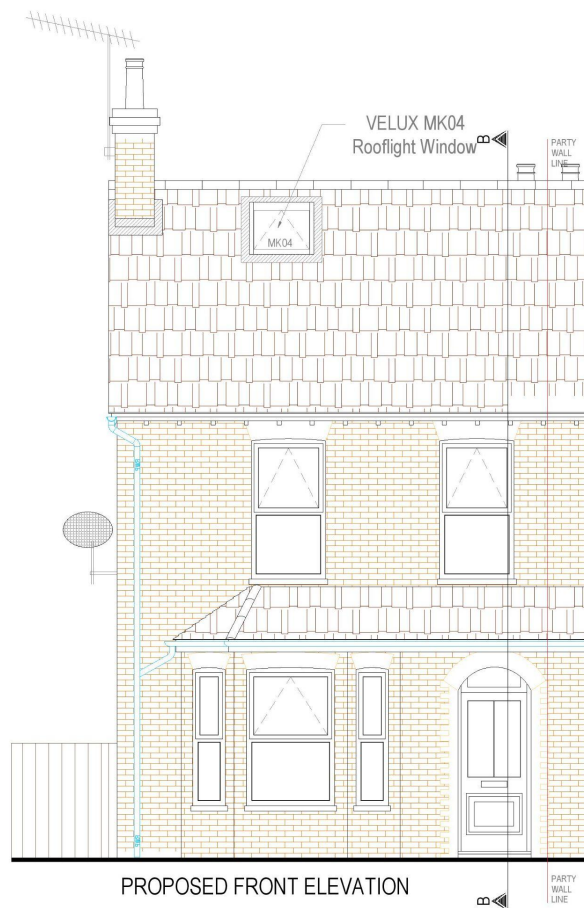


56, HIGH STREET  
DESIGN STATEMENT  
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

56, High Street  
Knaphill  
Woking  
Surrey  
GU21 2PY



**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.56, High Street, Knaphill, Woking, Surrey, GU21 2PY. 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.56, High Street, Knaphill, Woking, Surrey, GU21 2PY. The property comprises a two storey semi detached dwelling, located on the north side of High Street, 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.

## 3.0 PROPOSAL

The proposal is for a roof light loft conversion to include an additional playroom to the property. The current internal layout of the property will be adjusted to accommodate a new permanent staircase access to the loft conversion. Two MK04 roof light windows are proposed to the front and rear roof slope to provide natural light and ventilation to the proposed space and one CK04 to bring light over the new staircase. All carried out in accordance with Permitted Development guidelines.

### 3.1 LAYOUT

The proposed loft will provide sufficient space for an additional playroom.

No changes are needed on the first floor layout to accommodate the new staircase.

The new staircase will run over the existing ground to first floor staircase and a cupboard will be built under the new staircase.

### 3.2 MATERIALS

The proposed loft conversion would consist of steel and timber floor construction. All external facing materials will match the existing color and finish of the existing property as per the Permitted Development Guidelines.

### 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.

### 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 color 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**

**WE ONLY BUILD ONE LOFT, YOURS.**

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## **SKYLOFTS**

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