

Stamford Hill Design Guide

February 2024



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Accessibility statement

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planmaking@hackney.gov.uk

We will consider your request and get back to you within five working days.

Structure of the Guide

This Design Guide is structured into two key parts:

Part 1

Introduces the guide, provides background on the need for larger homes in the Stamford Hill Area Action Plan (AAP) area and sets out the approach to extensions in the area, along with other important considerations.

Part 2

Provides design guidance for roof extensions on a number of housing types in identified streets, in the form of front and rear dormers and/or an additional matching floors.

Part 1. Introduction

Stamford Hill has a rich heritage and a diverse community. With its wide tree lined streets and beautiful green spaces, Stamford Hill has historically been considered a place of refuge for people who have escaped persecution or war. People from a wide range of backgrounds live in Stamford Hill.

The purpose of this supplementary planning document is to provide design guidance on how to extend at roof level on some of the common house types across the Stamford Hill area, in order to create larger homes. It is a tailored response that responds directly to the altered rooflines in many of the streets and also addresses the specific housing needs of the community.

It provides additional guidance on how to implement Policy AAP3 Residential Extensions & Alterations in the emerging Stamford Hill Area Action Plan. Once adopted Stamford Hill AAP will, along with the Hackney Local Plan, 2020 and London Plan 2021, form the development plan used to assess planning applications in Hackney. Once adopted, this Design Guide will be a material consideration in the determination of planning applications for house extensions in Stamford Hill.

1.1 Background: Addressing the need for larger homes

The Census 2021 data identifies that Stamford Hill has a greater need for larger homes and is experiencing substantially more overcrowding compared to the rest of the borough and London more generally. Stamford Hill has a high average household size, there is higher occupancy and around a third of all households experience overcrowding. There is a need for more large homes suitable for large families.

In addition to experiencing substantially more overcrowding, the community that resides in Stamford Hill has a highly distinctive age structure, which is significantly skewed towards young children and adults, resulting in large household sizes across the AAP area and many households requiring additional space.

To respond to these needs, the emerging Stamford Hill Area Action Plan draft AAP seeks to further maximise the delivery of larger family sized homes by supporting larger extensions in identified streets, which have heavily altered rooflines.

The draft AAP includes Policy AAP3: Residential Extensions and Alterations, which sets out how roof extensions can come forward in Stamford Hill, balancing the need for larger homes with the effect on the built character and environmental impact on the area.

1.2 Approach to extensions and alterations

The key focus of the Design Guide is on creating additional space at the roof level in the form of dormers and additional floors. However, the Council recognises that there can also be value in reconfiguring or optimising existing layouts to work more efficiently. Some residents may also benefit from adding basement or rear extensions rather than roof extensions.

Optimisation of internal layout

When considering ways to accommodate larger families, reconfiguration of existing homes can be helpful in creating more usable spaces. Larger families in Stamford Hill require flexible and enlarged living spaces, usually at ground level, in addition to a greater number of bedrooms. Many community members identified more living space and more utility space as their primary need. Separate spaces for families to undertake individual or independent activities such as reading and playing, as well as space to undertake more mundane but essential activities such as laundry or a place for shoes and coats by the front door. In addition, 'free-space' such as larger circulation space, larger hall space for buggies, break-out spaces, and play spaces are desirable to enable larger groups of children to happily inhabit their homes, without feeling confined or overcrowded. Internal reconfiguration of existing homes generally doesn't need planning permission. However space standards need to be followed and building control approvals may be required.

Further information on this topic can be found in the 2017 Stamford Hill Characterisation Study:

https://drive.google.com/file/d/1Ko3br6dToW-8Ej7_oZQLDVNd8jeyDXp2/view

Residential Extensions & Alterations SPD (2009)

The Council's 2009 Residential Extensions & Alterations Supplementary Planning Document (and any successor guidance) is applicable across the whole of the borough, including the Stamford AAP area, except for on statutory listed buildings. It includes guidance on all types of extensions, including basement, rear and roof extensions.

Rear and basement extensions can be an appropriate way of adding extra living spaces to individual properties. This type of extension can provide larger kitchens, dining, living rooms, play and workspaces for family homes, without having a detrimental impact on the character of the public street and townscape. The borough wide SPD contains advice on how to bring forward successful basement and rear extensions and is applicable across the borough.

At roof level, the SPD generally supports rear dormers on most properties, providing they are of a suitable size and design. In addition, the Stamford Hill Design Guide identifies a number of streets and housing types across the AAP area where larger roof extensions can be implemented, in the form of front dormers and additional storeys in a matching style.

Roof Extensions

This guidance is specific to the Stamford Hill AAP area and only applies on identified streets and housing types. A map of the identified streets can be found on page 10. Please note that the guidance does not apply in Conservation Areas or on listed buildings.

Whilst reconfiguration of home layouts can be beneficial in creating more usable space, it may not provide much needed additional space. Many homes are also limited in terms of the scope to extend at the basement or rear of the property, due to concerns about loss of amenity space (*for example a private garden*). The key focus of the Design Guide is therefore on appropriate ways to extend properties to create additional usable space in the form of roof extensions.

The Design Guide identifies specific housing types and streets altered by existing roof extensions, where upward extensions can be brought forward successfully. The design guidance explains where roof extensions are likely to be supported and the form that they should take. It also provides clarity on the streets where front roof extensions will not be appropriate in order to maintain uniformity.

Not all of the guidance will be relevant to every home and the Council will consider the cumulative impact of extensions on a case by case basis. For example, a property that benefits from large rear extensions may not be suitable for an additional roof extension as this could constitute overdevelopment of the site and lead to harmful impacts to neighbouring residential amenity and to the local townscape.

1.3 How your application will be assessed

In determining planning applications that seek alterations and extensions to family homes, the Council will make an assessment against adopted planning policies in the London, Hackney's Local Plan 2033, Stamford Hill AAP and Stamford Hill Design Guide, whilst having regard to any other material considerations. Appendix 2 gives further advice on what is required when you submit an application.

Roof extensions can impact neighbours in terms of daylight/sunlight, outlook and overlooking/privacy and this is a key consideration when assessing an application. This is particularly the case on narrow roads, where the separation distance between houses is shorter. A roof extension will only be permitted where the impacts to neighbours are not significantly affected. Further information on sunlight/daylight assessments can be found in Appendix 1.

You are encouraged to use the Council's pre-application service for an in principle assessment of your proposal, prior to making a planning application. For more information, please visit:

www.hackney.gov.uk/preapplication

1.4 Other Considerations

When using this Design Guide, you should also be aware of the following key considerations:

Building Control

All roof extensions will be subject to building control regulations, particularly with regards to foundations, lateral restraint and fire protection. Further information on this can be found in Appendix 2.

Permitted Development

Some extensions may benefit from 'Permitted Development' rights, which allows the work to be carried out without the need for planning permission. To check whether a proposal falls within Permitted Development rights, applicants can apply to the Council for a Lawful Development Certificate (LDC), or a Prior Approval, depending on the type of extension. Building Control approvals will also be required. To check if your property benefits from these rules, please visit:

https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2

Climate Resilience

Extending your house, reconfiguring the internal layout or adding a completely new floor is the perfect opportunity to consider improving the thermal performance and energy efficiency of your home which in turn will improve your thermal comfort, air quality and general well being as well as reducing your energy bills. Further information on ways to achieve this can be found in Appendix 3.

Part 2. Roof Extensions

Note: This section provides guidance on front dormers and additional floors in identified streets across the AAP area. Rear roof extensions are generally supported across the borough in all streets. Please refer separately to the Council's 2009 Residential Extensions and Alterations SPD (or any successor guidance) for advice on rear dormer roof extensions.

Roof extensions are a useful way to gain additional internal floor space and the guidance in this section seeks to strike a balance between giving householders increased flexibility and clarity on appropriate extensions whilst drawing on the architectural and urban character of the area. The guidance is a direct response to the acute need for larger family homes in the area along with the altered rooflines in many of the streets. The work follows detailed evidence gathering and street by street surveys in order to ensure that the guidance is tailored to defined streets where the rooflines are already heavily altered. The guidance is intended to provide householders with clarity on the type of roof extensions that will be considered acceptable in principle.

Structure of the Roof Extensions guidance

The guidance is structured into three key sections:

Section 1. Self-Assessment Chart

Provides a self-assessment chart to check whether a roof extension to your house would be supported in principle.

Section 2. Roof Extensions: Key Design Principles

Sets out the design principles that applicants need to follow when applying for planning permission for a roof extension.

Section 3. Roof Extensions: Detailed Design Guidance

Provides detailed design guidance for roof extensions

Section 1: Self-Assessment Chart

This flowchart allows you to assess whether your property is suitable for a roof extension in the form of front and rear dormers, an additional floor, or a combination of the two.

Before, using the flowchart, you should carefully consider whether a roof extension would constitute overdevelopment of the property, cause structural issues or adversely impact neighbours.

To use the self assessment chart follow the green arrow, answering the sequence of questions labelled A, B and C starting from the top of the page. If there are any terms you are unfamiliar with, refer to either the illustrations or the glossary at the end for further explanation.

