

Date: 19/04/2021

To Whom It May Concern.
(Design And Access Statements)

PROJECT:

**247 Lansbury Drive, Hayes,
Middlesex, UB4 8RT.**

Proposed Application for:

Part single part double storey side and rear extension.

Dear sir/madam,

In brief:

Above mention property is 3-Bedroom End of Terrace House situated at Lansbury Drive, Hayes. Owner of this property is **Mr. Amar Bagal**. In this property at ground floor one reception, kitchen cum Dinning. At first floor 3 bed rooms and family bathroom. This property is solely used by single owner. This property has detached side garage. Property has substantial front and back garden.

Design and Access:

Our proposed for part Single part double storey side and rear wrap around. Aim of this extension is for gaining extra space on existing building by relocating staircase to side extension. Due to this internal alteration existing householder can achieve extra space for reception, kitchen cum dinning and create one W/c at ground floor. At first floor, first Bed room en suite, propose rear one bed, bath room and store as shown on drawings BAL-1468, sheet no: 01 and 02. Roof pattern and Building material of the new extension would be similar to existing ones.

This building has one access from Lansbury drive to lead main building and has side alley way to back garden. New extension: Load bearing structure (Cavity wall) part single storey flat roof with one sky light and part double storey with similar hip roof with tiles exposed. Eaves and highest point of the single storey extension are 3.0 M and 3.50 M respectively from the existing ground level and double storey is continue with existing eaves and ridge level as shown on drawing BAL-1468 sheet no 03,04 and 05. Building materials will be mixed matched with existing one.

For Security purpose: Smoke Detectors: Provide new mains linkable single point operated smoke detectors with battery backup and wired up independent fuse at consumer unit comply with BS 5839-6:2004 to approved documents All Fire Doors: Provide ½ an hour fire doors where marked **FD30** closing onto min. 25 mm stops or rebated frame fitted with smoke seals and in tumescent strips. Any glazed doors (Whether new or existing) need to be of fire resisting material and retained by a suitable glazing system.

Scale:1:500

 $\odot = \text{Trees}$

With best regards

Blue Architecture Limited