

The proposal

Proposed building areas

Total site area	889 sqm
Building footprint	218 sqm
Percentage of built up area on site	24.5%
Ground floor area	180 sqm (excl. bin/bike store)
First floor area	113 sqm
Total internal area	293 sqm

Amount and Use

The use of the property is retained for single occupancy domestic dwelling purposes only, consistent with the surrounding residential area. The proposed dwelling includes 4no. double bedrooms with en-suite bathrooms, which the existing house lacks. All bedrooms will meet and exceed the minimum space standards. The property will retain the current number of parking spaces and suitable provision has been made for refuse and bicycle storage.

Layout

Similar to the existing, common living areas are arranged on ground floor and bedrooms on first floor. A new bicycle and bin store is proposed in the location of the existing garage.

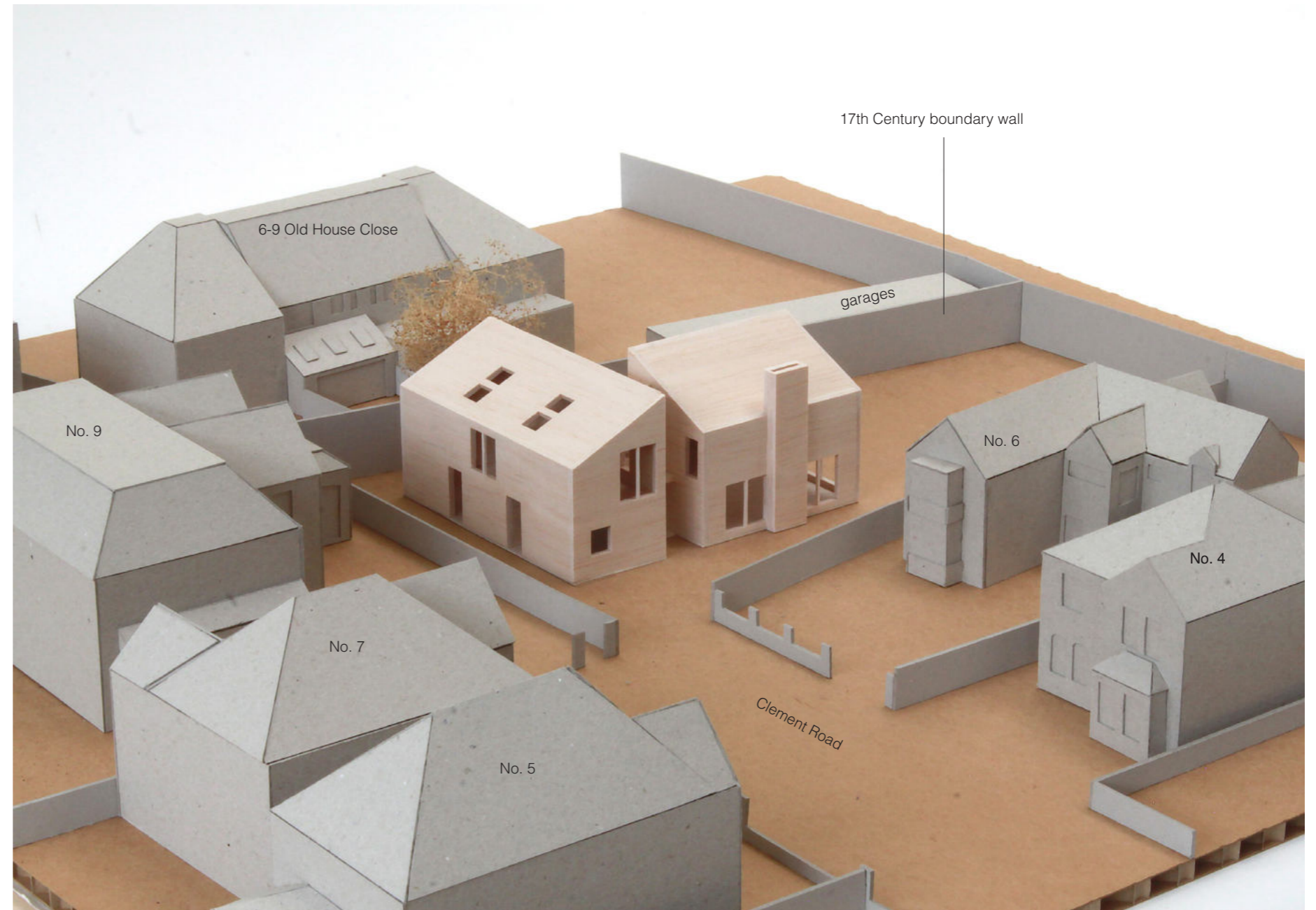
Access and Parking

Pedestrian and vehicular access from Clement Road will be maintained in a similar configuration as existing. The uncomfortably steep driveway slope will be marginally reduced and a new electric vehicle charging unit installed by the front gate.