Self-assessment chart

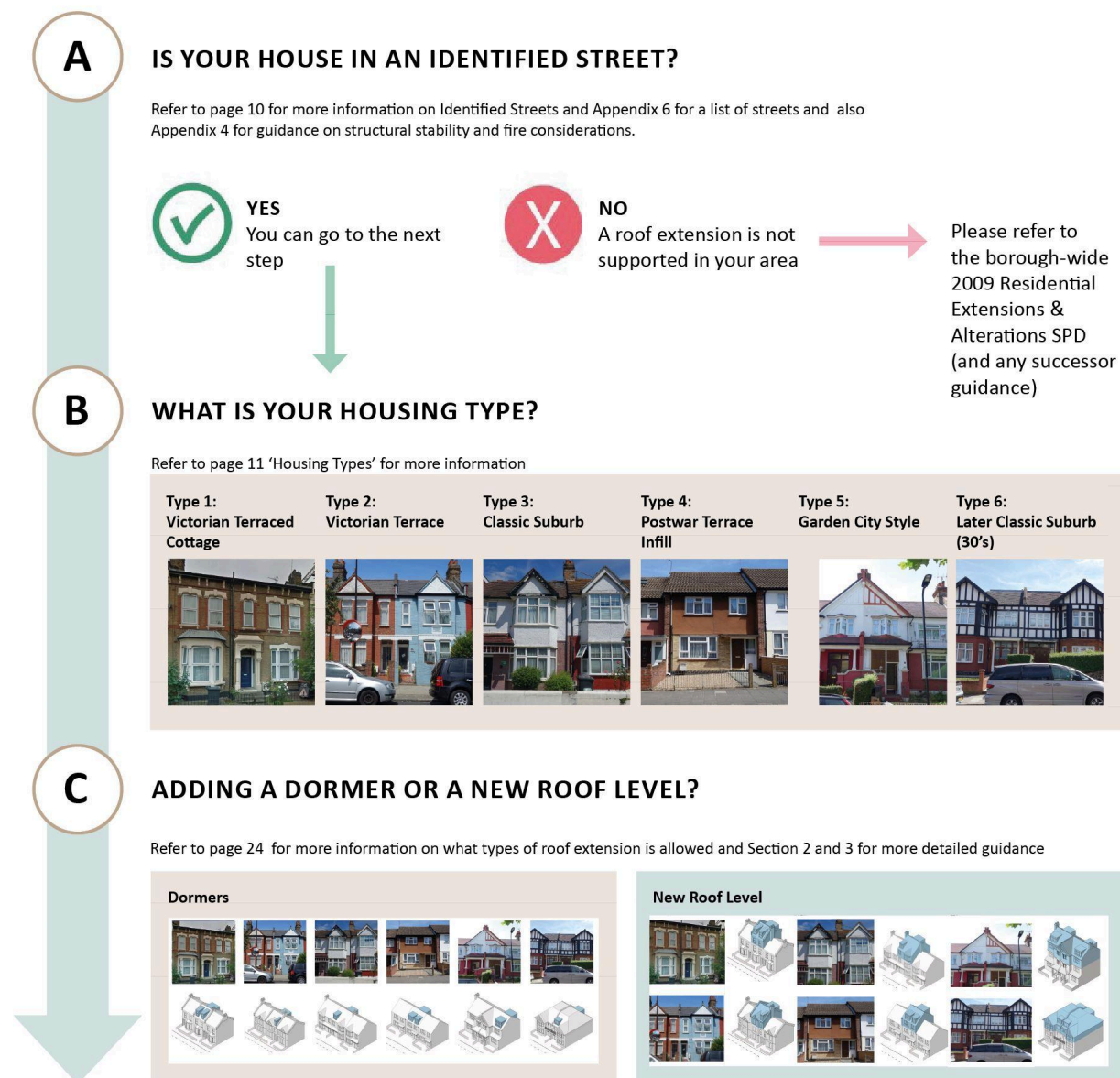


Fig.1: Self-assessment chart

A. Are you in an identified street?

The first step is to check if your property is in an identified street. Identified streets are those visited as part of a Council street survey, where more than 25% of the buildings on both sides of the street are altered by front roof extensions or other alterations to the front elevation. This figure was chosen as streets where more than 25% of the buildings have been altered are considered to have a less uniform townscape character.

Houses that are not in identified streets are recognised as being part of a uniform street, where at least 75% of the properties are unaltered at the front. In these streets, the roof extensions guidance will not apply and you are advised to instead refer to the Council's Residential Extensions & Alterations SPD (and any successor guidance). This approach can help to preserve the character of the townscape.

Please see map below showing identified streets where the roof extensions guidance is applicable.

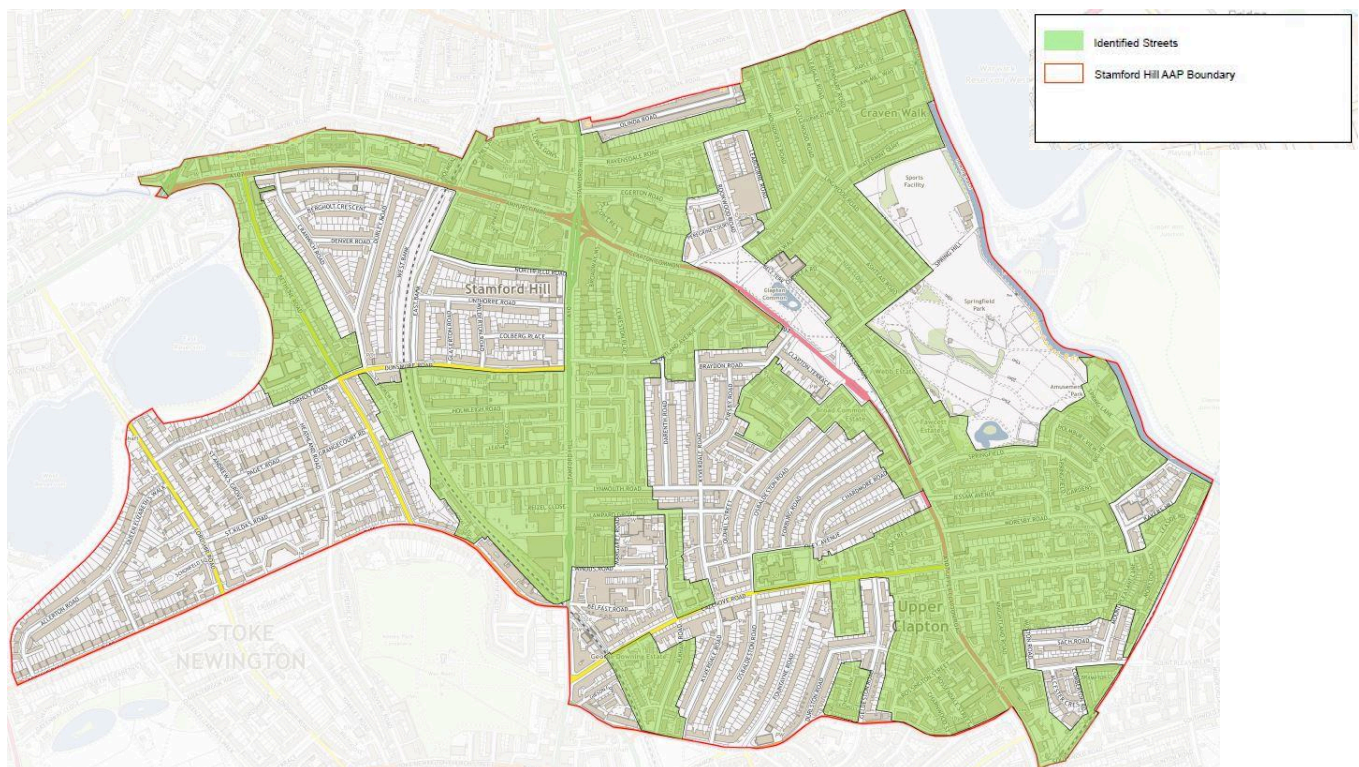


Fig.2: Map of identified streets where the roof extensions guidance is applicable

B. What is your housing type?

The Design Guide identifies six of the most common housing types in the Stamford Hill area. Select the type that most closely resembles your property.

Roof extensions, in the form of front dormers and/or additional floors are only allowed in identified streets and on the following housing types:

Type 1: Victorian Terraced Cottage (late 1800s)

Type 2: Victorian Terrace (late 1800s)

Type 3: Classic Suburb (1919–1938)

Type 4: Garden City Style (1919–1938)

Type 5: Later Classic Suburb (1930s)

Type 6: Postwar Terrace Infill (Post 1948)

Where your property does not resemble one of the identified housing types, a bespoke approach may be needed. A list of excluded housing types can be found in Appendix 4.

You are encouraged to use the Council's Pre-Application service to determine if your proposal is acceptable. See <https://hackney.gov.uk/pre-application> for details.

Type 1: Victorian Terraced Cottage [construction period: 1837–1901]

This housing type is two storeys and appears in continuous terraced arrangements. It includes features such as ground floor single storey projecting bay windows, timber sash windows, exposed window and door lintels (often painted white), panelled front doors with a fanlight above, pitched roofs and stock brick construction, which is sometimes painted.



