



robert rigby architects limited
42 Portman Road
Reading
Berkshire
RG30 1EA
tel: 0118 959 4932 fax: 0118 957 7019
enquiries@rigbyarchitects.com
www.rigbyarchitects.com

Supporting Statement

35 & 37 Bedford Road
Reading
RG1 7EX

Drawing: 2106-602
Client: Angus Jones
Date: September 2021

- 1 Introduction
- 2 Site & Surrounding Context
- 3 Design Proposal



Front elevation of the houses from Bedford Road.

1 Introduction

- 1.1 This statement has been prepared to support of the permitted development application for the proposal of 2no. rear facing dormers at the properties at 35 & 37 Bedford Road for the client Angus Jones.
- 1.2 The site is formed of two mid terrace town houses with front access from the street and rear private gardens. The first house (No.35) was built in 1886 and the second house (No.37) followed later and was built around 1890.



1. Front elevations of 35 and 37 Bedford Road houses.



2. View along Stanley Street looking south east.



3. View along Stanley Street looking south west.

2 Site & Surrounding Context

2.1 The row of houses along Bedford Road consists of 3 / 4 storey properties.

The front elevation remains largely unchanged since construction in the 1890s, with stepped street access, and stepped rooflines where the ground and first floor levels change.

The vast majority of the property has been renovated with small additions and/or dormers added to the rear of the properties.

2.6 Photos showing the current existing profiles of the rear elevations can be seen below.





Proposed rear elevation

3 Design Proposal

The proposal is for 2no. rear facing dormers (one to each property) to the existing residential dwellings, creating habitable rooms in the roof.

The design of the dormers meets all of the permitted development requirements in terms of size, volume and materials and are proposed to be clad in dark grey slate tiles which has been taken from the existing roof to be reused, with a flat roof waterproof system.

- 3.2 The creation of these dormers allows for the additional bedrooms, providing a new staircase to the top floor which has been accommodated within the front bedroom at first floor.
- 3.3 The dormers are located on the rear of the property to minimise any impact on the street scene and is in keeping with the existing rear profiles.
- 3.4 The roof space of the property no. 37 has already been converted with an existing small rear facing dormer. The dormer to No.35 will create a new level of residential accommodation to this property.
- 3.4 The front elevation is not proposed to be altered. Although new velux roof lights are proposed to the front facing pitched roof to provide light the new stair well up into the roof space. This is a small low-profile light creating minimal impact, also within permitted development requirements.