

Description of Existing House

Brief design and access statement to support a new Householder application for 3 Spencer Close, Uxbridge UB1 2AZ for a new single-storey utility room on the side and rear.

The existing house is a brick built two-storey family dwelling. Existing survey drawings are enclosed with the planning application (please see below for photos).

Brief

The applicants wish to propose a new single-storey side/rear extension (attached to the existing extension). The new design will provide a utility room on the ground floor, and an ambulant wc for the applicant, who is registered disabled.

Planning

- The site has no relevant planning history as it retains its existing footprint
- Local Plan Part 2 Householder development policies
- Pre-application comments were obtained from the duty planner at LBH, Richard Buxton, who raised no concerns with the proposal

Design

The proposal is designed in facing brick with soldier coursing to match existing, the fenestration is proposed to maximise the sunlight and daylight.



Access

The existing street access will be retained. The new proposals will comply with the Building Regulations current at the time of commencement.

List of Documents Submitted with the Application

Drawing no.	Scale	Drawing title
S01	1:1250 at A4	Site location plan
S02	1:100 at A3	Existing plans and elevations
S03	1:100 at A3	Existing plans and elevations
C01	1:100 at A3	Proposed ground floor
C02	1:100 at A3	Proposed roof
C03	1:100 at A3	Proposed elevations
	NTS	Planning Statement

Ends