

128 POPLAR ROAD, DORRIDGE, SOLIHULL - EXTENSIONS & ALTERATIONS

Project number : 21\_02



128 POPLAR ROAD, DORRIDGE, SOLIHULL  
EXTENSIONS & ALTERATIONS

# DESIGN & ACCESS STATEMENT



128 POPLAR ROAD, DORRIDGE, SOLIHULL

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PLANS & ELEVATIONS

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## SITE DESCRIPTION



# SITE

The property is a semil detached property on Poplar road, Dorridge, Solihull. There is numerous other properties who have built similar extensions to our proposals.

The proposals are to provide additional bedroom space at first floor and to extend at the rear of the property to provide large kitchen family dining spaces overlooking the garden.





# 128 Poplar Road - Site Plans



SITE LOCATION PLAN SCALE 1:1250 @ A3

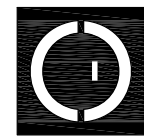


SITE BLOCK PLAN SCALE 1:500 @ A3

**Notes**  
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 The Building Regulations  
 The client's Brief agreed with the Builder.  
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 The proposed works may affect the adjoining owners property as prescribed in the Party Wall etc. Act 1996. The client is required to seek independent advice from a Party Wall Surveyor on all matters relating to the requirements of the Act.  
 THIS DRAWING IS FOR PLANNING AND OUTLINE BUILDING REGULATIONS ONLY.

**Notes:**

A	14.04.21	UPDATED TO PLANNERS REQUIREMENTS
REV	DATE	AMENDMENT
		BY CHK



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 128 POPLAR ROAD  
 SOLIHULL

