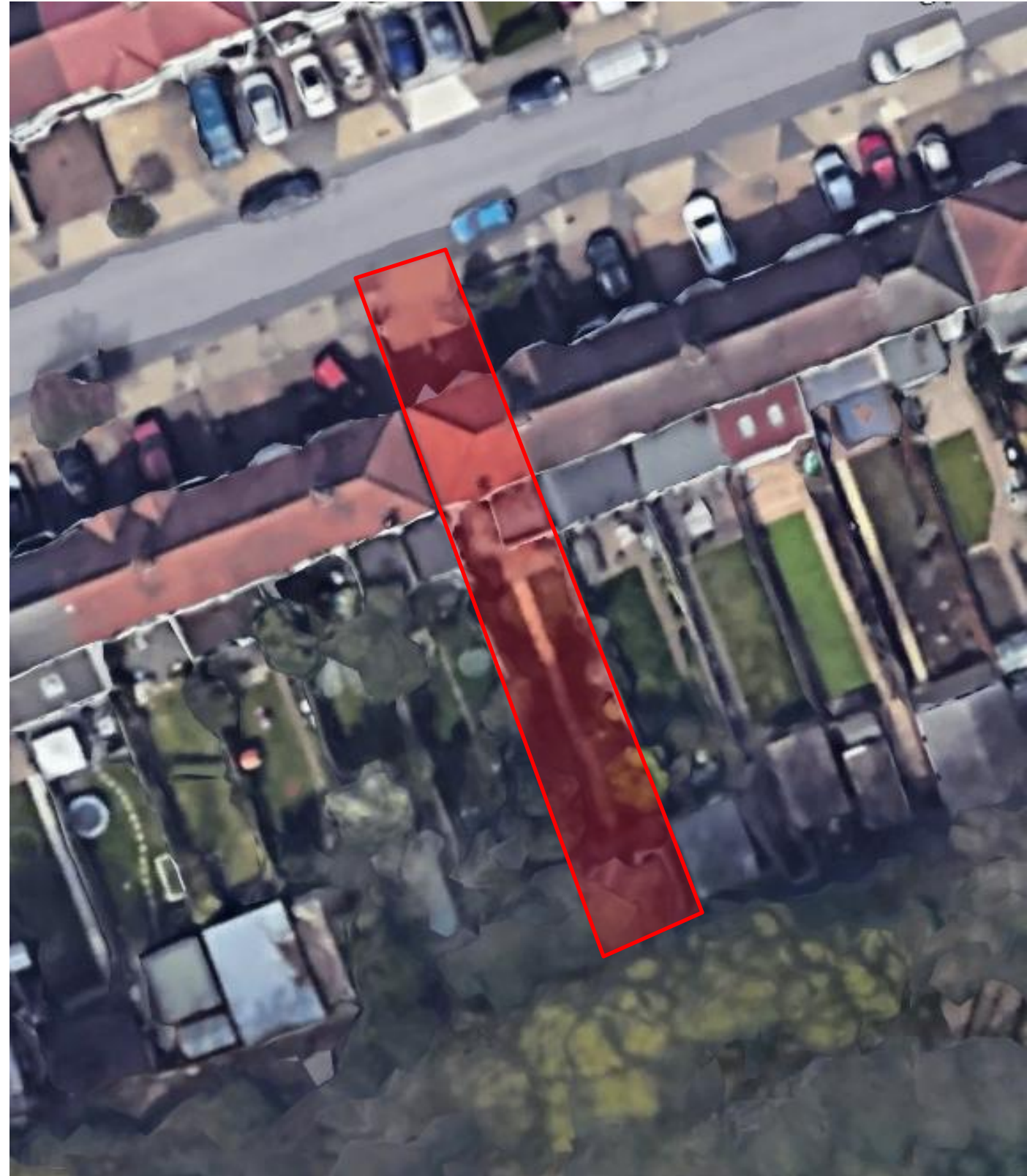
Proposed total of 6 m single storey rear extension and part two storey rear extension (2.9m depth / 3.82m width).

Existing:

It is a single family 3-Bed End of terrace dwelling,

Proposed finishes:

- All finishes, detailing to match existing dwelling.
- No change to existing access and parking provisions.
- No change to existing refuse, access and collection/deliveries provisions.



01A – Site Location & Context

DESIGN & ACCESS STATEMENT

Existing Site and surrounding area

The site is a two storey End of terrace dwellinghouse located on Clyfford Rd with rear garden facing RAF Northolt. The surrounding area is residential consisting of other terraced and Semi-detached dwellings.

The property has side access to rear garden and rear service access.

The house features an original two-storey front bay window and is constructed with off white render finish. The property currently benefits from a full-width 3.6m rear extension. The existing fenestration consists of white UPVC windows and doors.

The site benefits from a large green garden (width 6.4m / depth 24.8m) to the rear property boundary.

The property is not situated within a conservation area and is not listed. The site is located within Flood Zone 1.