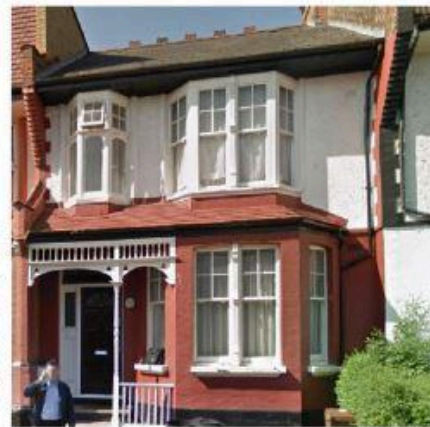
Alkham Road



Alkham Road



Alkham Road



Lingwood Road



Northfield Road



East Bank

Fig.3: Collection of examples of Victorian Terraced Cottage houses in Stamford Hill Area



Fig.4: Key Features of Type 1: Victorian Terraced Cottage

Type 2: Victorian Terrace [construction period: 1837–1901]

The Victorian terrace housing type is two storeys and defined by front gables which step up on the front facade. It includes other features such as timber sash windows with exposed lintels (often painted white), panelled front doors with fanlight above, exposed door lintels, pitched roofs, clay chimney pots and stock brick construction, which is sometimes painted.



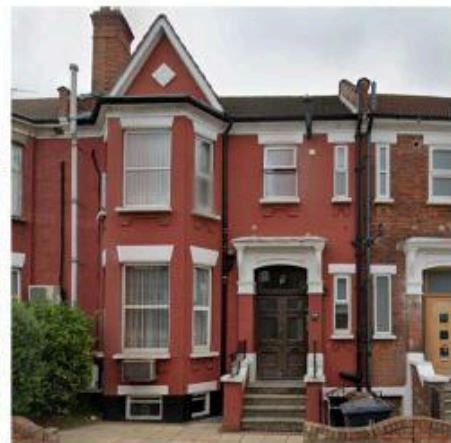
Egerton Road



Holmleigh Road



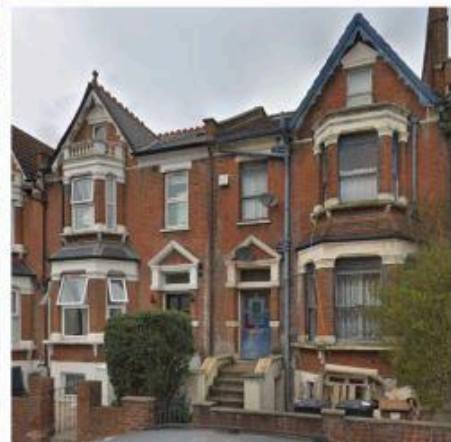
Lynmouth Road



Leweston Place



Bethune Road



Linthorpe Road

Fig.5: Collection of examples of Victorian Terrace houses in Stamford Hill Area



Fig.6: Key Features of Type 2: Victorian Terrace

Type 3: Classic Suburb [construction period: 1919–1938]

This interwar housing type is defined by its stylistic terraces and by its simple detailing, casement windows and front gables with wide eave overhangs. This typology includes key features such as curved bay windows, plain clay roof tiles, rendered facades, pitched porch roofs, timber casement windows, panelled front doors with fanlights above and brick construction.



Leadale Road



Moundfield Road



Lingwood Road



Leadale Road



Castlewood Road



Leabourne Road

Fig.7: Collection of examples of Classic Suburb houses in Stamford Hill Area



Fig.8: Key Features of Type 3: Classic Suburb

Type 4: Garden City Style [construction period: 1919–1938]

The garden city style is defined by stylistic symmetry between paired facades. This housing type uses natural materials with ornate detailing and cornicing. The key original features include a paired front gable, external cornicing, a rendered facade, timber windows, panelled front door with fanlight above, pitched porch roof and a pitched roof. The front gardens are large and traditionally contained greenery, hedges, trees and shrubs.



Overlea Road



Ashtead Road



Overlea Road



Ashtead Road



Leweston Place

Fig.9: Collection of examples of Garden City Style houses in Stamford Hill Area

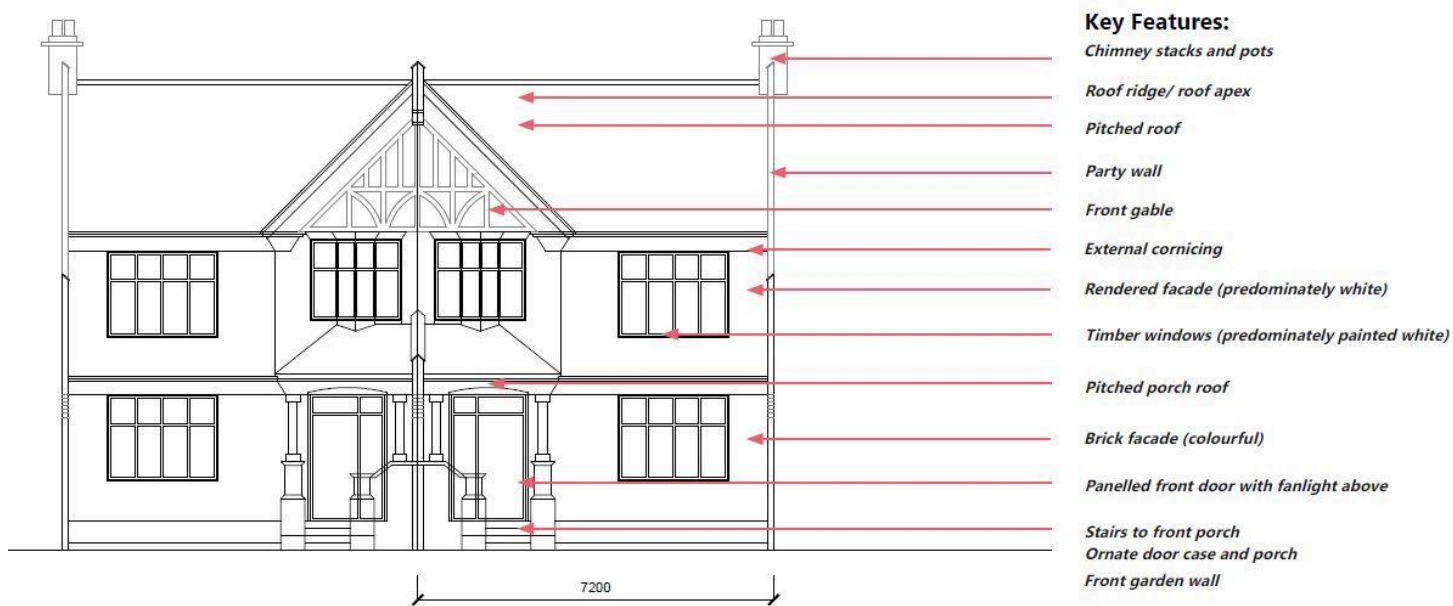


Fig.10: Key Features of Type 4: Garden City Style

Type 5: Later Classic Suburb [construction period: 1930's]

This housing type is defined by its stylistic symmetry in pairs of houses and by its paired front gables with wide eave overhangs, casement windows and hipped tile roofs. The key original features include, plain clay roof tiles, rendered facades, timber casement windows, panelled front doors with fanlights above. The houses have front gardens which are often paved and defined by hedges and low brick walls.



Craven Walk



Jessam Avenue



Bethune Road



Jessam Avenue



Leweston Place

Fig.11: Collection of examples of Later Classic Suburb houses in Stamford Hill Area



Fig.12: Key Features of Type 5: Later Classic Suburb

Type 6: Postwar Terrace Infill [construction period: Post 1948]

Note: Some properties built post 1948 can be extended at roof level with an additional floor under Permitted Development Rights. To check if your property benefits from these rules, please visit:

https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2

With this housing type, the arrangements and plots are irregular as the houses were often designed to in-fill bomb damaged sites. The style of the development is varied with a diversity of building materials and cladding types. The key original features include casement windows, rendered and painted facades, tiled pitched roofs and brick construction, often with exposed party walls. Front gardens were traditionally enclosed by low level metal gates.



Moundfield Road



Egerton Road



Egerton Road



Ravensdale Road



Amhurst Park

Fig.13: Collection of examples of Postwar Terrace Infill houses in Stamford Hill Area



Fig.14: Key Features of Type 6: Postwar Terrace Infill

C. What type of extension can I do?

The roof form of a house and neighbouring houses in a street makes a significant contribution to the character of an area. Roof extensions and alterations should be designed to complement the individual house and the existing townscape.







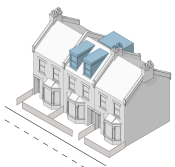
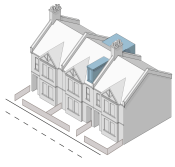

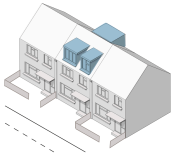
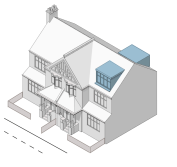
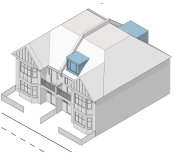
Roof extensions that are supported by the Design Guide are:

- The conversion of existing roof-spaces, consisting of the addition of dormer windows and roof-lights to existing roof-forms.
- Roof alterations to enable the creation of a new floor. Note that on certain typologies, this is only supported if done as a pair, in order to maintain symmetry of key features such as front gables.
- A combination of an additional matching floor and dormers.

Dormers

Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst maintaining the existing roof form. Both front and rear dormers will be accepted, providing they align with guidance contained in the Council's Residential Extensions and Alterations SPD (or any successor guidance). Please see below acceptable examples of dormers for each housing type. Full width dormers are not supported on any property.

