

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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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.

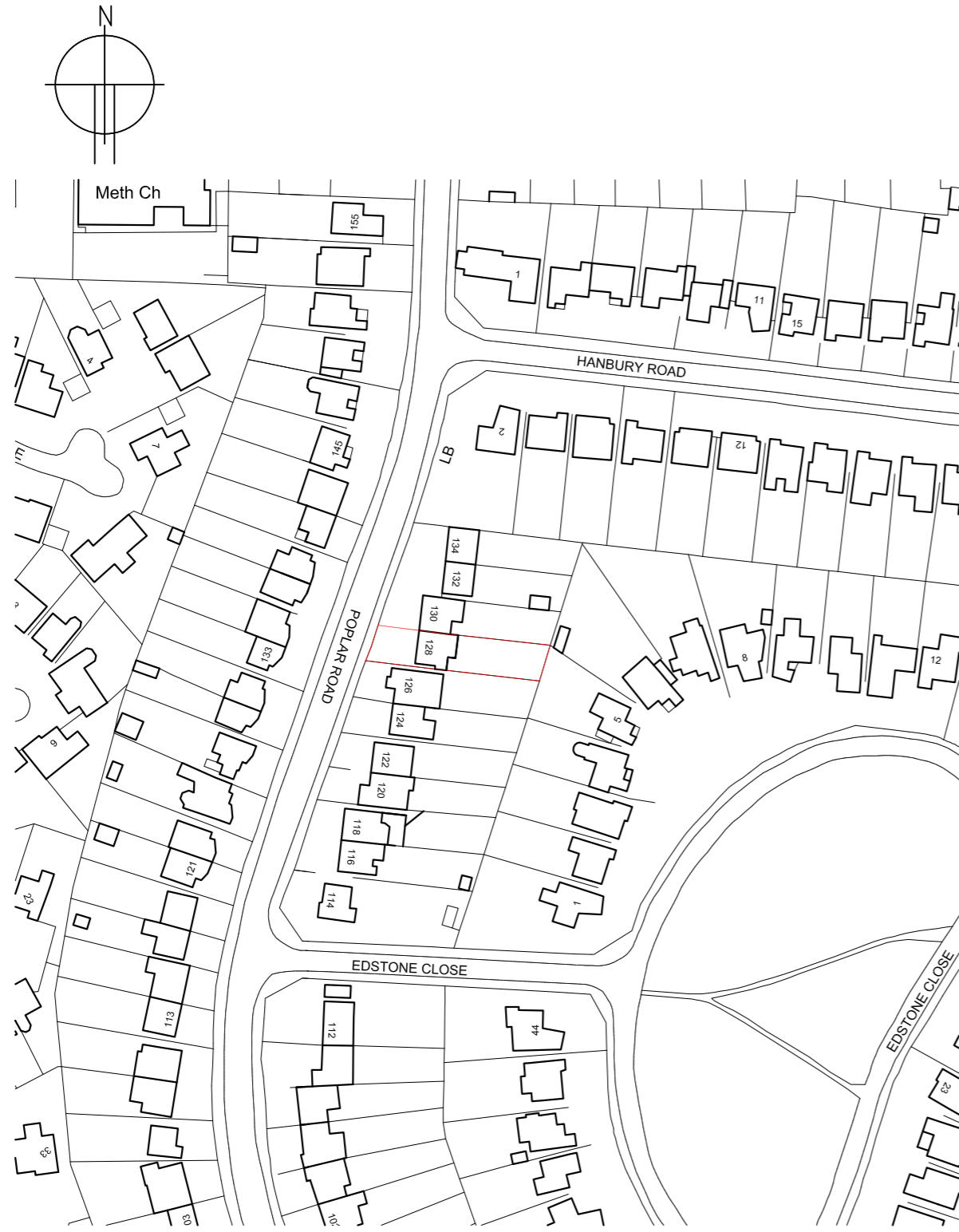
The proposals are to provide additional bedroom space at first floor and to extend at the rear of the property to provide large kitchen family dining spaces overlooking the garden.



SITE PLANS



128 Poplar Road - Site Plans



SITE LOCATION PLAN SCALE 1:1250 @ A3



SITE BLOCK PLAN SCALE 1:500 @ A3

Notes:
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 Check site dimensions prior to fabrication, etc.
 Whether specifically stated or not, all work is to comply with:
 The Building Regulations
 The client's listed agreement with the Builder.
 The Client will be responsible for appointing the Builder and for providing contract administration services on the project. After submission of the building regulation application, the Builder will be responsible for complying with the building regulations and liaising fully with the Local Authority Building Control.
 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:

REV	DATE	AMENDMENT	BY	CHK



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MRS & MRS GEOBEY
 128 POPLAR ROAD
 SOLIHULL

