

Design & Access Statement Proposed Development at

2 Poplar Avenue, Tilehurst, Berkshire RG30 4JH

1. Poplar Avenue is located in Tilehurst, within a conservation area. No. 2 is a detached property in a cul-de-sac. The large back garden overlooks the back gardens of No 25 Hogarth Avenue and. No's 2 and 4 New Lane Hill.
2. A new single storey glazed roof conservatory sited to the south facing side of the existing dwelling is proposed to be erected.
4. The proposal will be 3.5 metres wide x 3 metres deep x 2.9 metres high (Ground level to top of conservatory roof).
6. The site is level and mainly laid to lawn with a slabbed area surrounding the conservatory. However the proposal is not to alter the site with no major landscaping works envisaged.
7. The proposed design is considered to enhance the appearance of the existing property, with a glazed roof, upvc double glazed windows and French doors all finished in white to match the existing. The proposal will remain subordinate to the existing property.
8. The existing access will remain, and, therefore does not form part of this design statement.
9. The proposed development will provide a light, spacious area for the new conservatory.
10. Water drainage shall be connected into the existing downpipes and drainage system.