North Facing

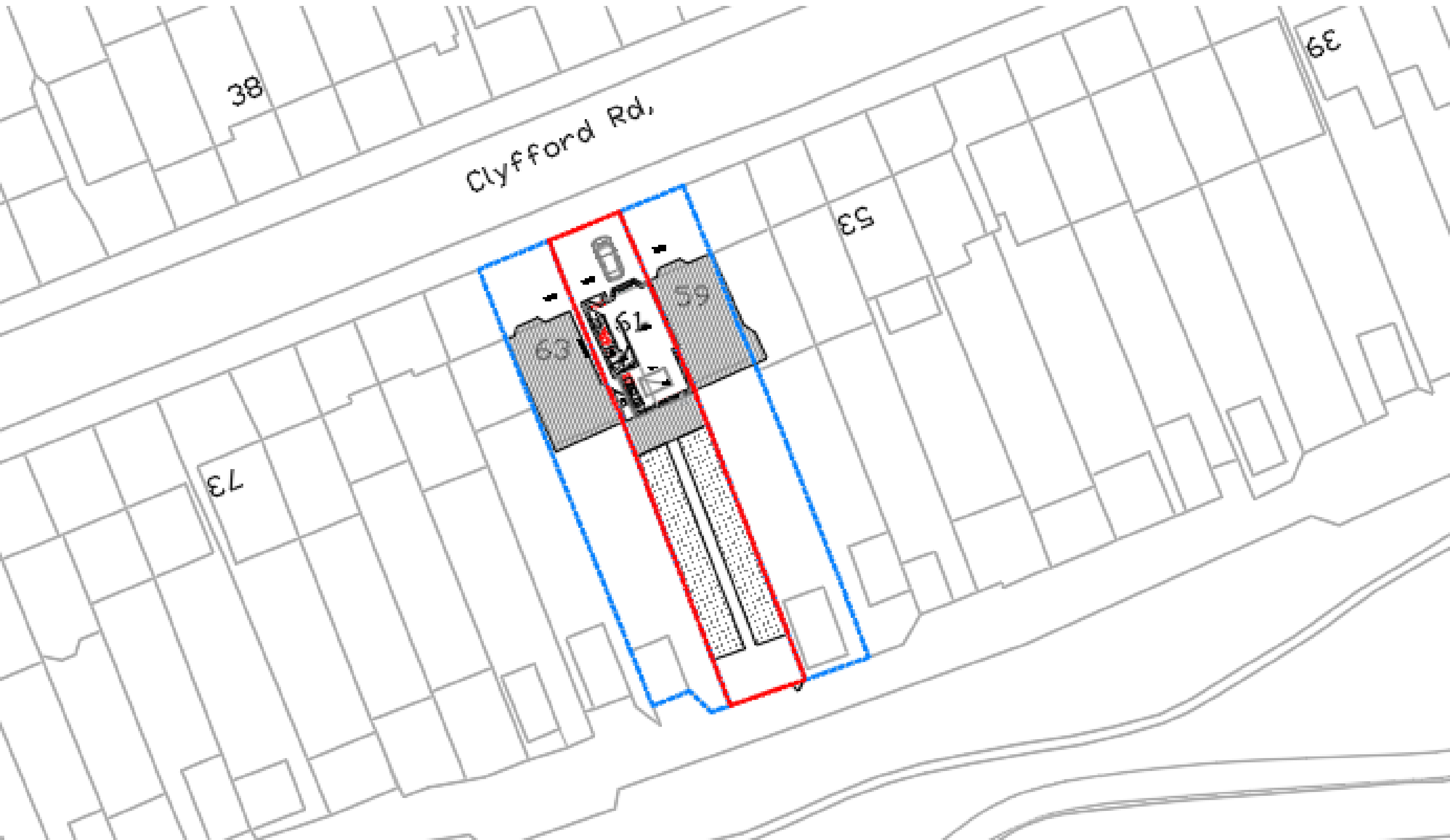


South Facing

01B – Street View & Rear View



01C – Existing Site plan



02A –Precedent architecture

POLICIES

**Supplementary Planning Document
Residential Design Guide**

PRECEDENTS

73 CLYFFORD ROAD RUISLIP MIDDX HA4 6PX

Ref: 67401/APP/2022/3289

Erection of a part single storey, part double storey rear extension with roof light