SITE PLANS

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



PHOTOGRAPHIC STUDY - EXISTING BUILDING



PHOTOGRAPHIC
STUDY



PHOTOGRAPHIC STUDY - EXISTING BUILDING



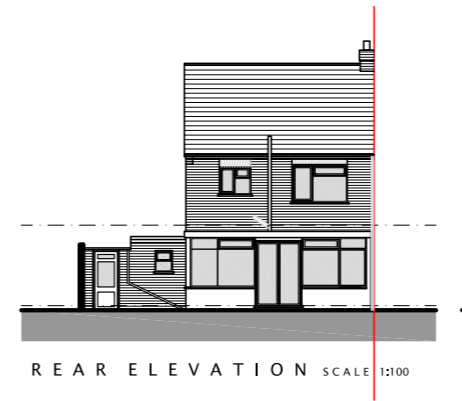
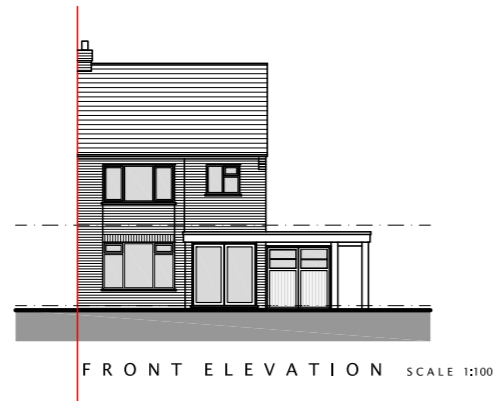
PHOTOGRAPHIC
STUDY





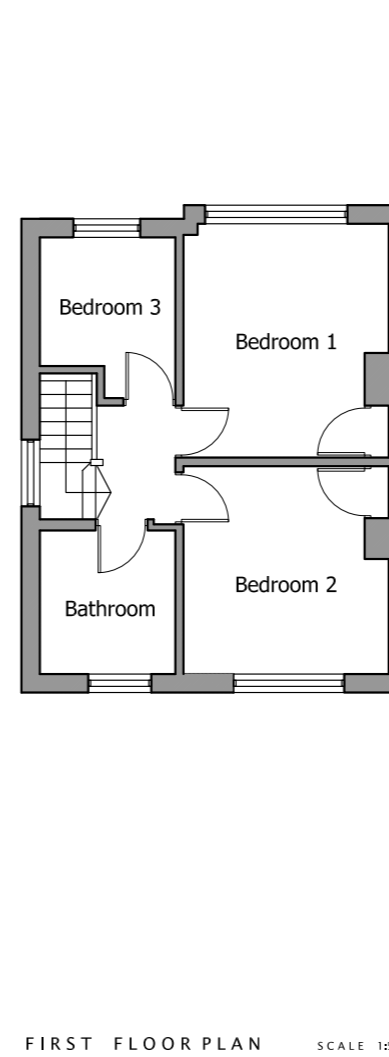
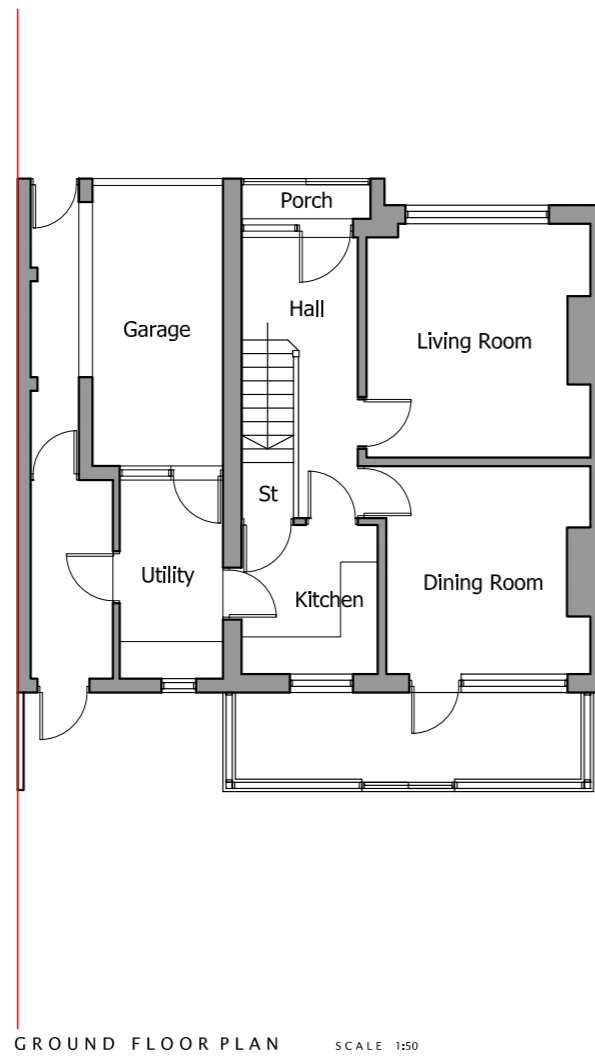
EXISTING PLANS & ELEVATIONS