Table 1: Indicative Roof Dormers per House Type

Type 1: Victorian Terraced Cottage	Type 2: Victorian Terrace	Type 3: Classic Suburb	Type 4: Postwar Terrace Infill	Type 5: Garden City Style	Type 6: Later classic suburb (30's)
					
					

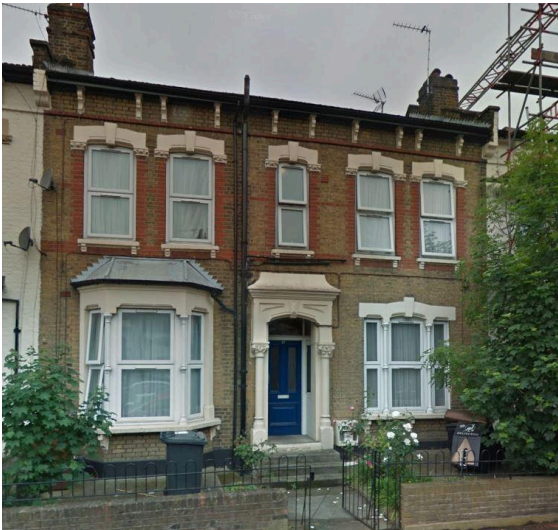
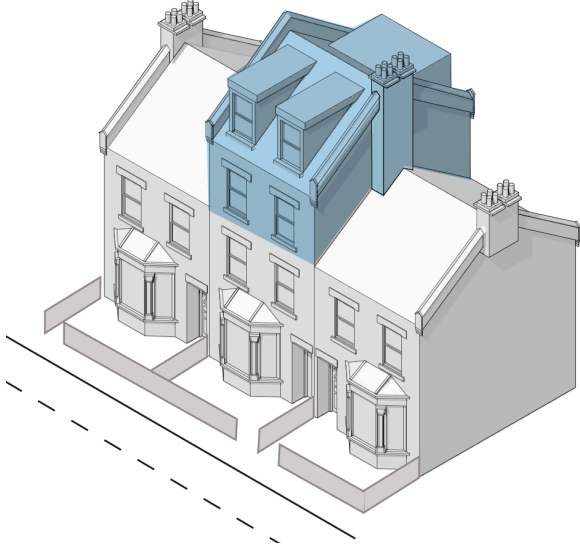
Additional Matching Floors

Extending properties with a new storey at roof level is a useful method of increasing the usable space of properties whilst leaving space at ground level available for greenery, garden storage and outdoor activities. The following guidance on roof extensions for the key housing types in the Stamford Hill area are the maximum permissible upward extension allowed.

The illustrations provided are for illustrative purposes only and are not binding upon the Council, nor prejudice any future planning application decisions made by the Council. All new roof extensions must comply with the design principles and detailed design guidance described in Section 2 and 3 of this document.

Planning consents for additional floors will come with a standard set of conditions to ensure the highest quality in terms of materials, detailing and retention of existing features.

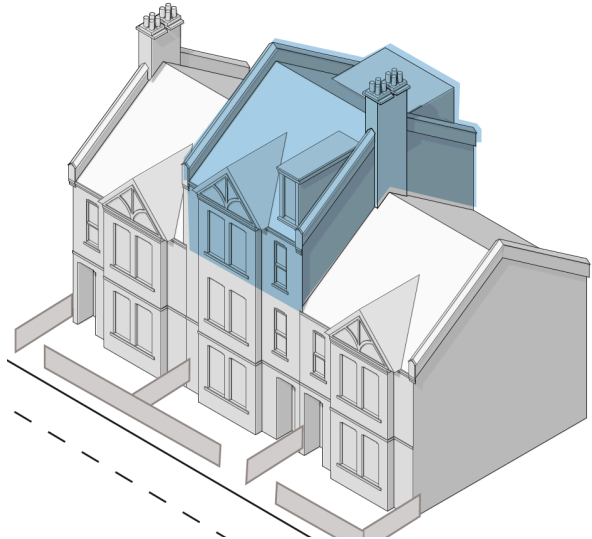
Table 2: Indicative New Floors per House Type

House Type	Indicative New Floor
Type 1: Victorian Terraced Cottage 	

House Type

Indicative New Floor

Type 2: Victorian Terrace



Type 3: Classic Suburb



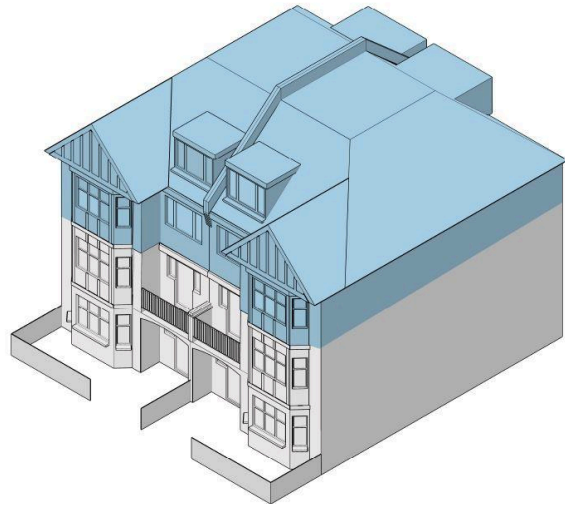
House Type


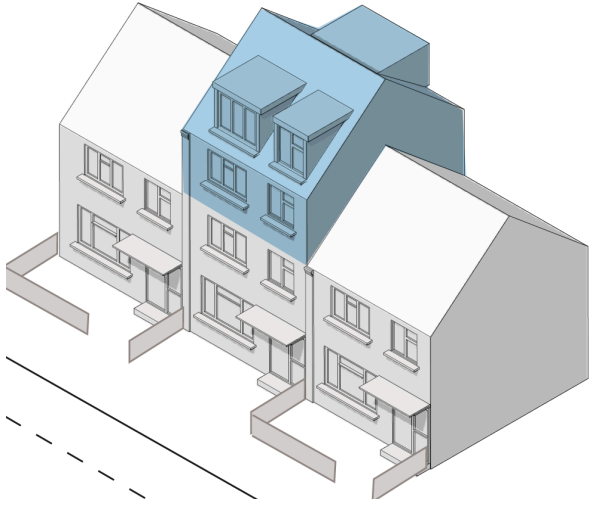
Indicative New Floor

Type 4: Garden City Style



Type 5: Later Classic Suburb



House Type	Indicative New Floor
<p>Type 6: Postwar Terrace Infill</p> 	

Paired Housing Typologies

Some housing types (such as the Garden City Style and Later Classic Suburb) were constructed as a matching pair of semi-detached houses, sharing key features such as paired gables. It is important to maintain symmetry on these paired properties and additional floors would only be possible if both homes are extended jointly by way of a legal agreement as part of a planning application. Symmetrical features are less prominent on terraced properties and therefore individual applications are supported.

Section 2: Roof Extensions – Key Design Principles

1. Scale and Form

When creating an additional floor, it is important to consider the relationship to the scale of the neighbouring properties on the street.

1.1 Additional floors should take up the whole width of the house and replace the existing roof in its entirety. Any additional floors should be proportional to the existing floor to floor height. It is recommended that new storey roof extensions maintain the same floor to height as the existing building. The floor to ceiling heights can differ between the housing types identified in the guide.

1.2 Form to be in keeping with the existing building and its neighbours.



Fig.15: Roof extension has a bulky appearance and no relationship to the existing form; loss of architectural character of the existing front dormer

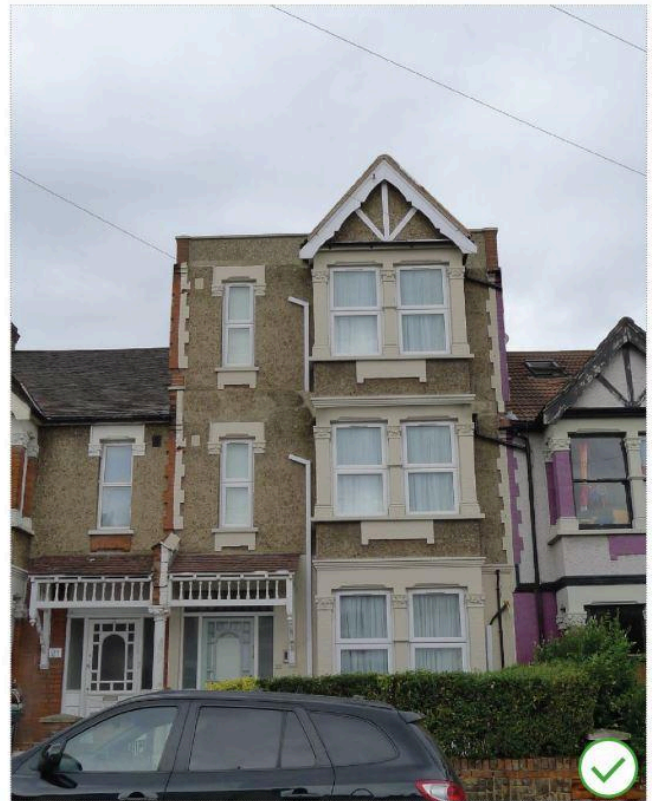


Fig.16: The characteristics of the front dormer are retained by replicating and elevating the original front dormer

2. Proportions

2.1 Proposed window heights and widths to be the same as the floor below.

2.2 A common approach to window spacing and roof type is important to ensure consistency along a street. An inconsistent approach can contribute to an unbalanced sense of proportions and streetscape.

2.3 The height of the extension should be no greater than the height of the floor below and the distances between windows should match those on the host building.