Approved - 22-12-22 01

82 CLYFFORD ROAD RUISLIP

Ref: 48408/APP/2024/1739

Erection of a single storey rear extension

Approved - 17-09-24

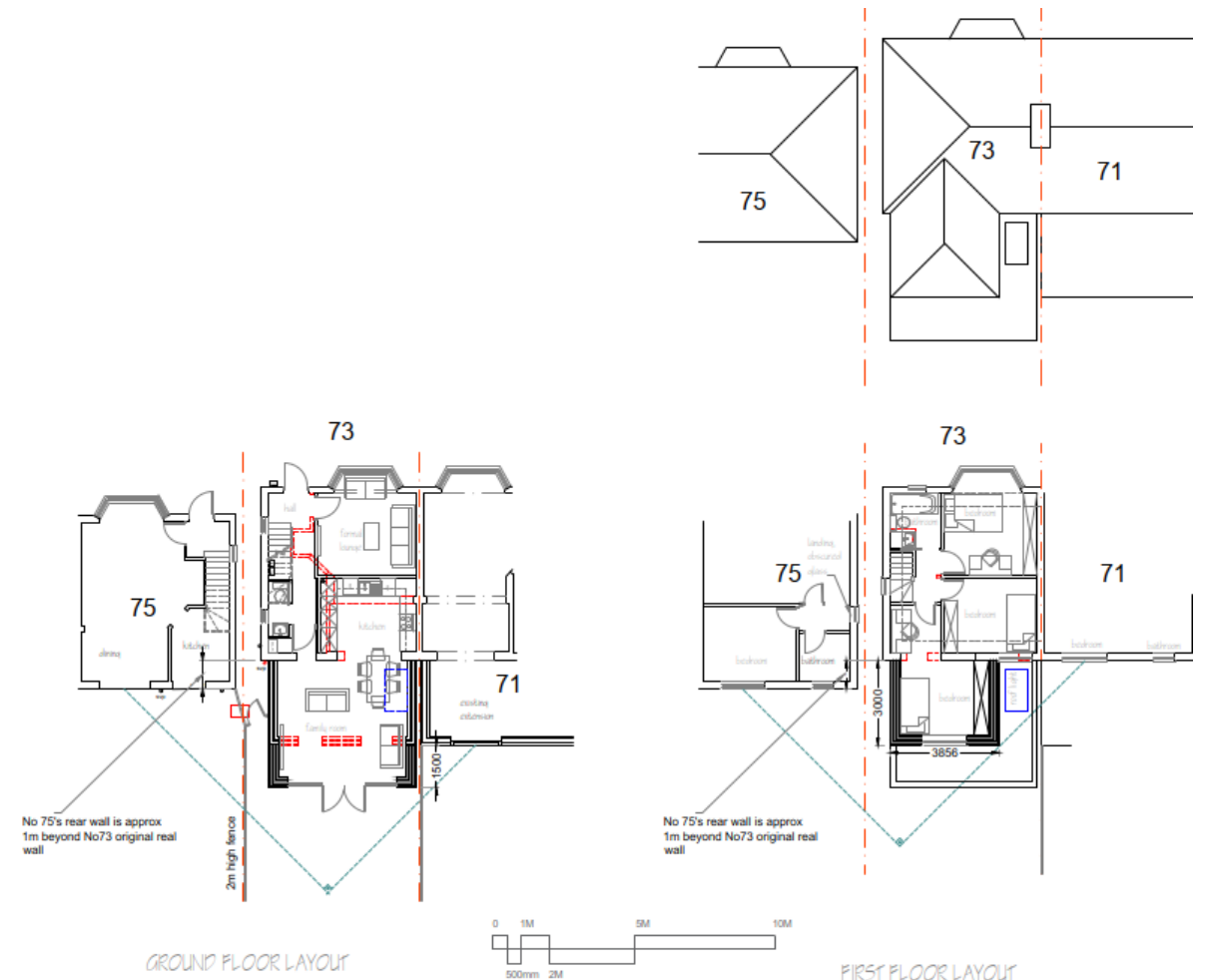
02A –Precedent architecture

PRECEDENTS

**73 CLYFFORD ROAD RUISLIP MIDDX
HA4 6PX**
Ref: 67401/APP/2022/3289

Erection of a part single storey, part double storey rear extension with roof light

