Design and Access Statement- Parking Statement
GLASS ROOF

This Design and Access Statement has been produced to accompany and support a Householder Planning Application for the addition of a single storey glass canopy to the rear elevation of the Property.

The existing residential property is located at 40 Ilfracombe Way, Lower Earley, Reading RG6 3AQ. The main point of access into the property is via the front elevation. The site of the proposal is on the rear elevation, situated in the garden.

The design of the Glass Canopy has a gutter system built into the supporting posts. This is an elegant design, which does not detract from the existing building and is both functional and sleek. The pitch of the roof enables rainwater to roll down and into the gutter, rather than lying flat on the roof and therefore is essential to the design.

Whilst the floor space of the Glass Canopy will be 28m², no additional living space is being created. The Glass roof comprises WT 029/70786 'Sparkling Iron' effect posts and profiles and a grey tinted glazed roof.

The character of the existing dwelling is preserved, through the addition of the clear glass. The original building is unharmed as the construction of the proposal is demountable, with unobtrusive fixings. The proposal is aesthetically pleasing with the colour choice.

The proposed Glass Canopy is an elegant solution to the client's requirements, providing a sheltered area in the garden, with minimal disturbance of the building both visually and materially. This discreet design is both elegant and fitting for the function and site.

The existing parking provision will remain unaffected by the proposed development and will continue unchanged.



Existing Rear Elevation