Fig.17: The additional level is out of proportion with the host house



Fig.18: The additional floor level is proportional in scale and height to the existing floor to ceiling heights of the floors below

3. Alignment and Symmetry

3.1. The front facade of an additional storey must be flush with the existing facade.

3.2 Dormer windows should be well spaced and positioned within the existing roof slope. A general guideline is for dormer windows to be set below the roof ridge, set at least 0.5m in from party walls on either side and set 0.5m above the roof eaves. Dormer windows should not extend the entire width of the roof and should always be aligned with the existing windows below.

3.3 Properties built as a pair will only be allowed to extend as a pair, including any symmetrical features.

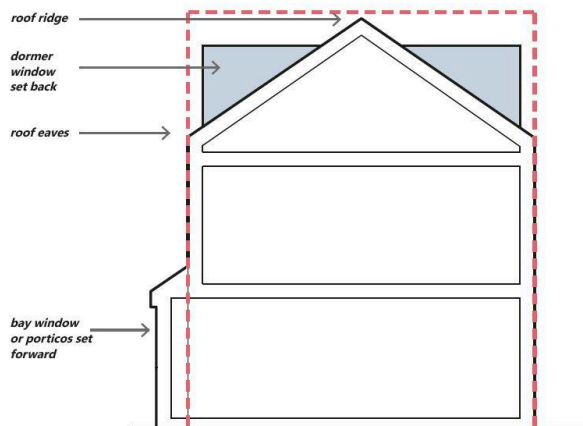


Fig.19: Section of dormer roof extension showing windows set back from the eaves and set in from the party wall.

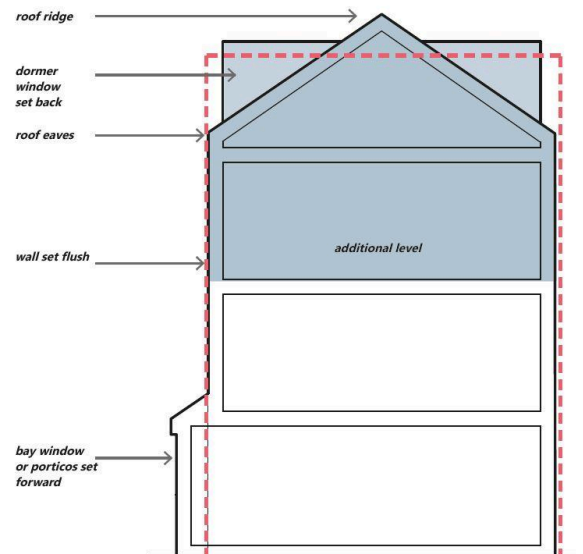


Fig.20: Section of new floor extension showing flush walls with the existing facade and set back dormer window



Fig.21: Dormer windows not set back from the roof eave and not set in from the party wall, windows misaligned from the existing windows below



Fig.22: Dormer windows set back from the roof eave, set in from the party walls and aligned with the existing windows below



Fig.23 and Fig.23: Examples of unacceptable extensions that create asymmetry

4. Uniformity

4.1 A seamless approach should make a roof extension appear as if it is part of the existing house. It should match the materials of the existing house and continue the scale, proportions, form and details. Proposals adopting this approach should ensure detailing is carefully considered to ensure a seamless final development that allows the addition to be read as part of the original dwelling.

4.2 Particular attention should be given to the materials, windows, doors, rainwater goods and details to ensure the new addition integrates seamlessly with the existing.

4.3 The external design of the new top storey must match the design of the existing house.



Fig.24: Roof extension is not acceptable due to change in materials that draws too much attention on the upper element

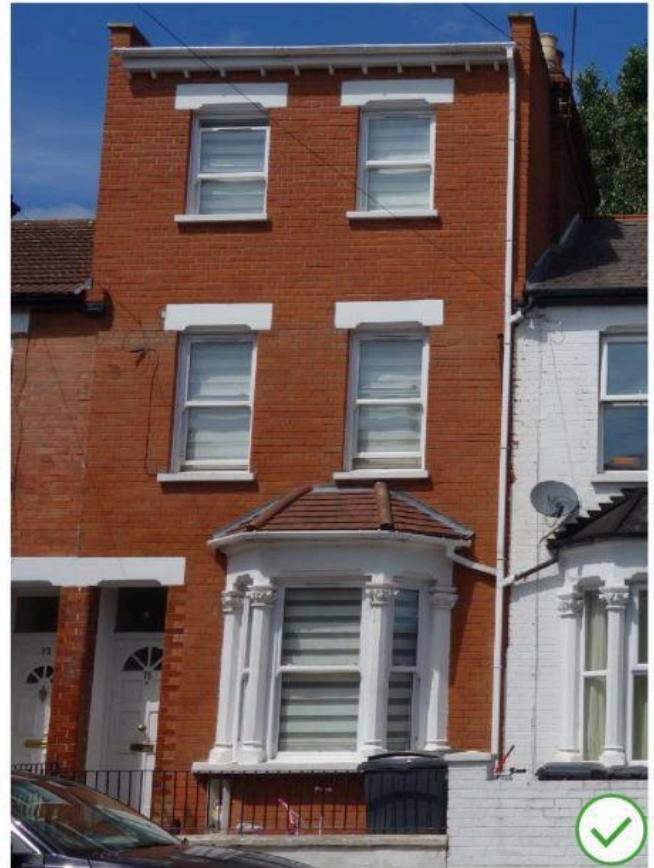


Fig.25: The external design of the new top storey extension matches the design of the existing house with aligned matching windows, flush facade and matching brick detailing that continues seamlessly

Section 3: Roof Extensions – Detailed Design Guidance

1. Materials and Detailing

1.1 All materials used should be of the highest quality. Materials must be sustainable and durable.

1.2 All materials must match the original house. Where brick facades have been rendered over, applicants are encouraged to reinstate the brickwork where possible, and then use an appropriate matching brick for the additional floor.

1.3 The texture, colour, pattern and finish of materials used for any house alterations, including upward extensions should relate well to the existing character and appearance of both the existing home and the character of the street.

1.4 Applicants are encouraged to retain and reinstate all original, decorative brick and stone details to the elevations of extended houses; and such details should be replicated where appropriate in extensions.

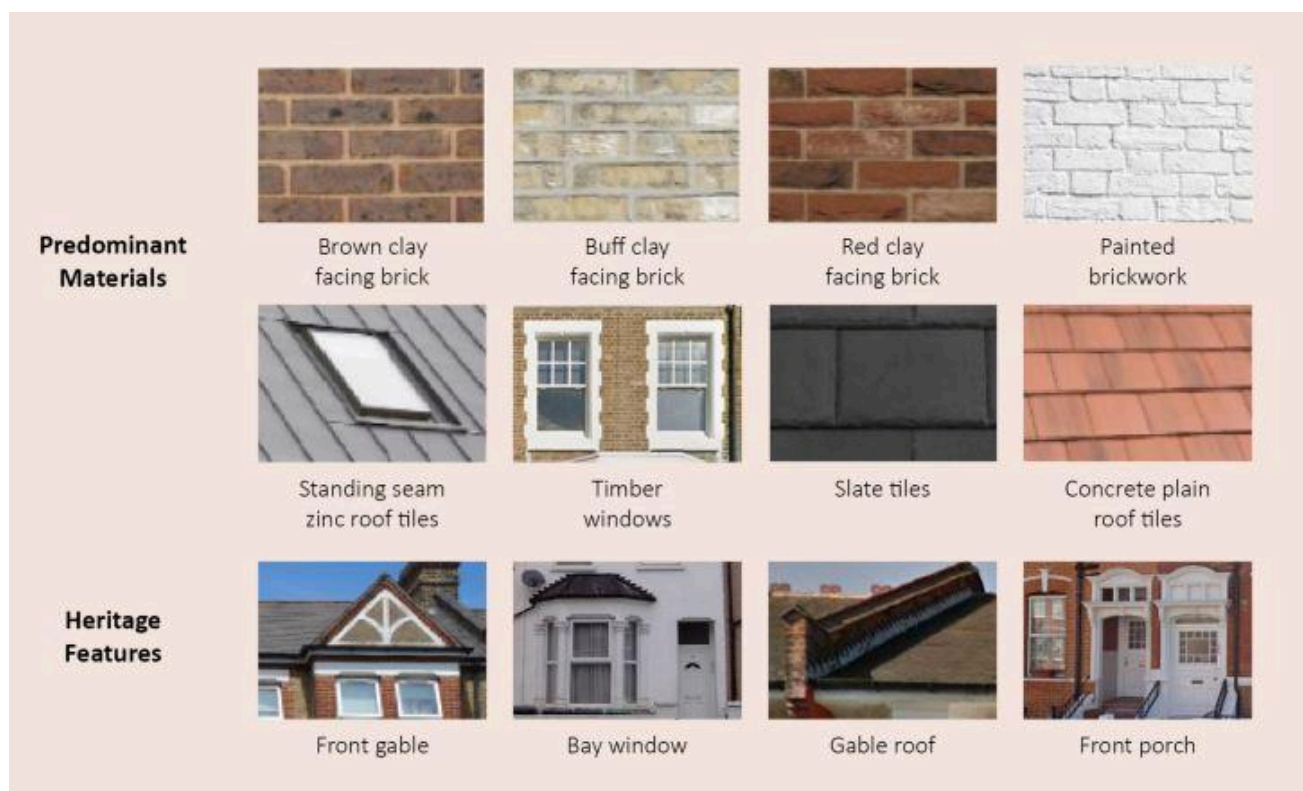


Fig 24: Summary of predominant materials and heritage features in Stamford Hill Area

2. Wall Finishes

2.1 Applicants are encouraged to match additional floors to the same material as the original house. The same material should continue seamlessly. There should be no horizontal joint, line, change in materials or projecting horizontal feature where the extension joins the

original house.