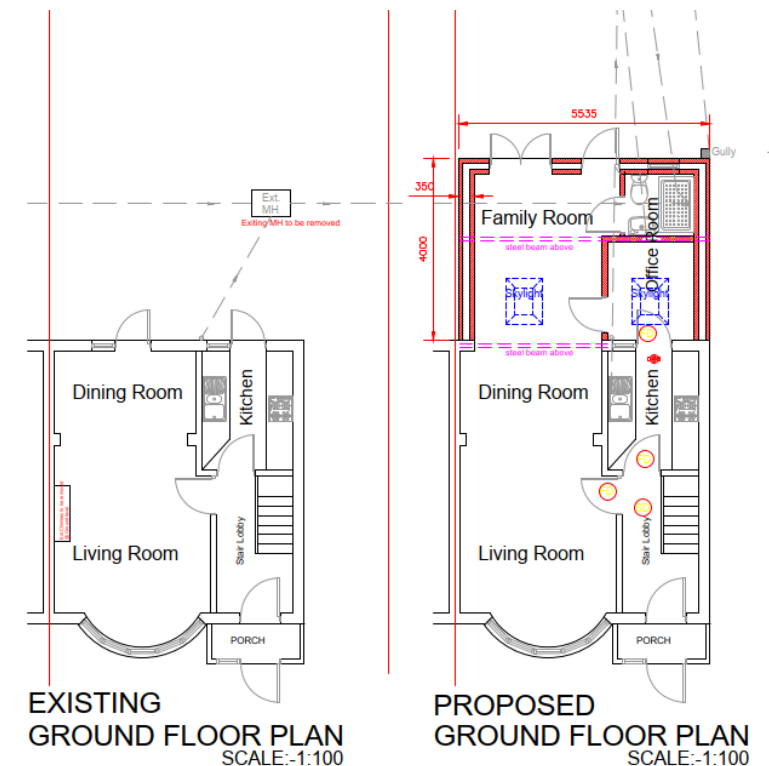
Approved - 22-12-22 01



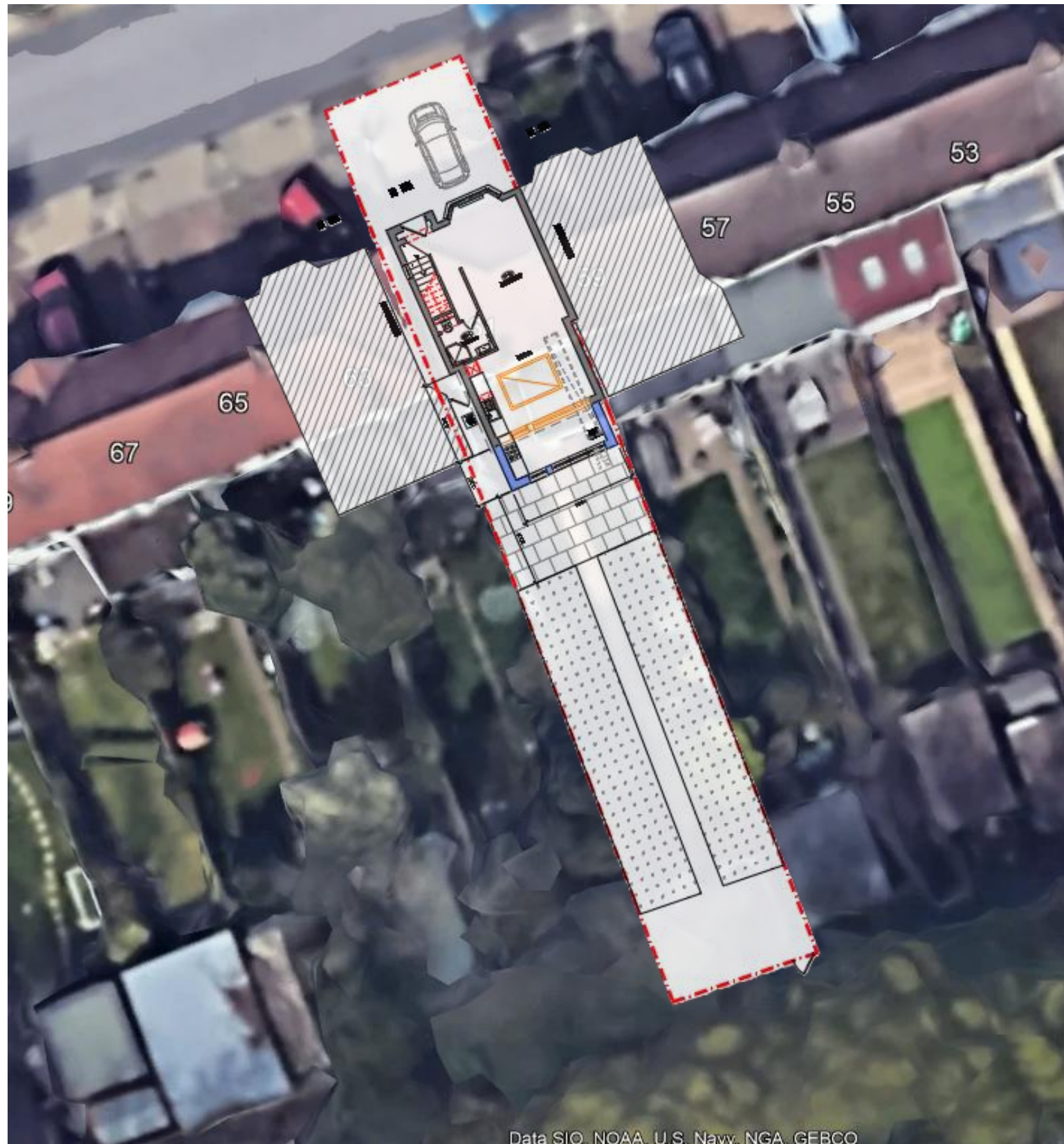
82 CLYFFORD ROAD RUISLIP
Ref: 48408/APP/2024/1739

