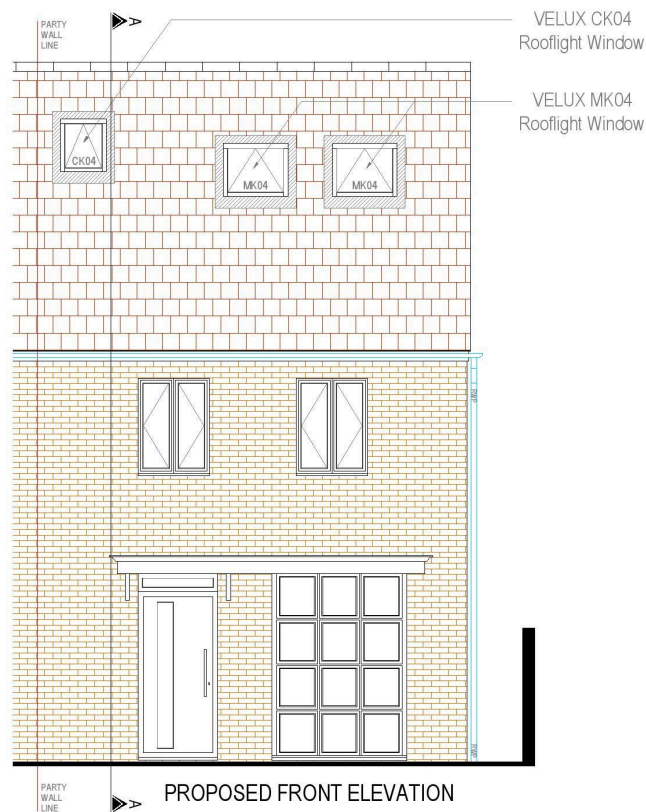


47, SAMBORNE DRIVE
DESIGN & ACCESS STATEMENT
PLANNING APPLICATION

No.47, Samborne Drive
Montague Park
Wokingham
RG40 1GF
12.08.2025



SKYLOFTS

Westmead House, Farnborough, Hampshire, GU14 7LP

1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the planning application for the proposed works at No.47, Samborne Drive, Montague Park, Wokingham, RG40 1GF.

Local and national planning guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at No.47, Samborne Drive, Montague Park, Wokingham, RG40 1GF.

The property comprises a two storey terraced dwelling, located on the west side of Samborne Drive, a no-through residential road with no parking restrictions.

The application site is not located within a conservation area, area of outstanding natural beauty or green belt and is not a listed property.

2.1 LOFT SPACE ASSESSMENT

The property shows no signs of roosting, nesting or any animal activity in the loft space.

3.0 PROPOSAL

The proposal is for a roof light loft conversion to include one additional room under Permitted Development. The current internal layout of the property will be adjusted to accommodate a new permanent staircase access to the loft conversion.

Roof lights windows are proposed to the front and rear roof slope to provide natural light and ventilation to the proposed staircase and room.

Our brief is to develop the property into a high-quality dwelling to accommodate modern family living, whilst restoring and/or upgrading some of the original character of the property. It is our aim that the works will be to a high standard and will enhance the existing property.

3.1 LAYOUT

The proposed loft will provide sufficient space for a bedroom with a desk area.

The proposed changes to the first floor layout of the property will include losing the storage cupboard accessed from bedroom 1 and turning into a space where the new staircase will start and run over the ground to the first floor staircase.

The addition of a fire separation will be included at the ground floor level in accordance with Building Regulations: Part B - Fire Safety.

3.2 MATERIALS

The proposed loft conversion would consist of steel and timber floor construction.

As part of the works we plan to improve and upgrade the fascias and soffits as well as improve and upgrade the levels of insulation to the existing ceiling, new external walls, new internal wall, flat roof areas and existing pitched roof areas and will be adequately insulated to meet Building Regulations: Part L - Conservation of Fuel and Power in New Dwellings.

3.3 CHARACTER & APPEARANCE

With the use of matching materials, the roof extension would achieve a coherent design in context of the existing dwelling.

There are no new windows located on the side elevation and therefore would not result in overlooking or loss of privacy from the side aspect.

The new roof light windows on the front and rear roof slope will be double glazed uPVC units matching the style and appearance of the existing windows.

3.4 ACCESS

Access to the loft is via a new permanent staircase that will be located above the existing ground to first floor staircase to maintain the existing circulation space and will be in a matching style and colour scheme to ensure continuity throughout the dwelling.

4.0 SUMMARY

The proposal demonstrates a considerate and detailed design approach to renovating the property and developing the loft space. We will construct a high quality roof extension and upgrade/improve existing external features of the property that are in need of attention. We believe the proposal as submitted will improve the property, enhance the existing character of the site and demonstrates a carefully considered design practice.



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