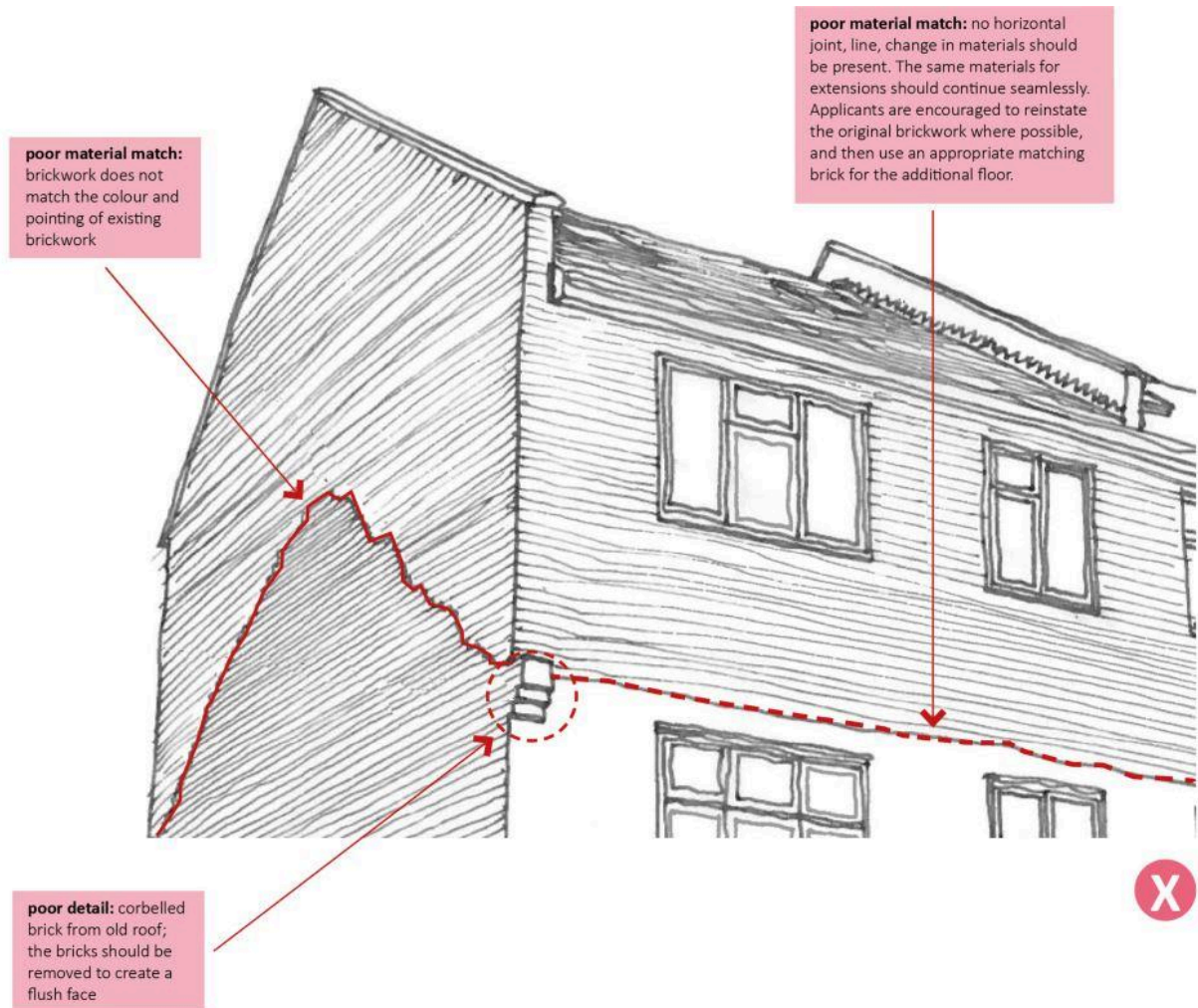


Fig 25: Examples of unacceptable wall detailing

2.2 All extensions should be of high quality design and features which respond to the streetscape context. This means that extension should aim to reflect the architectural character of the existing building and its neighbours in their features and detailing.

Bricks

Bricks need to match in colour, pattern and texture. If the original bricks are discoloured then applicants are encouraged to artificially age the new brickwork or clean the original brickwork in order to get an appropriate match.

Bricks need to match exactly in terms of size (imperial/metric), texture and colour to ensure that the extension seamlessly ties into the host building. The brick bond, mortar colour, texture and pointing should also match.

Details of brick matching, including brick samples where appropriate, should be provided at the application stage to ensure acceptable quality.

Architectural features

The architectural details need to be accurately replicated and mimicked above. This includes replicating the original stucco work, cornice detail and correct positioning of the window reveals.

Any original features such as decorative brick and stone details should be retained and reinstated. Such details should be replicated where appropriate in upward extension to keep in line with the character of each housing typology.

External Pipework

Original external pipework and guttering should be repaired or reinstated in a like-for-like manner for all dwellings.

3. Roofs

3.1 Extended roofs must replicate the angle and pitch of the existing roof (and of the existing roofs on the street). The roof should be slated or tiled in a similar material (by look and appearance) to the existing roof.

3.2 Applicants are encouraged to reuse the existing roofing materials (natural slate, tiles) wherever possible. Reused existing tiles should be used first on the front (street facing) slope of the roof, and if possible new roofing materials can be on the rear of the properties.

3.3 New and modified pitched roofs should follow the original roof in materials and detailing. Where houses have parapets at party walls, between houses, a parapet should be provided in extended roofs both between the pair of extended roofs and at either end. Where the original terrace did not have party walls extended through the roof as parapets, no parapets between or at either end of pairs are required.

3.4 At the end of terraces, some houses were originally built as hipped roofs, others as pitched roofs ending in a gable. It is preferable to replicate the hipped pitched roof, where that is original. It is also acceptable to detail the upward extension as a gable end, where the proposal would not be overbearing. The Council's Residential Extensions & Alterations SPD provides further guidance on end of terrace properties.

Parapets

Parapets need to project above the roof line of additional floors, they must include a cornice and should be an appropriate distance from the window heads below. It is usually best for parapets to 'turn the corner' and continue along each party wall, but this is only essential where the house is on the end of a terrace. Care must be taken to avoid water run-off and spread of fire from one property to another. Rainwater guttering must be behind the parapet.

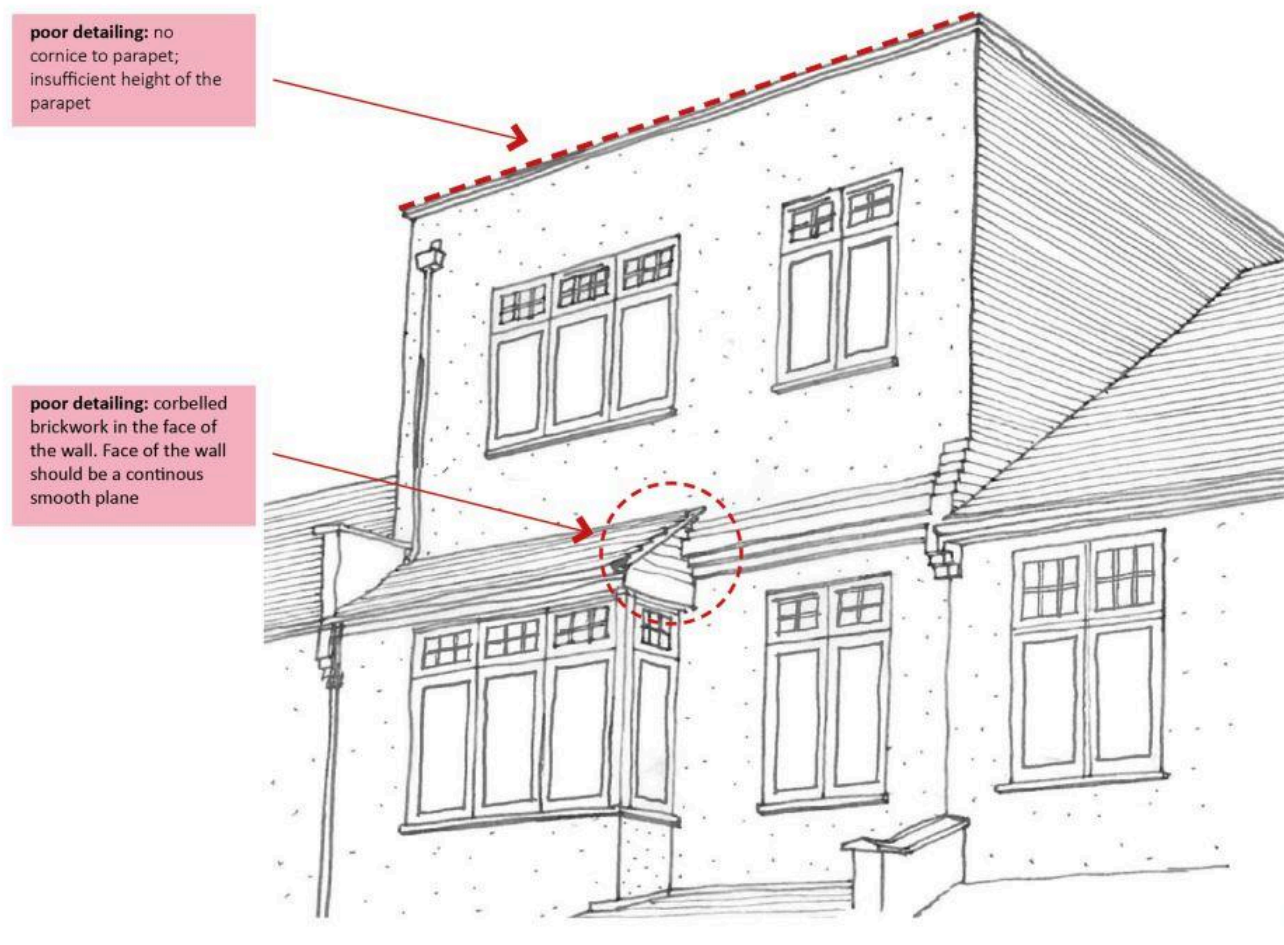


Fig 26: Examples of unacceptable parapet detailing

Party Wall Parapets

Many existing houses have party walls that extend as parapet walls above the roof level of the houses either side. This also includes existing corbelled brickwork.