SITE PLANS

SCALE	as shown, @A3	DATE	MAR 2021
JOB NO	CD_21_02		
DWG NO	03	REV	A





PHOTOGRAPHIC STUDY - EXISTING BUILDING



PHOTOGRAPHIC  
STUDY





PHOTOGRAPHIC STUDY - EXISTING BUILDING



PHOTOGRAPHIC  
STUDY





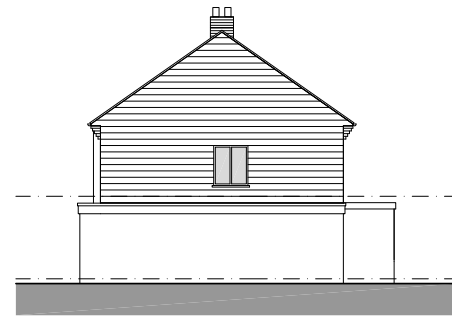


EXISTING PLANS & ELEVATIONS

# 128 Poplar road, Solihull - Existing Plans & Elevations



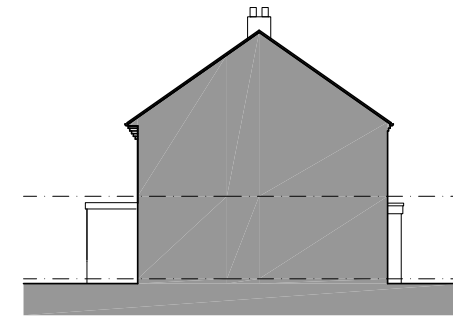
FRONT ELEVATION SCALE 1:100



SIDE ELEVATION 1 SCALE 1:100



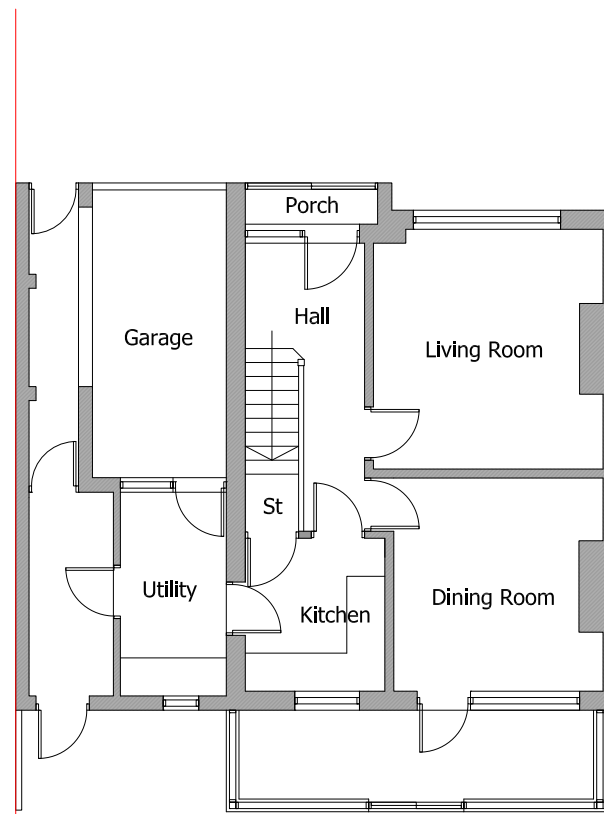
REAR ELEVATION SCALE 1:100



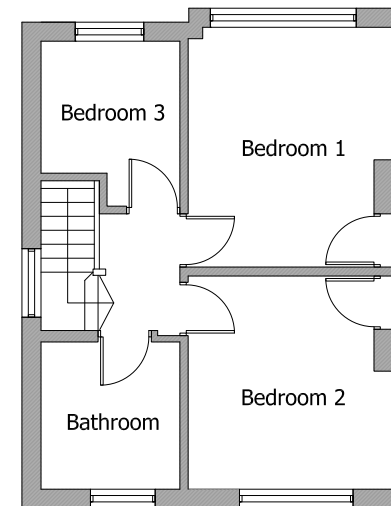
SIDE ELEVATION 2 SCALE 1:100

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GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50

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EXISTING FLOOR  
PLANS & ELEVATIONS

