DESIGN STATEMENT

Proposed Mansard Roof Extension to 124, Tottenham Road, London N1 4DY
February 2016
INTRODUCTION

The project comprises of the construction of a mansard-type roof extension at second floor level and internal layout alterations at first floor level.
No. 124 Tottenham Road forms part of a small terrace to the West of Culford Road in Hackney. The red line denotes the extent of the property to be extended.

The site is bound on either side by terraced housing of a similar design and age. To the east at the Corner of Culford Mews is a large modern residential development. A mews runs directly behind the property allowing rear access. Opposite the main facade of the property a row of three storey terraces sit rising well above the cornice line of the subject house.

The site forms part of the De Beauvoir Conservation Area, but the subject building is unlisted.
Existing Buildings

1. Entrance elevation to Tottenham Road
2. Entrance elevation
3. Rear elevation on Culford Mews
4. Entrance elevation

Site highlighted in red.
This drawing is to be read in conjunction with the contract specification, the engineer's drawings and specification, and where appropriate the drawings and specifications prepared by relevant sub contractors.

All works are to be undertaken in accordance with the Building Regulations and the latest British Standards and Codes of Practice. The contractor must obtain Building Control permissions as necessary and appropriate.

All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing must not be scaled. All dimensions are to be checked on site prior to construction and any anomalies reported to architect.

IF IN DOUBT - ASK!
DESCRIPTION

The present arrangement of this house provides four small double bedrooms. Our client would like to turn this into a generous family home.

The first floor layout will be adjusted to create a generous master bedroom with ensuite and two other bedrooms. A second storey mansard extension will provide two good sized bedrooms with one en-suite, a second shared bathroom, utility room and study. A summary of the proposed works is given below:

FIRST FLOOR
• Remove partition wall and bathroom to create a larger bedroom.
• Ensuite bathroom relocated to the back of the house, adjacent to shared bathroom.

UPPER LEVEL (second floor)
• New Mansard extension to house two bedrooms, one with ensuite; shared bathroom, utility and study.
• Internal layout changes to accommodate the above.

SUSTAINABILITY / THERMAL PERFORMANCE

As part of the works the new building will be insulated to at least current standards. High quality materials and high levels of insulation and double glazing will provide a highly insulated building element. The thermal performance and air-tightness of the whole dwelling will therefore be improved.

Plenty of natural light will minimise artificial light usage.

ACCESS

Existing access conditions into and within the house are completely unchanged.
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**DESIGN - MANSARD ROOF**

The Mansard roof has been designed to comply with the recommended guidance from LB Hackney Residential extensions and alterations SPD. The lower slope of the roof is set at 70 degrees and set back from the existing parapet in order to minimise its visibility from street level. Internal floor to ceiling height is 2.2 metres. Dormer windows are projecting from plane of lower slope. Party wall is raised at either side of the roof. Natural slate tiles are proposed as the cladding material of the mansard. This material has been used extensively and successfully as cladding to dormer extensions throughout the Borough and is a traditional material. Projecting windows will be clad in lead which is also a high quality traditional material.

Diagram from LB Hackney Residential extensions and alterations SPD.

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**Proposed elevation of mansard roof**

**Proposed Section of mansard roof**
Top right: This section through Tottenham Road demonstrates that the proposals will not significantly impact on the streetscape on the opposite side of road as these houses are a storey higher than that of the house.

Right: It is clear from this elevation that Tottenham Road does not present a unified street frontage. There are at least 3 different roof forms seen here and buildings from various decades. The proposed mansard extension has been designed in a traditional style and has a low visual impact set against the existing shifting rooftops as seen in the images below to the right.


**DESIGN - NEARBY EXAMPLE**

Example of a similar extension: 132, De Beauvoir Road, N1 4DJ

This property is situated just 200 metres away from 124 Tottenham Road and shows a mansard roof extension to an unbroken stretch of four terraced houses. This property is also located within the De Beauvoir conservation Area
The proposal responds to specific planning policies in the following ways:

1. The LB Hackney LDF Core Strategy 2010, 7.0 Providing Better Homes; Policy 19 Housing Growth

   The proposed development accords with Policy 19’s stated aim of promoting the provision of new family accommodation, and also with para. [7.27] which recognises the provision of additional bedrooms in the existing housing stock as a means of increasing the provision of larger accommodation within the borough. Para. [7.34] states the proposed schemes should acknowledge the existing local character and historic heritage of the borough which the intended scheme also does.

   The scheme has been designed to adhere to Policy 24’s key design aims, identifying and respecting the architectural character of the surrounding environment and assessing the surrounding form of buildings within the area.

2. The London Plan 2011, Policy 7.4 Local Character; Policy 7.6 Architecture.

   Both Policies seek to ensure that local character is not harmed and that high-quality design is promoted. The proposed extension has been shown above to not significantly impact the surrounding streetscene and the proposed materials and design complement rather than replicate the existing building, as Policy [7.6] permits. Additionally, this policy requires councils, when considering development to have regard to maximising the potential of sites, this proposal does just that.

4. The National Planning Policy Framework

   The NPPF requires councils to approach decision making with a presumption in favour of sustainable development. Given that the proposals will not unduly harm the host building or existing streetscene, and that the new works will be constructed to current building regulations (far superior to the regulations under which the host building was constructed) the proposed development can be considered sustainable.

5. The LB Hackney Supplementary Planning Guidance, Residential Extensions and Alterations

   The SPD indicates that under certain circumstances, mansard roof extensions may be approved. The proposed form of the mansard meets the provisions set out in the SPD. The other provisions of the SPD with regards to rear dormer extensions are concerned with limiting impact on surrounding properties and the street scene. The design discussion over preceding pages has demonstrated that the impact of the proposed mansard should be acceptable.

   The proposal is also compliant with policy EQ14 Alterations and Extensions of Buildings in Conservation Areas and policy EQ1 which advises to ‘respect the visual Integrity and established scale, massing and rhythm of the buildings or street scene’
CONCLUSION

We believe that the proposed extension represents a positive addition to the appearance and amenity of the existing building and its immediate neighbours. The additional and reorganised space will improve the amenity of the interior accommodation significantly. The upgraded insulation value of the new extension will provide a consequent and proportional increase in the energy efficiency of the dwelling.

The proposal can be demonstrated to be acceptable considered in relation to national and local planning policy.
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