128 Poplar road, Solihull - Existing Plans & Elevations



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 SOLIHULL

EXISTING FLOOR
 PLANS & ELEVATIONS

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

EXISTING



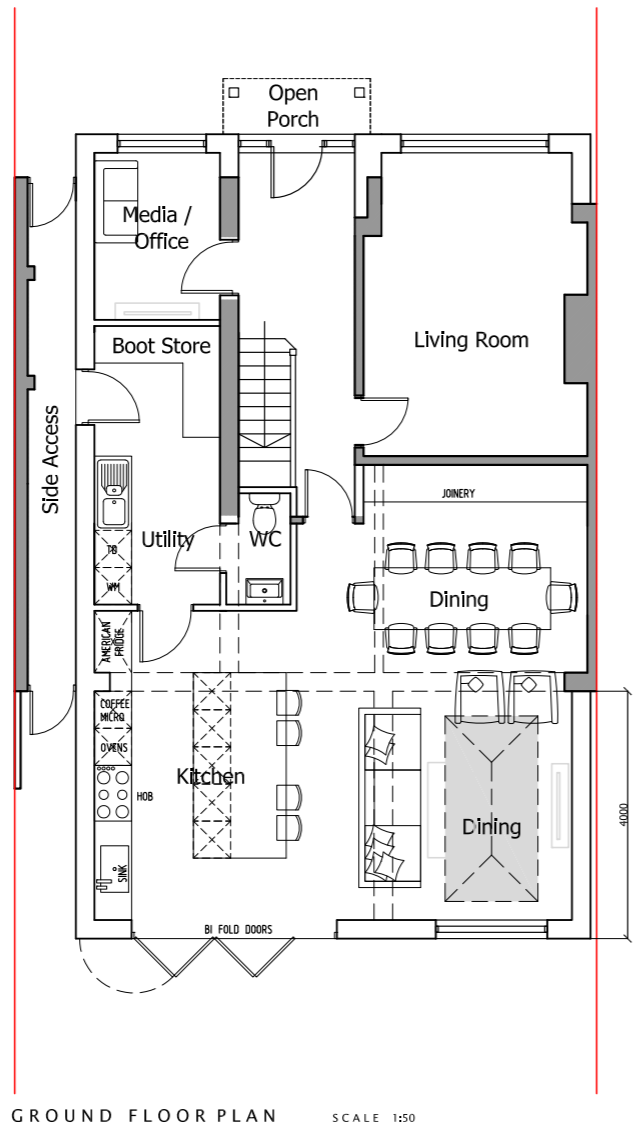
PROPOSED PLANS & ELEVATIONS

128 Poplar road, Solihull - Proposed Plans & Elevations

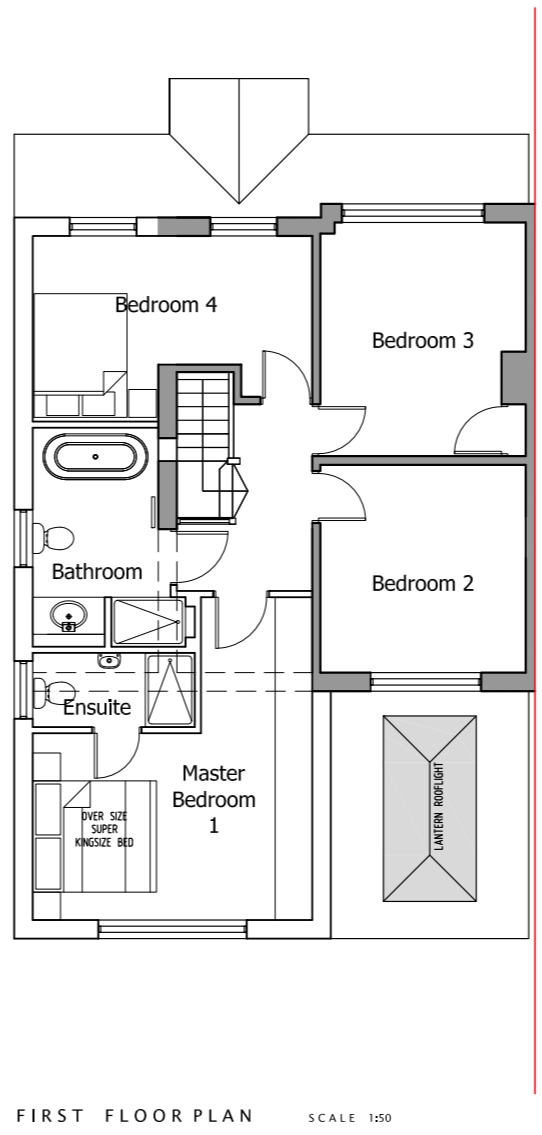


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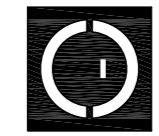


GROUND FLOOR PLAN SCALE 1:50



FIRST FLOOR PLAN SCALE 1:50

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PROPOSED FLOOR
PLANS & ELEVATIONS

SCALE	1:50 @A1 1:100 @A3	DATE	MAR 2021
JOB NO	CD_21_02		
DWG NO	02	REV	

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.

