

11th January 2021

D + A Statement/Heritage Report - 19 Driffield Road, London, E3 5NE

This report is being submitted in support of the application at the above address for planning permission to erect a mansard roof extension in Driffield Road Conservation Area, as detailed in the application description and shown on Up Architects drawings.

Existing Building and Frontage

19 Driffield Road is a mid terraced house located within the Driffield Road Conservation Area, bounded by Roman Road to the south, Grove Road to the west, the Hertford Union Canal to the north. This area is characterised by the homogenous layout of small scale streets, containing uniform terraces.

The late 19th century house is three storeys high, comprising upper and lower ground floors and a first floor. The house is built from London stock brick, and follows the general pattern of London Victorian terraces. The house is within single occupancy use as a residential dwelling. The terrace which the property sits in is set back from the main road. The main entrance to the dwelling is a wooden door with an attractive stucco portico, a feature that is echoed in the front window surrounds. These are a lovely feature that could do with some repairs and re-decoration to bring them back to their full glory; but the windows are single glazed and need to be replaced with double glazed timber framed sash windows.

There is a broken line of parapet extending the length of the terrace which conceals a London 'butterfly' valley roof. The state of the frontage and roof is generally good, but could do with some attention to bring it up to a standard that makes a positive contribution to the street. The rear of the property has been extended with a very high quality single storey extension at lower ground floor level.

Proposals

The proposals have been driven by the applicants' desire to make the house more suitable for modern living and to get the space their growing family needs, without having to move out of the area. This application seeks permission for a mansard roof extension and replacing the windows with traditional double glazed timber sliding sash windows.

The loft conversion comprises a traditional front to back mansard over the existing roof, with two white painted box sliding sash timber windows front and back. The double-pitch mansard roof with increased set-back proposal has been designed according to Conservation Area guidelines, as it was considered to have the least impact and was taken forward as the proposed prototype design, with a lower roof pitched at 70 degrees, and an upper roof at 30 degrees.

The intention is to utilise materials and scaling/design already prevalent within the area – slate cladding to roof and traditional dormers with lead cheeks and lead roll roof, white painted timber windows; the brick party walls will be extended up with traditional brick on edge coping on creasing tiles and stepped lead flashing.

Relevant Planning Context

The proposals match in design, scale and materials to the mansard extension that has been built at No. 30 Zealand Road. There are also several examples of rear extensions to the houses along the street and within the Driffield Road Conservation Area, particularly at No.'s 20, 22 and No. 28 Zealand Road.

Conclusion

The proposed alterations will be of a high standard and create additional spaces to make a modern family dwelling that can be enjoyed by the applicants and by future generations. The proposed alterations and the general remedial and maintenance work will contribute to the longevity of the property, and in being sympathetic with the scale and features of the existing building and terrace, the proposal preserves the integrity of the frontage of the Driffield Road and the character of the surrounding area.