Erection of a single storey rear extension

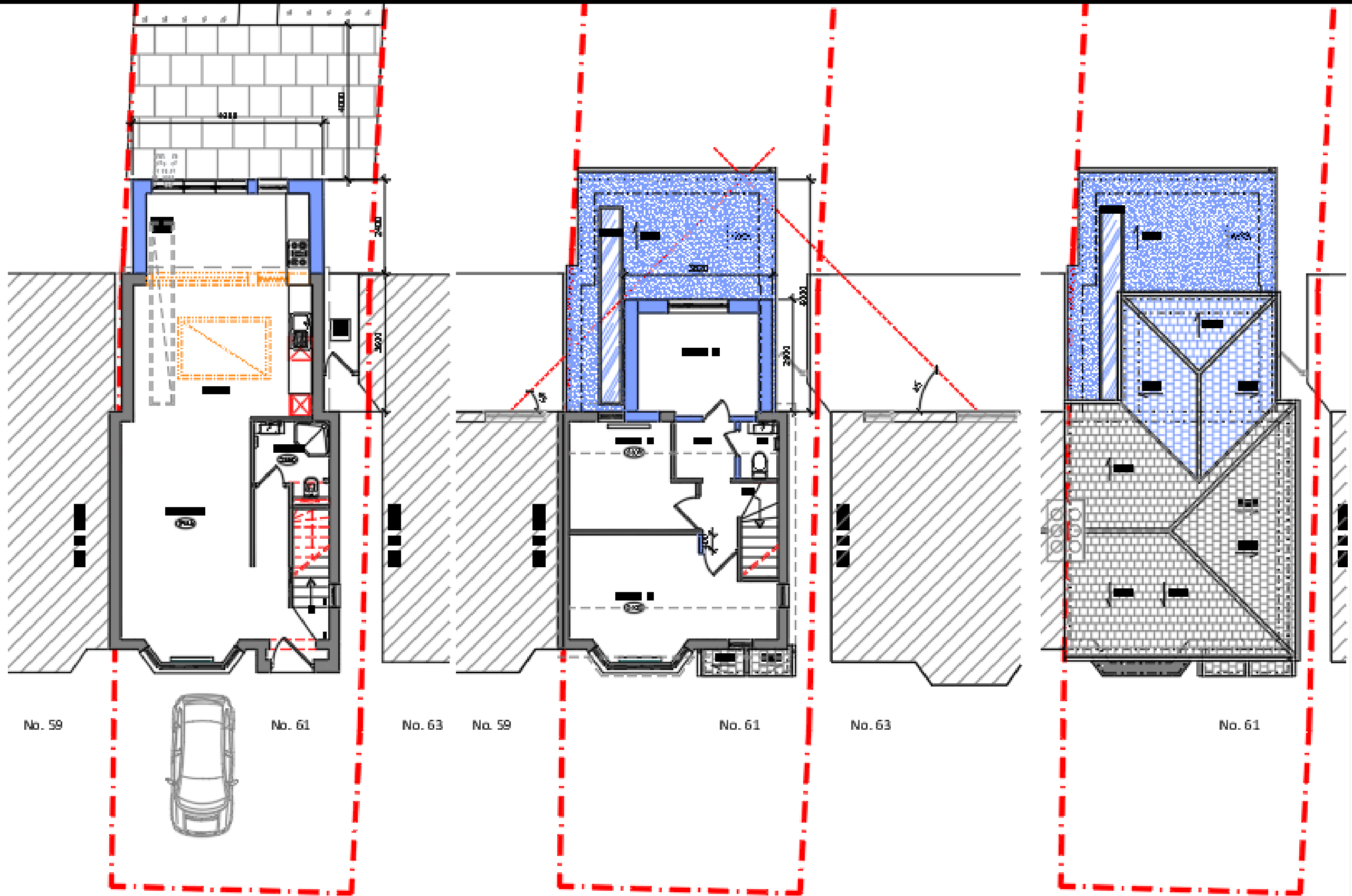
Approved - 17-09-24



02B – Proposed Site plan



02C – Proposed Scheme – Floor Plans

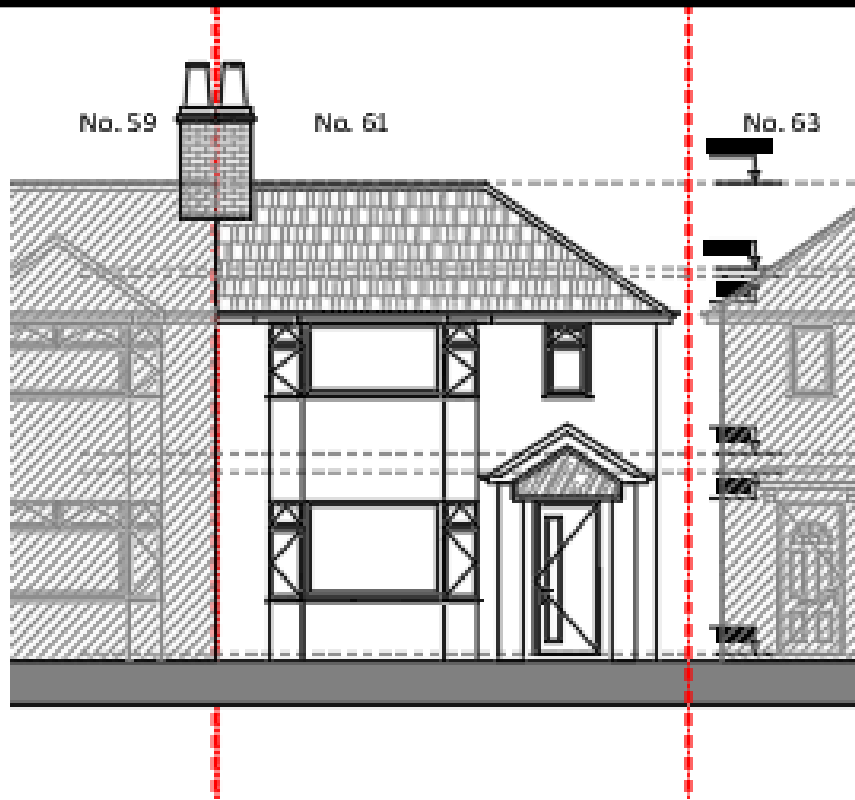


