



Cambridge Road

Supporting Statement

Residential Rear Extension and Roof Dormer

48 Cambridge Road
Richmond
TW1 2HL

1 October 2024
Reference: 2435-P600-P2



Introduction

This Supporting Statement has been prepared by Holtham Newman Architects Ltd. on behalf of K. Tibbetts and L. Syson and outlines the proposal for a single storey rear extension and a roof top dormer at 48 Cambridge Road.

Site Photos

The site is located on the western side of Cambridge Road in Richmond. Pedestrian access is from the street level, stepping up onto the front pathway. There is also access to the rear garden, with a gate to the shared lane, which is accessed from Denton Road.

The surrounding area is predominantly residential 2.5 storey terraced houses.



Street View from Cambridge Road, August 2024



Garden View, August 2024



Design Proposal

The scheme design is for a new single storey rear extension, to create a new larger kitchen dining room, utility room and downstairs WC. The proposal maintains the front sitting room, with no changes to the bay window and front entrance door. To the rear, the extension will create a good sized living space, opening up to the rear garden.

At first floor, the only alteration is for a new rear facing bathroom window, replacing two smaller windows.

The top floor has already been converted, with 4no. roof lights and a shower room. We propose to install a dormer to the rear, to create a larger bedroom and ensuite bathroom. 3no. smaller roof lights are proposed to the front of the property, located higher up than the existing larger roof light.

Materials

The existing property has a brick base at DPC level, with a white/cream render finish above. This style can be seen across many neighbouring and surrounding houses in this area. The proposal is to maintain the existing rendered finish, repairing any areas where required, with the rear extension also having a render finish, with a small brick plinth to DPC, in line with the existing materials.

The new proposed roof to the rear extension is to be tile clad, to match the existing. The main roof will be repaired or replaced, as required, with new tiles to match the existing look. The dormer is proposed to be clad with clay tiles, to suit the existing tiled roof. This is also in keeping with the neighbouring dormer extensions.

Permitted Development

The proposals put forward in this application, have carefully considered against the Permitted Development rights for householders (2019) and we can confirm:

- The rear extension is to project 3m or less from the original back wall, with a pitched roof, no taller than 4m in height.
- The new dormer is to the rear, away from the principal elevation.
- The proposed additional dormer volume and the single storey pitched roof volume, have been calculated at 36m³, which is within the max. 40m³ requirement.
- The dormer is set back from the rear wall, allowing a min. of 200mm sloping roof to the eaves level.
- All the roof lights are proposed to be inset into the roof build ups and to project no further than 150mm from the roof finish.
- All of the proposals are to be no higher than the original ridge height, which is to be maintained.
- All materials proposed at in keeping with the existing property and the surrounding context.