Fig.27: An unacceptable example of a party wall has been corbelled out, not in keeping with the original architectural detailing



Fig.28: The party wall is flush with the continuous facade

For roof extensions to adjoining properties i.e. terraces, the party wall will need to be raised. The new facade must be flush and continuous with the existing facade. Raised party walls should not be corbelled out.

Eaves

Roof eaves must replicate the existing eaves with similar distances to the window heads below.

Cornices

All parapets must include cornices.

Cornices are normally set three or four brick courses below the coping to the parapet and consist of three or four projecting courses in render or moulded stone.

At either side of the house, the cornice should turn the corner, but do not need to continue the length of a party wall or gable end parapet.

Chimneys

Applicants are encouraged to retain chimney stacks when creating additional floors or match the originals.

4. Windows

4.1 Windows must exactly match the floor below and where UPVC windows exist, applicants are encouraged to replace in timber and match windows in timber. Windows should be of exactly the same dimensions and finish as those on the floor below. This also includes the decorative treatments around the windows like sills and lintels. It is also important to replicate the same window reveal width (at least $\frac{1}{2}$ brick width) to maintain the sense of depth on the front elevation.

4.2 The size and pattern of windows should be reproduced from the floor below. The line of the window sills and heads will set the line of fenestration, which must be maintained and appropriate proportions and distances between windows should be maintained.



Fig 29. The roof extension windows are not in keeping with the existing window shape, size and alignment.

Bay Windows with Gabled Pitched Roofs

Houses within the Victorian Terrace housing types have 2 storey bay windows with pitched roofs with a pointed gable facing onto the street. It is important to retain this pitched roof and pointed gable over bay windows in houses that have been extended. The bay should be extended upwards to the additional floor, with the bay window roof replicated at the new level.



Fig 30: The roof extension is bulky and detracts from the front gables architectural character. The pitched roof form has been lost and the flat roof is not in keeping with the neighbouring properties.

Glossary

Apex/roof ridge

The highest point of a pitched roof.

Bay window

A large window or series of windows projecting from the outer wall of a building and forming a recess within.

Building line

The line formed by the frontages of buildings along a street. The building line can be shown on a plan or section.

Character

The distinctive visual identity of a building or a particular place. Character-defining elements include the architectural form, landscaping, materials, craftsmanship, decorative details and features. The local character of a townscape is defined by patterns of development.

Conservation area

A conservation area is of special architectural or historic interest in which the character or appearance of which it is desirable to preserve or enhance. Conservation area designation is a means of recognising the importance of the quality of the area as a whole, as well as protecting individual buildings. Hackney designates conservation areas to preserve and enhance their character and appearance, and to control and manage change.

Corbel

A structural piece of stone or wood which projects out from a wall to support the structure above it. Victorian corbels are often ornate.

Cornice

Horizontal structure located at the edge of the house where the roof meets the walls. The main purpose of the cornice is to keep rainwater away from the walls of a building.

Chimney stack

The part of a chimney that rises above the roof of a building.

Chimney pot

Decorative unit used to extend the length of the chimney and to improve the chimney's draft. More than one pot on a chimney usually indicates that there is more than one fireplace on different floors sharing the chimney.

Door case

The ornamental frame around a door or front entrance.

Dormer window

A form of roof window which has a roofed structure and projects vertically beyond the plane of a pitched roof. Dormer windows increase the usable space in a loft.

Eaves

The overhanging edge of a roof.

Gable

The portion of the front or side of a building, usually triangular in shape, enclosed by or masking the end of a roof that slopes downward from a central ridge.

Hipped roof

A type of roof where all sides slope downwards to the walls. A hipped roof has no gables or other vertical sides to the roof.

Lintel

A beam over an aperture carrying the wall above and spanning between jambs.

Listed building

A building that has been included on the Statutory List of Buildings of Architectural or Historic Interest, by the Department of Culture, Media and Sport (DCMS) based on recommendations from Historic England. The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850. Particularly careful selection is required for buildings from the period after 1945. Buildings less than 30 years old are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time.

Listed Building Consent is required from the Council for the demolition of, or material alterations, both internal and external, to a listed building or within the curtilage or setting of a listed building.

Overlooking

An outlook from a development onto adjoining land or properties, especially in a manner that causes loss of privacy.

Parapet

A parapet is typically the top of a wall that extends above the roof level and provides a degree of protection to the roof, gutters, balconies and walkways. The top of a parapet will usually be finished with a layer of capping or coping in brick, stone, or concrete, or even sheet metal (lead, zinc or steel).

Party wall

A common or shared wall between adjoining properties.

Reveal

A vertical return of side of an aperture in a wall, such as a door or window frame.

Roofline

The profile of a roof.

Roof pitch

The angle of a roof.

Sash window

A window with one or two sashes which can be slid vertically to make an opening.

Streetscape

The view along the street from a pedestrian street level perspective. The visual elements of the street including the buildings, roofline, street furniture, trees, open spaces all combine to form the street's character.

Unbroken roofline

A line of terraces or buildings, which have a roof line that is largely unimpaired by alterations or extensions.

Window sill

The horizontal ledge at the bottom of a window. Typically made of timber or masonry construction. The window frame sits on top of the sill. The sill channels rainwater away from the wall directly below the window.

Window surrounds

The ornamental frame around a window.

Appendices

Appendix 1.

Building Research Establishment (BRE)

Sunlight/Daylight Guidance

Access to daylight and sunlight is a vital part of a healthy environment. Sensitive design should provide sufficient daylight and sunlight to new roof extensions while not obstructing light to existing homes nearby.

Hackney Council takes the conventional approach of considering daylight and sunlight amenity with reference to the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022.

More information can be found:

<https://bregroup.com/services/testing-certification-verification/lighting/natural-light/>

Appendix 2.

Building Control Advice

Before you commence any development work, you must also serve a building notice or submit a full plans application. You can do this using the local authority building control service. Building Regulations assess whether a development is constructed to an appropriate standard, assessing matters such as foundations, drains and structural requirements.

Foundations

The addition of a new floor may increase the loading of the existing house on its foundation and subsequently on the ground below.

It is essential that all proposals for a new floor including the dormer window are provided with structural calculations to demonstrate that the proposal is in compliance with the Part A Structures of the Building Regulations. The calculation should also consider the additional loading on the existing foundations. Foundations should not exceed the accepted maximum bearing capacity of the ground.

The council recommends that an appropriately qualified professional (structural engineer) provides advice regarding the structural calculations and capacity of the existing foundations.

It is considered that most foundations in the area are deep and sturdy enough to safely be extended without any strengthening, however it remains up to the person doing the extension to show that the foundations are adequate. This would be by exposing them in the locations required by the building control body to the satisfaction of Building Control.

Lateral restraint

Due to the additional height and loading of the external walls it is a requirement that the existing first floor, second floor and loft floor (or new floor) be strapped to the external walls to provide adequate restraint and ensure the stability of the house.

Fire

Smoke detection will be required to each level of the hall in the stair enclosure of the property. The smoke detectors need to be mains wired to their own circuit in the consumer unit with battery backup. They are also required to be interlinked so if one detector is activated, they all activate. The whole stair enclosure will be required to be 30 minutes fire resistant with 30 minute fire doors to all the rooms off the stair enclosure with the exception of the bathroom and WCs.

For the top floor of the loft conversion or new floor, being a floor over 7.5m above ground level, the means of escape in case of fire is critical. The means of escape can be satisfied by:

- an alternative means of escape through the property
- an alternative route out of the building to a place of safety, separated from the main staircase of the house
- the property can be fitted with sprinklers

Properties with Basements

If the upper storey of the building has been provided with an alternative means of escape then the protected hallway is to be extended down to the basement level and the smoke detection system extended into the basement with a fire door provided into the stairwell.

If the building has been provided with a sprinkler system then the sprinkler system is to be extended down into the basement and the basement separated from the ground floor with fire resisting construction and a fire door.

Appendix 3.

Climate Resilience

Note: Please also refer to Policy LP55 Mitigating Climate Change, in Hackney's Local Plan.

See: https://drive.google.com/file/d/1HRu0A_fdoWUi3OBfzUT03TT4S9gYwHDq/view

Extending your house, reconfiguring the internal layout or adding a completely new floor is the perfect opportunity (trigger point) to consider improving the thermal performance and energy efficiency of your home which in turn will improve your thermal comfort, air quality and general well being as well as reducing your energy bills.