Proposed Ground Floor plan

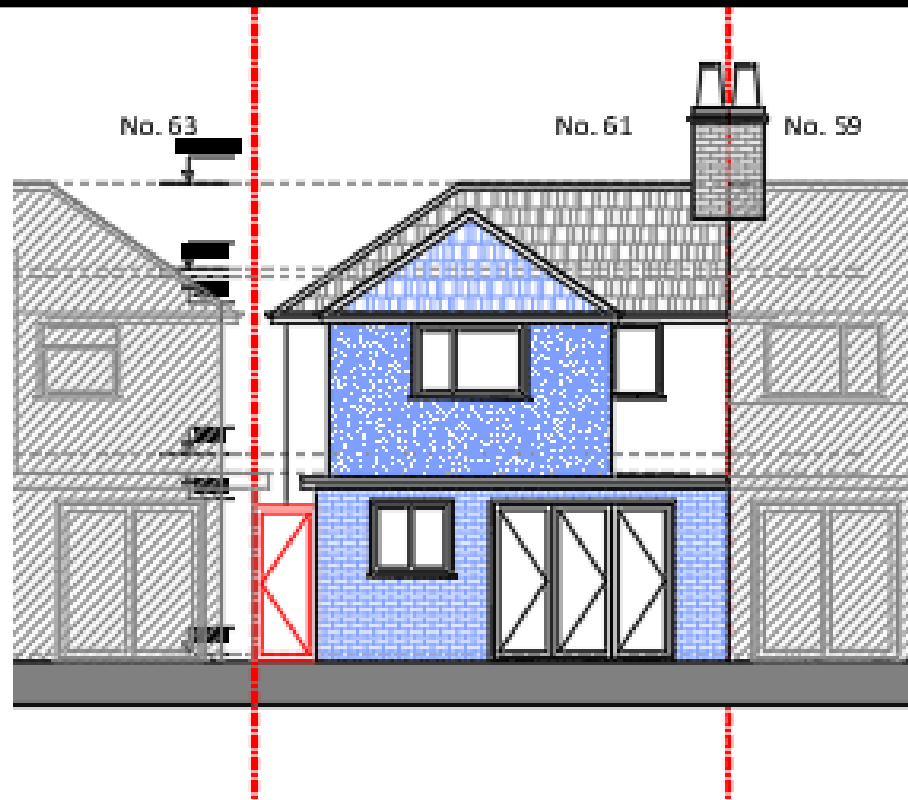
Proposed First Floor plan

Proposed Roof plan

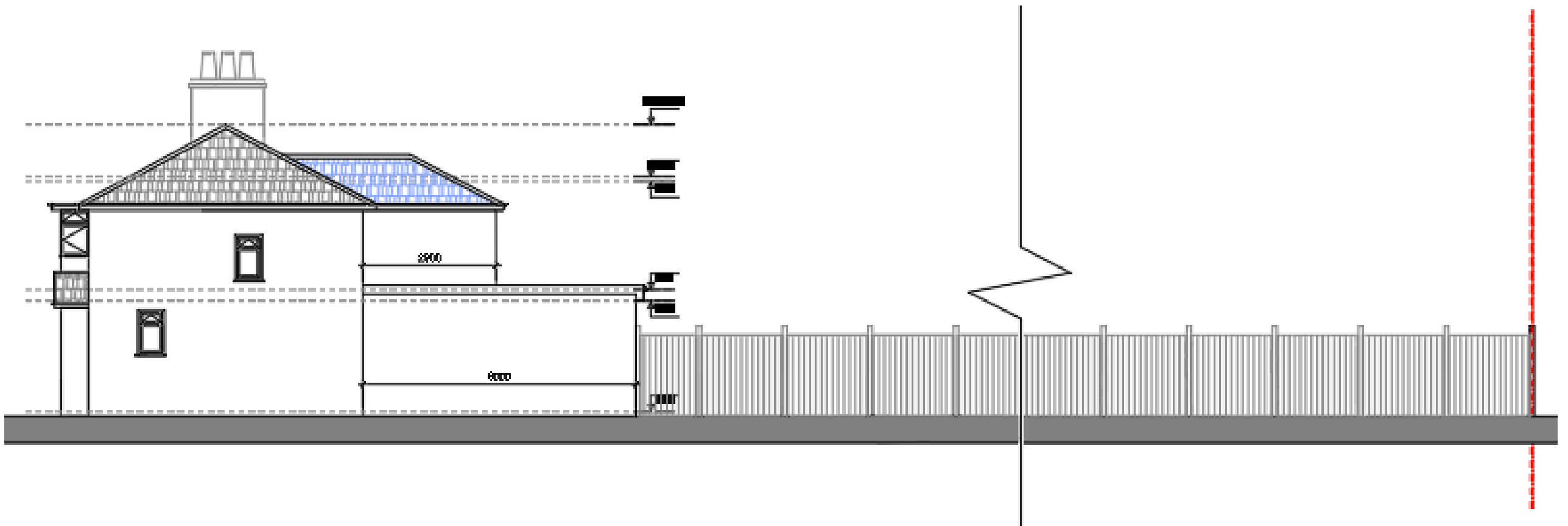
02C – Proposed Scheme - Elevations



