



7 MONTFORT GATE
DESIGN STATEMENT
LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

7 MONTFORT GATE,
CAVERSHAM, READING,
BERKSHIRE,
RG4 6AD
05.01.2022



PROPOSED FRONT ELEVATION

SKYLOFTS

Westmead House, Farnborough, Hampshire, GU14 7LP

1.0 INTRODUCTION

This Design Statement has been prepared to accompany the Lawful Development Certificate application for the proposed works at 7 Montfort Gate. Permitted Development guidance has been adhered to and appropriate design solutions have been considered.

2.0 THE SITE

The application site is located at 7 Montfort Gate, Caversham, Reading, Berkshire, RG4 6AD. The property comprises a two storey detached dwelling, located on the North West side of Montfort Gate, a residential cul-de-sac off 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 double hip to gable conversion with a rear dormer to include a Master Bedroom with en-suite shower room, separate dressing room and additional storage, 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 and rear roof slope to provide natural light and ventilation to the proposed bedroom and dressing room. All carried out in accordance with Permitted Development guidelines.

3.1 VOLUME CALCULATIONS

Proposed Hip to Gable Conversion:

Volume 1 = $\frac{1}{6}$ (Height x Width x Depth) x 2

Volume 1 = $15.61\text{m}^3 \times 2$

Volume 1 = 31.23m^3

Proposed Box Dormer (Main Roof):

Volume 2 = $\frac{1}{2}$ (Depth x Height) x Length = $\frac{1}{2}$ (3.29m x 2.55m) x 4.5m

Volume 2 = 18.67m^3

Total Volume of L-shape Rear Dormer:

$V1 + V2 = 31.23\text{m}^3 + 18.67\text{m}^3$

Volume = 49.90m^3

3.2 LAYOUT

The proposed loft will provide sufficient space for a Master Bedroom, En-suite, Dressing Room and storage. The proposed changes to the first floor layout of the property will accommodate the new staircase over the existing staircase only.

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.

3.4 CHARACTER & APPEARANCE

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

The new roof light windows on the front and rear 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.



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