Suggested ways to make your home more thermally efficient include:

- improving thermal comfort by adding insulation to existing elements (eg. loft insulation, internal wall insulation, floor insulation)
- reducing thermal discomfort by draught proofing
- optimising heat gains with heat losses by selecting double or triple glazing windows
- heating systems that run on non-fossil fuels such as heat pumps (air source and ground)
- on site energy generation such as electricity (PV panels) or hot water (solar thermal)
- improving indoor air quality with mechanical ventilation such as Mechanical ventilation with heat recovery (MVHR)
- reducing energy consumption by installing energy efficient lighting and appliances
- selecting low embodied carbon and repairable building materials such as timber windows or re-used bricks

It is recommended you seek advice from a retrofit consultant and/or appoint a Trustmark certified contractor to determine which energy efficiency measures are appropriate for your project and in what order they should be implemented to deliver the best outcome –

<https://www.trustmark.org.uk/homeowner>

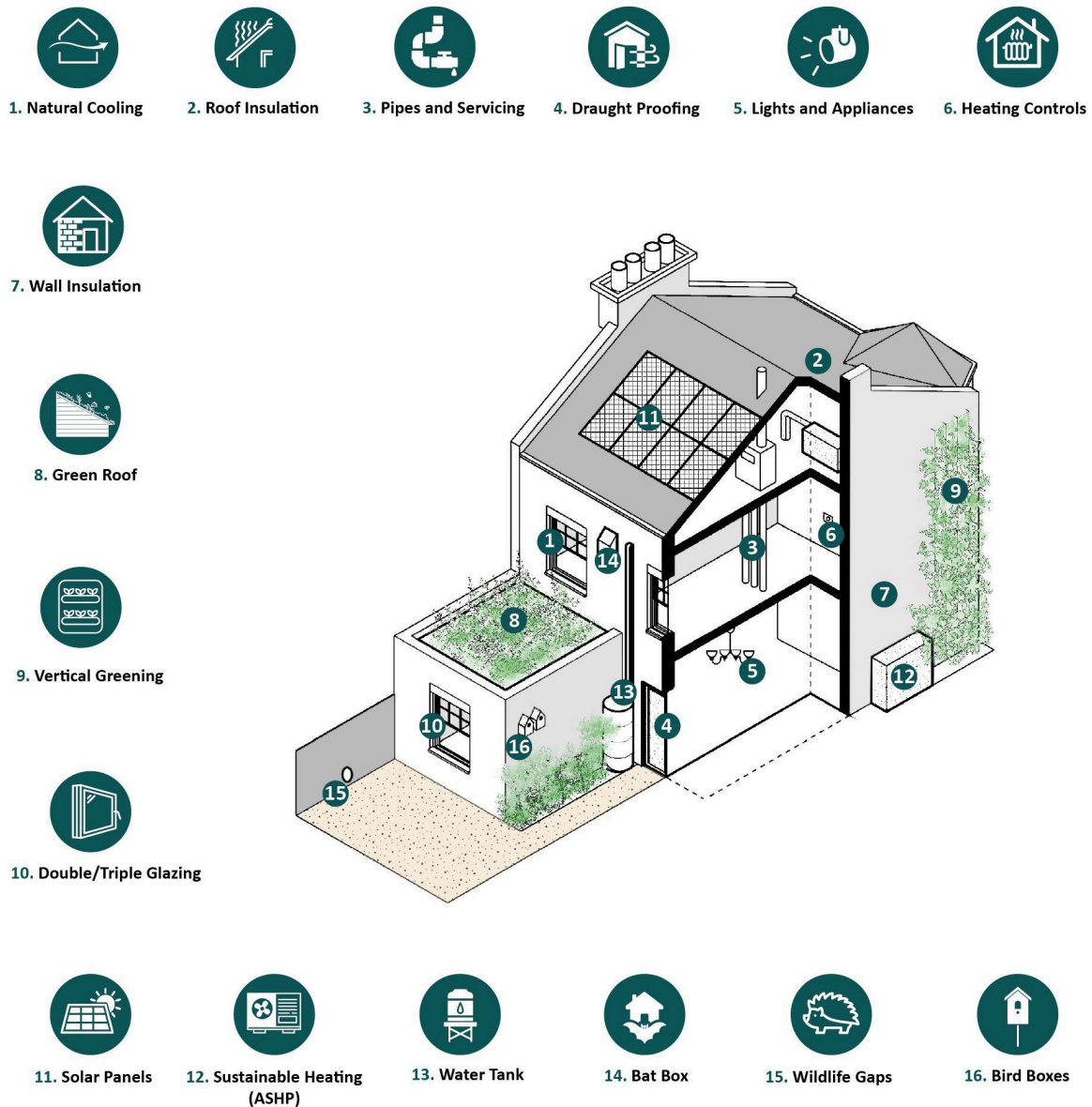


Fig 31: Diagram showing measures for energy efficiency, greening and biodiversity that can be implemented

Regardless of the type of alteration or extension planned, there are some basic guidelines that need to be carefully considered:

- The orientation of your home and where the most appropriate location for an alteration/extension would be. For instance, west facing large openings will tend to create overheating issues whilst large openings to the North will lead to heat losses.
- The size and design of your proposal, a larger extension may not always be the best solution, so consider your internal and external space requirements and the climate impact, such as maintenance costs (heating/cooling), use of materials and their embodied carbon, and the resulting quality of the external/garden space.

- The quality of materials contributes to the overall efficiency and long term cost savings, particularly important for insulation, structural elements and new windows/doors. In all cases, the insulating quality of materials (also known as u-value) should be considered. This measures the heat loss through a material, this meaning the lower the u value is, the better the chosen material is at insulating your home. In addition, the material's embodied carbon (the carbon emitted by the energy used to produce a material from its extraction to installation on site) and their potential for recycling in the future and reuse in a circular loop should be considered. For instance, a sustainably sourced timber frame will typically have a lower embodied carbon than virgin steel structure and will have the capacity to be dismantled and re-used if you decide to further alter your home.

Roof Insulation

Approximately 25% of heat in an uninsulated house is lost through its roof. Roof insulation is generally the most cost effective way to reduce energy use.

A roof can be insulated in several ways:

- by using loft insulation blankets, also known as 'quilts'. As a guide, loft insulation should be around 270mm (about 1 foot) thick if using mineral wool to be effective; or
- with blown insulation which uses specialist equipment to blow loose, fire-retardant material into the loft.
- where the loft space is inhabited, insulation can be installed between the roof rafters

Solar Panels/Photo-Voltaics (PV's)

If your home improvement work requires scaffolding, such as a loft conversion or upward extension, this would be an ideal time to install solar panels. Scaffolding is a significant part of the solar installation costs, so combining it with other works could make them much more cost-effective. Note that in some cases, solar panels also require planning permission.

Other tips to be considered when installing solar panels, to reduce their impact on the streetscene, and wider area:

- Ensure panels are spaced evenly on the roof slope and not in an irregular pattern.
- Ensure the position of the panels would retain even distances to the roof margins (ridge, eaves, party walls) and/or wall margins;
- Place panels behind parapets or roof features where possible (such as chimneys), and where these features do not cause shading issues;
- Run cabling in a position to minimise visibility from the street and neighbouring properties
- Use cabling and cable ducts which are in keeping with the colour of the building exterior


- On flat roof extension, PV panels can be combined with green roof which help to lower their temperature and increase their efficiency

Appendix 4.

Excluded Housing Types

Besides the 6 core housing types identified in the Stamford Hill Area, other housing types are present in the area, but they are less common or isolated examples and require a case by case approach to alterations.

The table below shows other common building typologies that can be found in the AAP Area and that have been identified as not suitable for upward extensions.

Other housing types in the AAP Area	Characteristics	Reasons for exclusion
 <p>Victorian Villa [construction period: 1837–1901]</p>	<ul style="list-style-type: none"> • Victorian Villas are predominantly semi-detached symmetrical paired buildings. • defined by its grand scale and ornate detailing. • The villas are often four storeys, including a lower ground level. • Key original features include bay windows, ornate door cases, panelled front doors with fanlight, timber sash windows with ornate window surrounds and exposed lintels, hipped roofs and stock brick construction. 	<p>Buildings are very large and cannot support dormers (due to shallow roof pitch) or additional floors (due to overbearing appearance)</p>



Mansion Block [construction period: 1918–1939] : Laindon House – Stamford Hill Estate

- Built as purpose built housing estates (ex. Stamford Hill Estate) by LLC or the borough councils
- defined by its municipal appearance, strong symmetrical form and distinct chimney stacks.
- The blocks are set back from the road by open shared green space, which in instances partially define the street frontage. The majority of the blocks are accessed from the rear via shared stair cores with deck access to individual front doors.
- The estates are typically five or six storeys high.
- The detailing and material palette was influenced by the style of Georgian and Victorian tenement blocks.
- Key original features include latticed brickwork, facade tiles, steel lettering, external balconies and hipped roofs set behind a parapet wall.

Flats can support upward extensions only at entire block level in order to maintain symmetry; complexities associated with fire, access and structure. Not all blocks will be suitable, for example locally listed buildings.



Free Form Block [construction period:1950-2970]

- Built during the post-war period
- Non-perimeter development, blocks set back from the street and face inwards to grassed areas
- Three or four storey stand alone blocks with pitched or flat roofs
- Access to the flats is usually an open deck formed of open-to air walkways
- Key original features include balconies and sometimes ornate communal walkways

Flats can support upward extensions only at entire block level in order to maintain symmetry; complexities associated with fire, access and structure.