Proposed Front Elevation

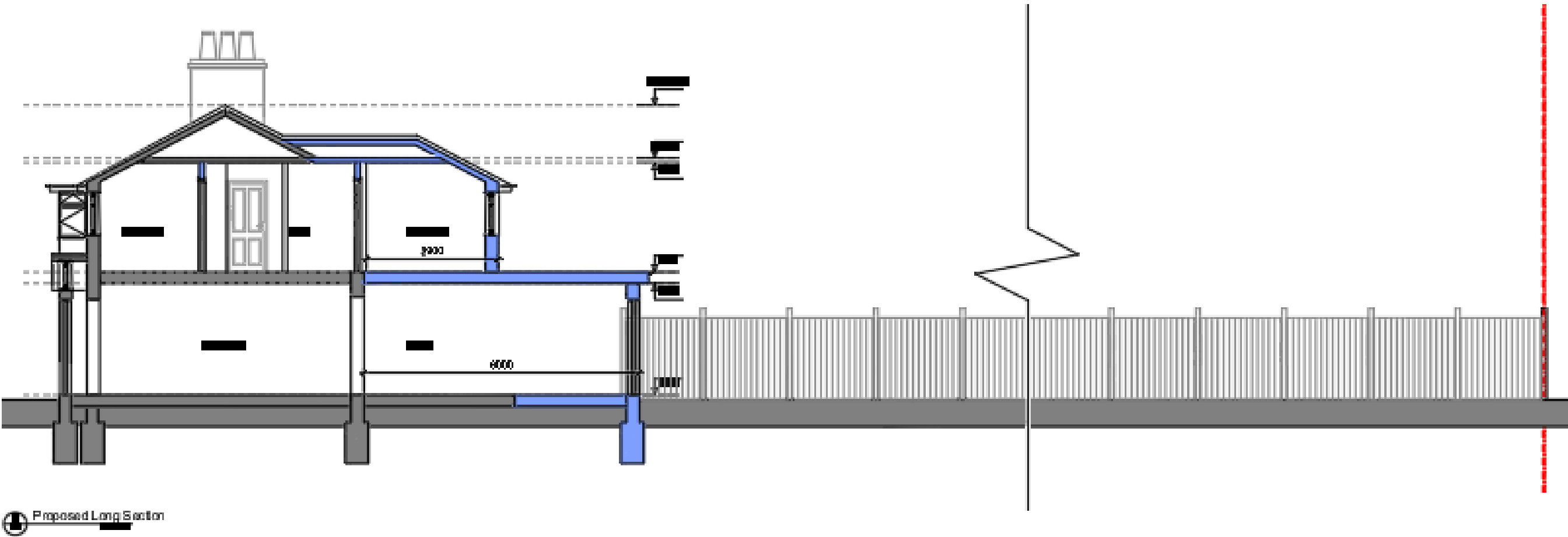


Proposed Rear Elevation

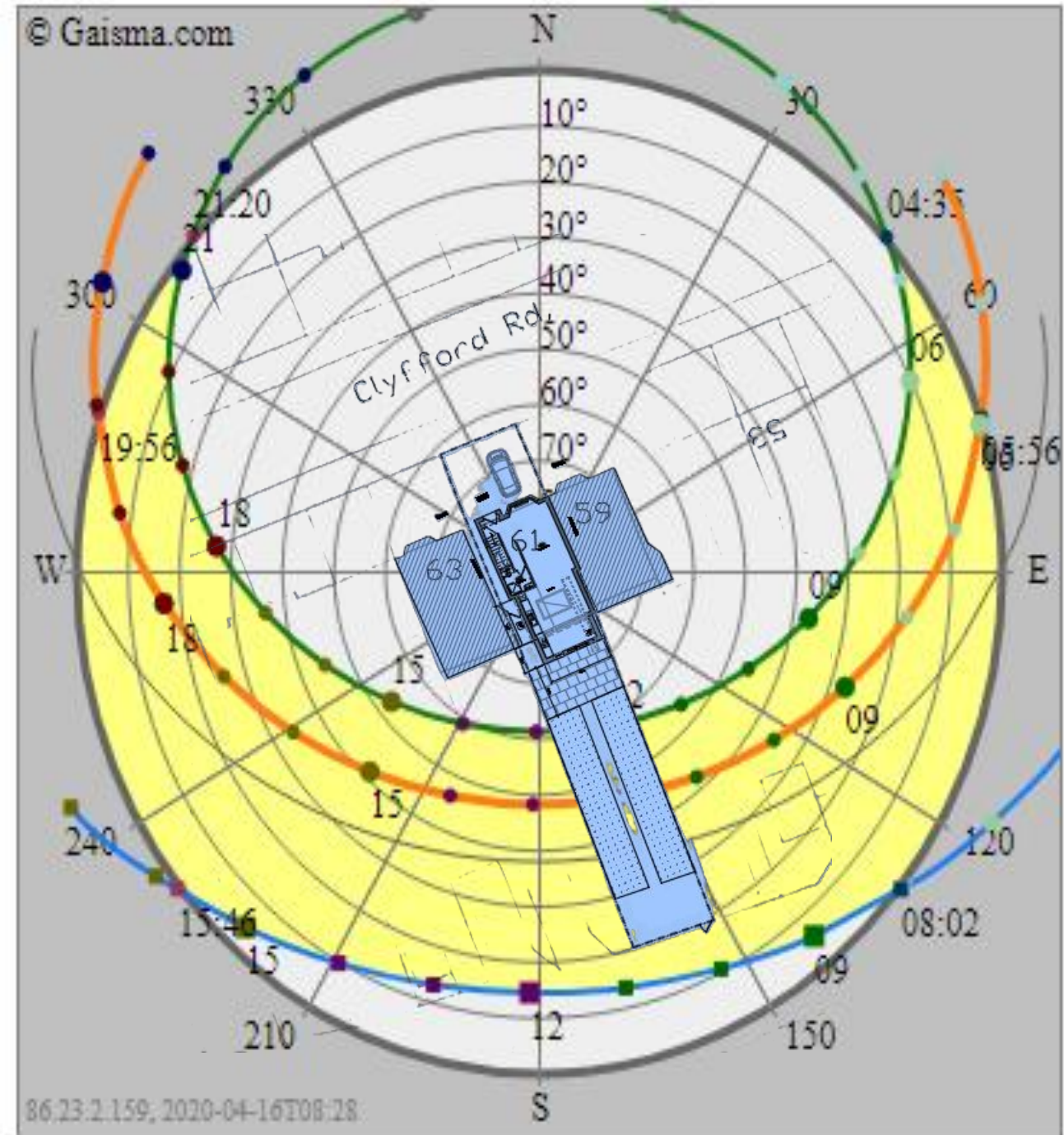
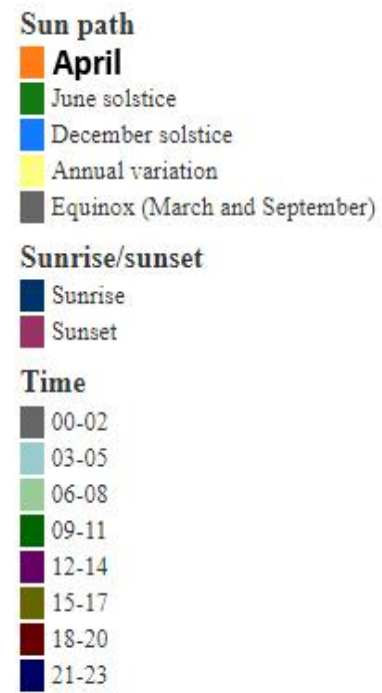
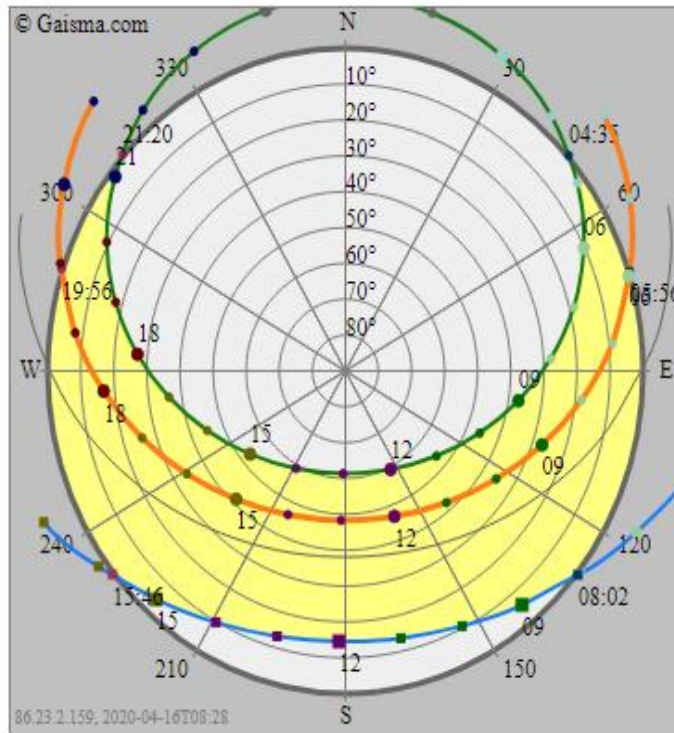