Access to the house will remain similar to the existing with level access via the side passage. The proposed side passage doorway is of a generous size to allow easy and safe access to wheelchair users.

Scale

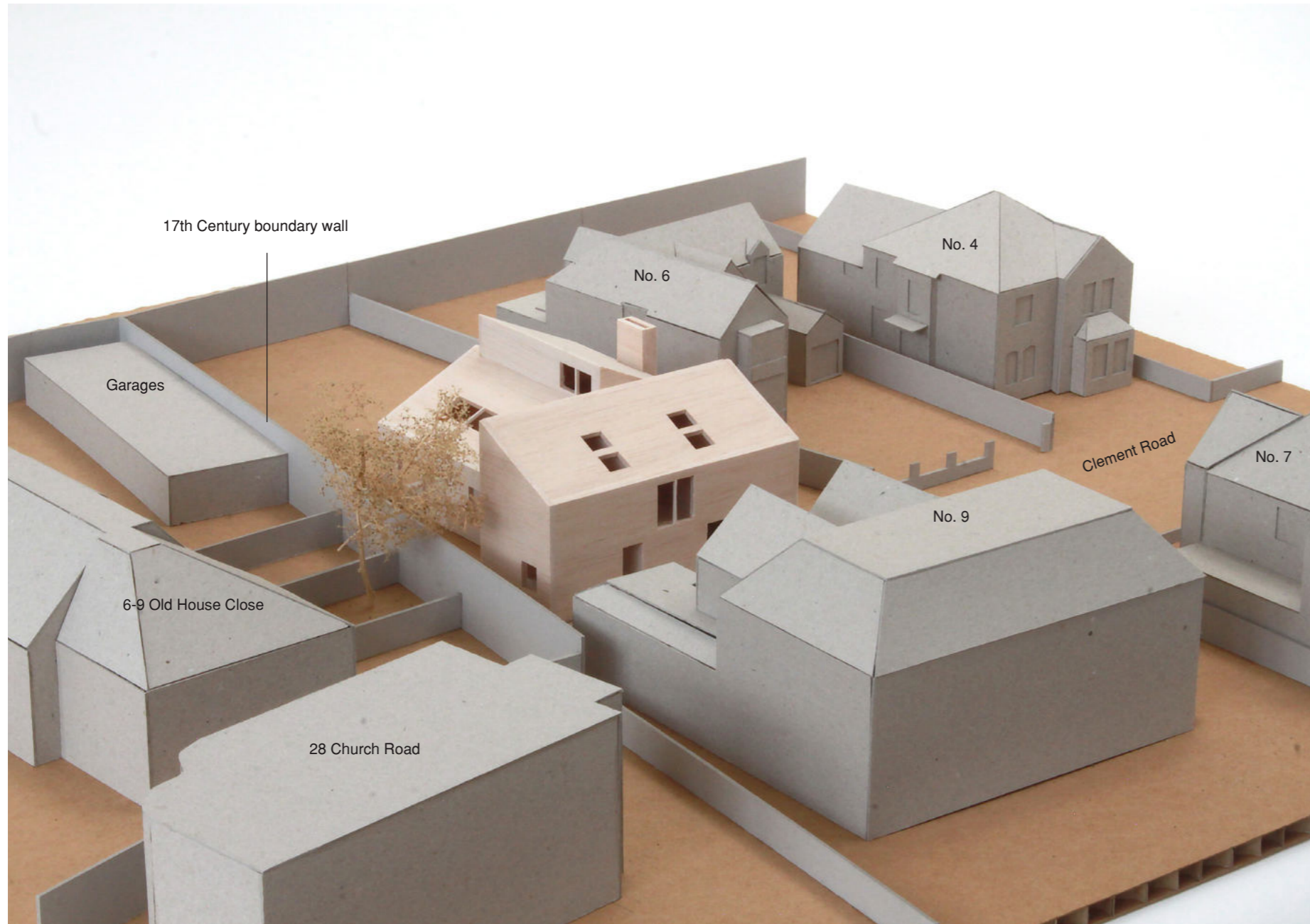
The proposal has been designed to sit comfortably within its immediate setting and the surrounding Conservation Area. Its overall size mediates between the larger house at No. 9 Clement Road and the smaller house at No. 6 Clement Road. The proposal consists of three adjoining mono-pitched volumes, set back from the boundaries and rising towards the centre of the plot. They will form living spaces with a generous vaulted ceilings - which the existing house lacks - while minimising the visual impact on neighbouring houses. The orientation is aligned with Clement Road, forming an appropriate and beneficial termination to the cul-de-sac.