SCALE	1:50, @A1 1:100, @A3	DATE	MAR 2021
JOB NO	CD_21_02		
DWG NO	01	REV	A

EXISTING



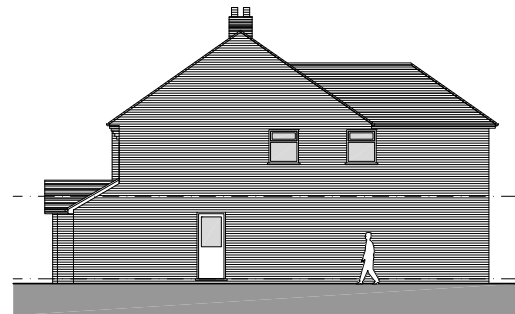


PROPOSED PLANS & ELEVATIONS

# 128 Poplar road, Solihull - Proposed Plans & Elevations



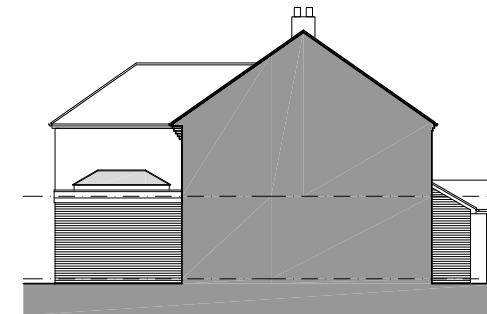
FRONT ELEVATION SCALE 1:100



SIDE ELEVATION 1 SCALE 1:100



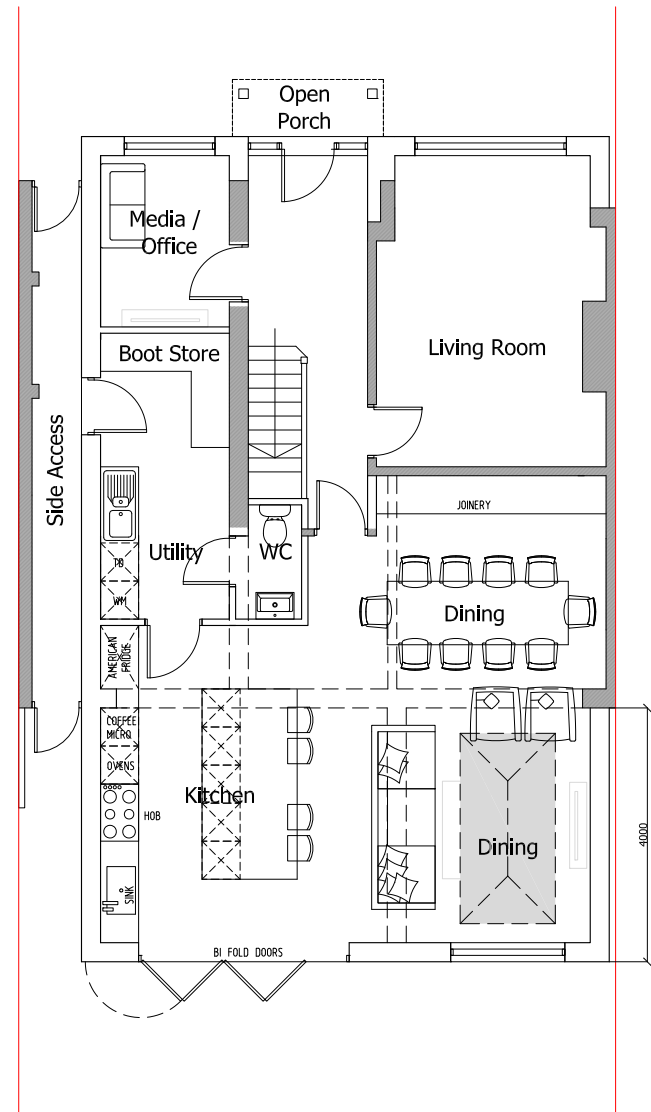
REAR ELEVATION SCALE 1:100



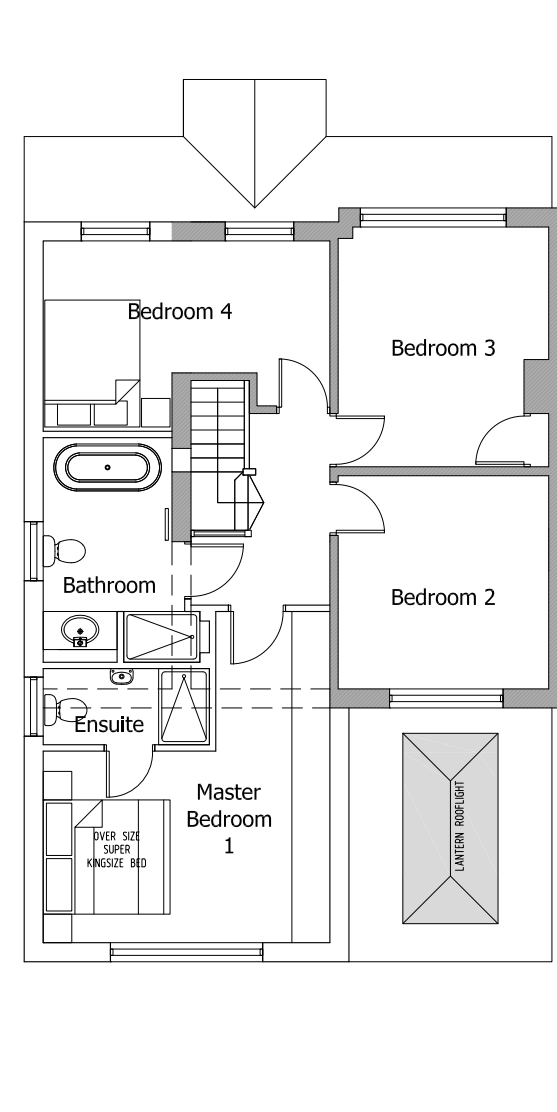
SIDE ELEVATION 2 SCALE 1:100

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GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50

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PROPOSED FLOOR  
 PLANS & ELEVATIONS

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PROPOSALS



## PLANNING

### SINGLE STOREY REAR EXTENSION

The proposals seek to extend the existing property to the rear single storey which could potentially be considered acceptable as permitted development under the prior approval scheme. For clarity it has been included in this full application, if a separate application would be required we would be happy to submit

### TWO STOREY REAR BEDROOM EXTENSION

The two storey rear extension is similar to the previously approved and built extension to number 126 Poplar road . The extensions are in keeping with the existing property and do not appear to cause any issue with rights of light.

### FRONT EXTENSIONS

To the front of the property the extensions are in line with similar extensions all along poplar road and creates a new focal point entrance porch in the centre of extended living room and media room





## CONCLUSION

The proposed extensions and alterations to 128 Poplar road are considered to be in keeping with the streetscene and are in proportion to the existing property.

The works will provide a more sustainable family home which will be attractive to the streetscene and in line with other properties that have been extended on Poplar road.

We believe the proposed scheme should be approved on the basis of this submission.