Proposed Side Elevation

02D – Proposed Scheme - Section



03 - Sun Path - Proposed Site Layout



04 – floor risk assessment



Flood map for planning

Your reference: Unspecified
Location (easting/northing): 509990/185738
Created: 17 May 2026 15:49

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

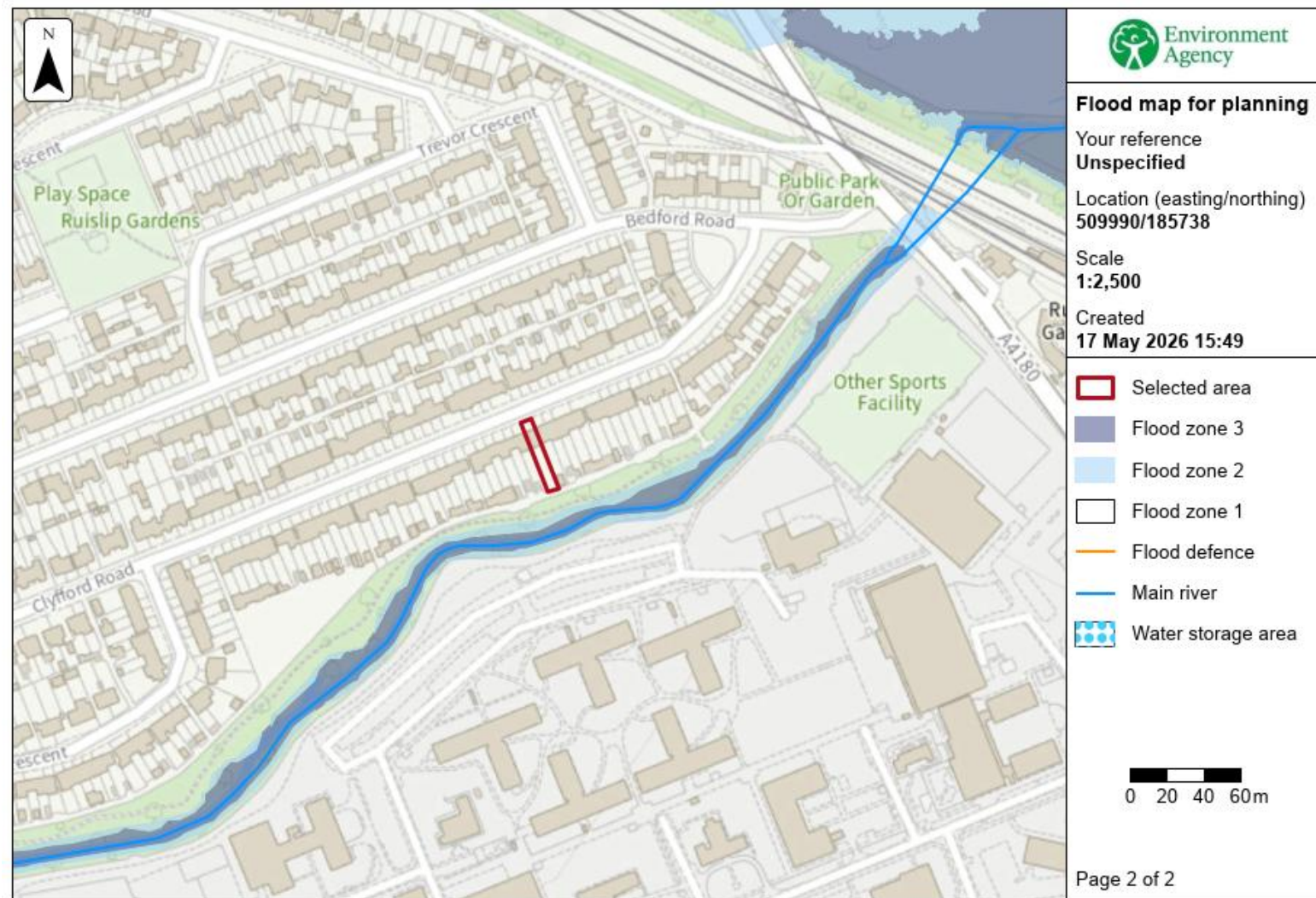
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Thank you
[www. gridesign.com](http://www.gridesign.com)