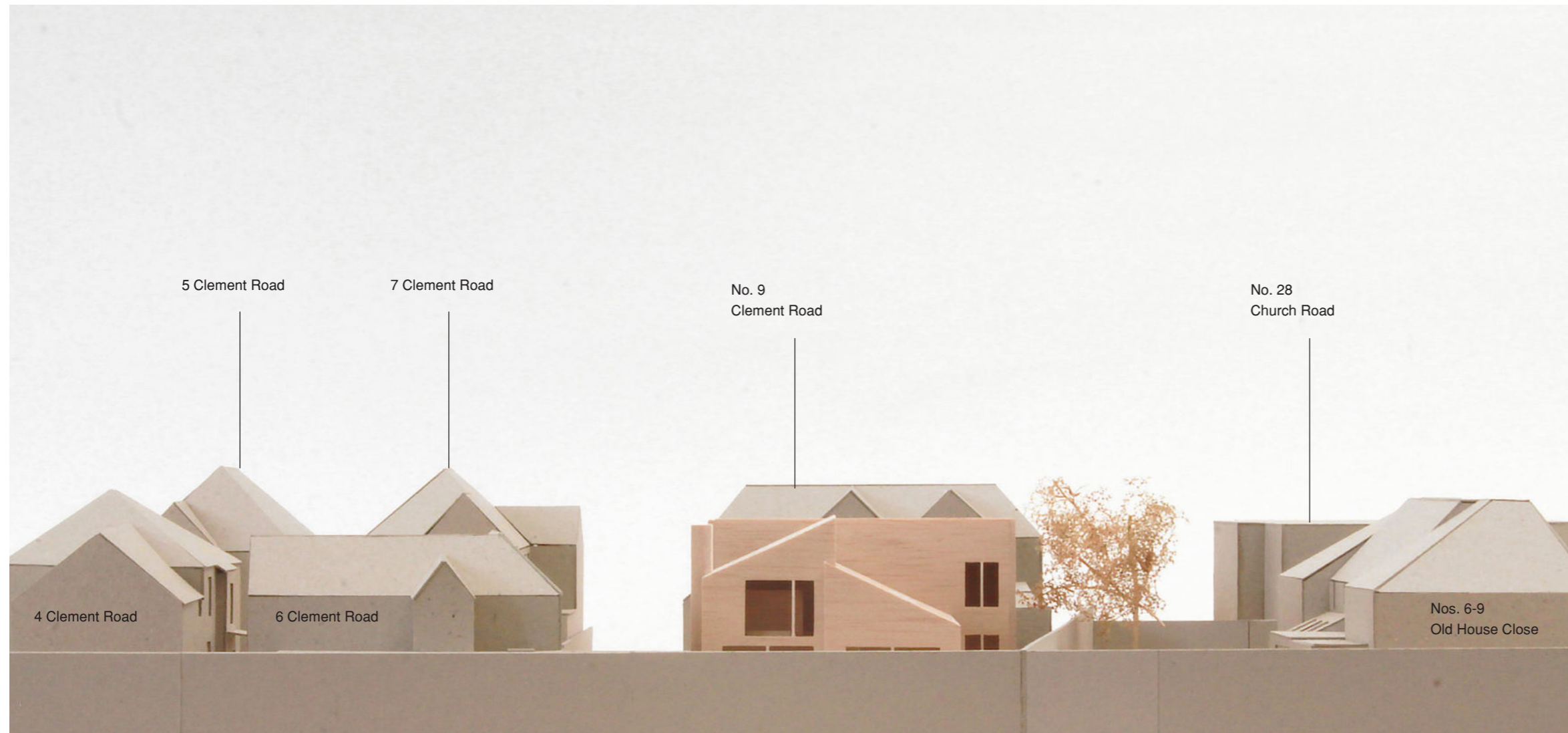
Model photograph showing the proposal in context.



Model photograph showing the proposal in context. Birds eye view from North East facing South West



Model photograph showing the proposal in context. Birds eye view from North West facing South East



Model photograph showing the proposal in context. View from North East facing South West