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Design Statement and Access Statement

Popeswood Cottage Popeswood Road Bracknell RG42 4AD

Site Analysis:

A planning application is being submitted for a property situated at the intersection of Popeswood Road and London Road. This site boasts a fairly level terrain and is surrounded by screening for privacy with mature trees. The property itself is a detached dwelling that has undergone multiple extensions and internal alterations over the years.

The driveway predominantly consists of block paving, providing ample parking space. The gardens are well-established and offer a high level of privacy to the residents.

The original structure of the main house dates back to approximately 1830, with the garage/family room extension added around 1992. The property holds Grade II listed status under No. 1390292, having been first listed 20 years ago.

Windows throughout the property are made of painted softwood and are single glazed, although secondary glazing has been installed on the front-facing elevation.

Design Principles:

The proposal is to alter the brick faced family room inserting french doors into the existing family room and current kitchen. The kitchen opening was originally a door as seen in the photograph included so would minimally impact the overall fabric of the building. The doors into the family room would replace two window openings as detailed.

Design Solutions:

The french doors would be installed in an in keeping style to the existing windows, using timber frames and white finish to ensure the overall building looks cohesive and relevant to the style.

Summary:

The proposal will not be out of keeping and will be sympathetic to the property.