Design and Access Statement--------Conservatory at Woodland Heights 53a, Markfield Road, Groby, LE6 0FL. For Mr & Mrs T.K.Yarwood.

(1) Use. To add an extra informal space to sit and relax, read, whenever the opportunity arises.

(2) Amount. At 6m +3m Approximately, it occupies only a part of a larger wide patio area. The dwarf wall permits maximum permitted daylight.

(3) Layout. The Conservatory is hidden from view at the rear end of the Bungalow, and does not face or impede any other dwellings.

(4) Scale. The concentration of the sunlight combined with the controlled under floor
Heating will offer a near perfect ambience area.

(5) Landscaping. The rear patio lawns and garden are large and well maintained. The Conservatory style and construction will compliment and enhance these.

(6) Appearance As stated above the Conservatory style (Edwardian) is in keeping With the existing profile and conservation area characteristics.

(7) Access. The Conservatory is directly off the lounge and its side doors open onto the patio area. This allows good access both from and into the Bungalow.

8th February 2008.

