

14, ALDERSHOT ROAD
DESIGN STATEMENT
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

14, ALDERSHOT ROAD
CHURCH CROOKHAM
HAMPSHIRE
GU52 8LG
04.03.2024



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. 14, Aldershot Road, Church Crookham, Hampshire, GU52 8LG.

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. 14, Aldershot Road, Church Crookham, Hampshire, GU52 8LG.

The property comprises a two storey semi detached dwelling, located on the south-east side of Aldershot Road a 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 rear dormer loft conversion to include a master bedroom with an en-suite under Permitted Development. The current internal layout of the property will be adjusted to accommodate a new permanent staircase access to the loft conversion, whilst the ground to first floor staircase will be flipped in order to be accessed from the entrance hall.

Roof light windows are proposed for the front roof slope to provide natural light and ventilation to the proposed master bedroom. All carried out in accordance with Permitted Development guidelines.

3.1 VOLUME CALCULATIONS

Proposed Rear Dormer:

Volume = $\frac{1}{2}$ (Length x Height) x Width = $\frac{1}{2}$ (3.64m x 3.08m) x 4.57m

V = 25.61m³

3.2 LAYOUT

The proposed loft will provide sufficient space for a master bedroom and en-suite room at the rear of the property.

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

The staircase from the ground to first floor will be replaced and flipped so it can be accessed from the entrance hall.

No changes are needed on the first floor layout 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 clay 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.

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 window 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.



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SKYLOFTS

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