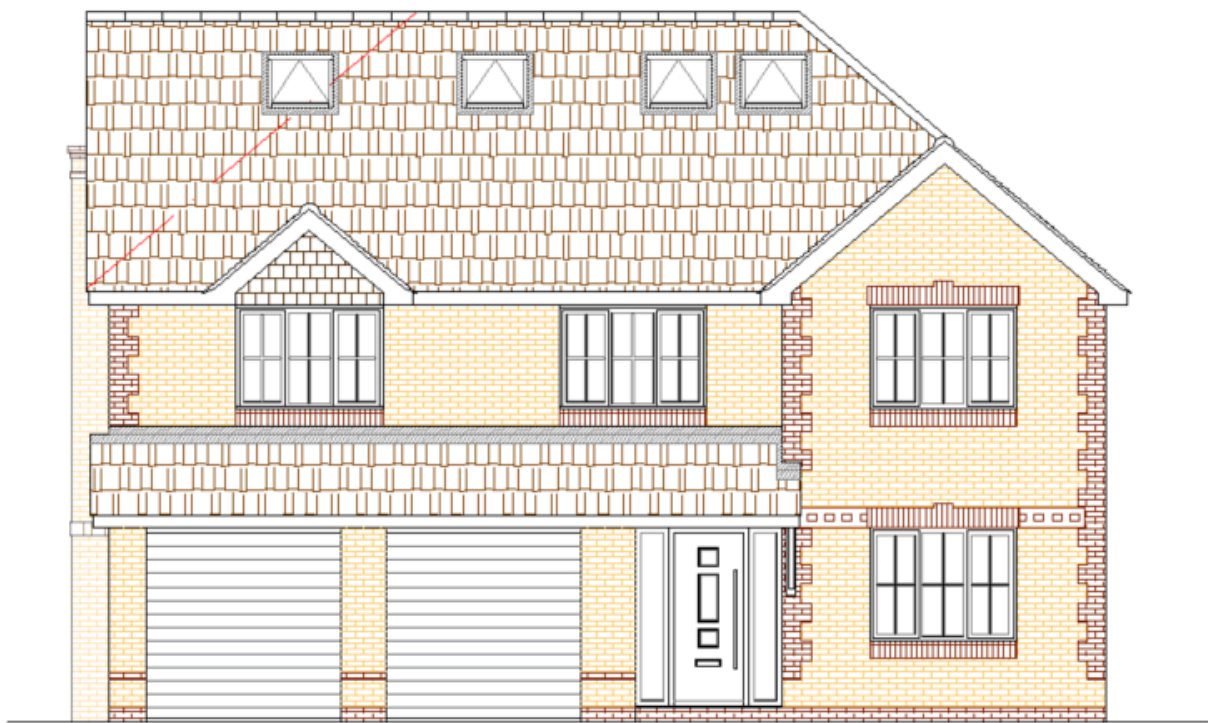




37 GADD CLOSE
DESIGN STATEMENT
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

37 GADD CLOSE,
WOKINGHAM,
BERKSHIRE,
RG40 5PQ
16.05.2025



PROPOSED FRONT ELEVATION

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 37 Gadd Close. Permitted Development guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at 37 Gadd Close, Wokingham, Berkshire, RG40 5PQ. The property comprises a two storey detached dwelling, located on the East side of Gadd Close, a residential no-through road.

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 with a rear dormer to include one additional bedroom with ensuite shower room and a walk-in wardrobe, 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 bedroom, stairwell and walk-in wardrobe. All carried out in accordance with Permitted Development guidelines.

3.1 VOLUME CALCULATIONS

Hip to Gable:

Volume 1 = $\frac{1}{3}$ (Area x Height) = $\frac{1}{3}$ ($\frac{1}{2}$ (3.32m x 9.46m)) x 3.88m

V1 = 20.31m³

Proposed Rear Dormer:

Volume 2 = $\frac{1}{2}$ (Depth x Height) x Width = $\frac{1}{2}$ (3.46m x 2.17m) x 7.8m

V2 = 29.28m³

Total Volume of L-shape Rear Dormer:

V1 + V2 = 20.31m³ + 28.72m³

V = 49.59m³

3.2 LAYOUT

The proposed loft will provide sufficient space for a Master Bedroom, ensuite shower room and walk-in-wardrobe. The proposed changes to the first floor layout of the property will remove the storage cupboard from the Study/Bedroom 5 to accommodate the new 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. No windows have been proposed for the side elevation and therefore would not result in overlooking or loss of privacy.

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 upgrade/improve 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

