



DESIGN AND ACCESS STATEMENT

Proposal for Loft Conversion and Internal
Remodeling

at

Address : 19 Woodward Close,
Winnersh, Wokingham RG41 5PJ

1. Introduction

This Design and Access Statement is submitted in support of a householder planning application for the proposed loft conversion and internal alterations at 19 Woodward Close, Winnersh. The proposal seeks to maximise the use of the existing property footprint through vertical and internal expansion, improving functionality and living conditions for the occupants.

The works include:

- A full loft conversion with a large rear dormer.
- A pitched front dormer to achieve necessary head height over the staircase.
- Solar panel installation on the roof of the rear dormer.
- Internal ground floor alterations to create an open plan kitchen and dining area.

This statement outlines the design rationale, site context, materials, and how the proposal responds to access and planning considerations.

2. Site Context

The site is located in a quiet residential cul-de-sac within a suburban setting in Winnersh, Wokingham. The property is a two-storey detached house with a pitched roof and attached garage. The surrounding area comprises similar residential dwellings with varying roof styles and extensions, including dormers and loft conversions. The property is not within a conservation area and is not a listed building.

3. Proposal Description

3.1 Loft Conversion & Rear Dormer

The loft conversion will involve the construction of a **rear dormer**, designed to align with the existing ridge height. This dormer will accommodate:

- A new bedroom
- An ensuite bathroom
- A home office
- A prayer/worship room

The dormer will be finished in materials to match or complement the existing roof, with contemporary grey cladding and matching roof tiles to ensure visual harmony. Windows will be proportionate and aligned with the rear elevation below, preserving the character of the property.

3.2 Pitched Front Dormer

To comply with building regulations and achieve sufficient **head height over the new staircase**, a **pitched roof dormer** will be introduced on the front elevation. This will be modest in scale and designed with a pitched roof to reflect the character of the original roof form and respect the visual appearance of the street scene.

3.3 Solar Panel Installation

Photovoltaic (PV) solar panels are proposed on the flat roof of the rear dormer to enhance the energy efficiency and sustainability of the property. The panels will be positioned discreetly and will not be visible from the public realm.

3.4 Ground Floor Internal Alterations

Internally, the ground floor layout will be reconfigured to create a **modern open-plan kitchen and dining space**. This will be achieved by removing internal walls between the existing kitchen, dining, and living areas. Structural changes will be supported by appropriate lintels or beams as required by building control standards.

A double door will be proposed to access rear garden from the dining area on ground floor.

4. Design Justification

Scale and Massing

The proposed dormers are subservient to the main roof, retaining the ridge height and stepping in from the eaves where possible. The rear dormer, while generous in scale, is a common addition within the context of similar homes in the area.

Materials

The materials used for the dormers and solar panels will be sympathetic to the existing property:

- Grey fibre cement cladding or similar for the rear dormer
- Tiled pitched roof for the front dormer matching existing
- uPVC or powder-coated aluminium framed windows
- Black framed solar panels set into the rear dormer roof

Privacy and Amenity

All new windows to habitable rooms will face to the rear only, maintaining privacy and avoiding any overlooking of neighbouring properties. No side-facing windows are proposed. Front facing window in the staircase area (non habitable room) will be obscured if required)

Sustainability

The inclusion of solar panels demonstrates a commitment to sustainable design, reducing the home's carbon footprint and enhancing energy performance.

5. Access

There are no changes proposed to the existing access to the property. The entrance, parking, and circulation around the site remain unaffected. All new internal spaces will be accessible via the existing staircase with appropriate building regulation compliance for stair width, headroom, and safety.

6. Conclusion

The proposed development at 19 Woodward Close provides a well-considered enhancement to the existing property. It improves the quality and functionality of internal spaces, provides additional accommodation to meet the needs of the growing household, and incorporates energy-saving measures in line with sustainable development goals.

The design is sensitive to the surrounding character, maintains visual harmony with the existing property and neighbouring dwellings, and ensures no negative impact on residential amenity. The applicant respectfully requests planning approval for this well-balanced and thoughtful proposal.