

## 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**

<b>Drawing no.</b>	<b>Scale</b>	<b>Drawing title</b>
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**