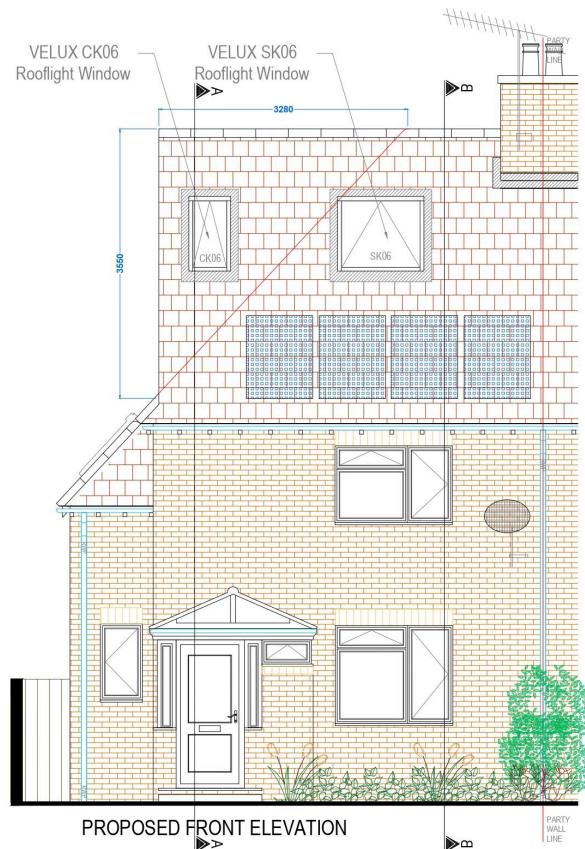


117, EVENDONS LANE
DESIGN STATEMENT
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

117, EVENDONS LANE
WOKINGHAM
BERKSHIRE
RG41 4AE
25.04.2025



SKYLOFTS

Westmead House, Farnborough, Hampshire, GU14 7LP

1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany the Lawful Development Certificate application for the proposed works at No.117, Evendons Lane, Wokingham, Berkshire, RG41 4AE. Permitted Development guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at No.117, Evendons Lane, Wokingham, Berkshire, RG41 4AE. The property comprises a two storey semi detached dwelling, located on the south side of Evendons Lane 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 and has no indication that Permitted Development Rights have been removed.

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 hip to gable loft conversion to include one master bedroom with an en-suite at the rear of the property 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 light windows are proposed for the front roof slope to provide natural light and ventilation to the proposed staircase and master room area. All carried out in accordance with Permitted Development guidelines.

3.1 VOLUME CALCULATIONS

Proposed Hip to Gable:

$$\text{Volume 1} = \frac{1}{3} (\text{Depth} \times \text{Height}) / 2 \times \text{Length} = \frac{1}{3} (6.52\text{m} \times 3.55\text{m}) / 2 \times 3.28\text{m}$$

$$V1 = 12.65\text{m}^3$$

Proposed Rear Dormer:

$$\text{Volume 2} = \frac{1}{2} (\text{Depth} \times \text{Height}) \times \text{Length} = \frac{1}{2} (3.00\text{m} \times 3.10\text{m}) \times 4.98\text{m}$$

$$V2 = 23.15\text{m}^3$$

Roof Volume of Previous Extension/ App no. F/2003/0489

$$V3 = 5.71\text{m}^3$$

Total Volume of Hip to Gable Rear Dormer:

$$V1 + V2 + V3 = 12.65\text{m}^3 + 23.15\text{m}^3 + 5.71\text{m}^3$$

$$V = 41.51\text{m}^3$$

3.2 LAYOUT

The proposed loft will provide sufficient space for a master bedroom and en-suite.

The proposed changes to the first floor layout of the property will reduce the size of bedroom 3 to accommodate the new staircase.

The new staircase will run over the existing ground to first floor staircase.

3.3 MATERIALS

The proposed loft conversion would consist of steel and timber floor construction, timber dormer construction and timber warm deck roof. The dormer will be finished in plain hanging tiles to closely match the colour and style of the existing sloped roof.

The flat roof will be finished in a dark coloured roofing felt. All external facing materials will match the existing colour and finish of the existing property as per the Permitted Development Guidelines.

As part of the works we plan to improve and upgrade all 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.

3.4 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 roof slope will be double glazed uPVC units and the new windows to the rear will be double glazed uPVC units matching the style and appearance of the existing windows.

3.5 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 developing the roof space in accordance with Permitted Development guidelines. We will construct a high quality roof extension and upgrading/improving existing external features of the property that are in need of attention.



SKYLOFTS

Westmead House, Farnborough, Surrey, GU14 7LP

www.skylofts.co.uk

Tel: 01252 500 872

info@skylofts.co.uk

