

29th March 2021

Planning Statement/Heritage Report - 19 Driffield Road, London, E3 RB

This statement 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. This is a re-submission after a decision to refuse a previous application, and we are hoping to address the reasons given in the planning officer's report.

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 and Driffield, Hewlett and Ford Roads to the east. This area is characterised by the homogenous layout of small scale streets, containing uniform terraces. The late 19th century 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 at a half level above the street with an attractive stucco portico, a feature that is echoed in the front window surrounds. These are a lovely feature that have recently been repaired and redecorated; but the windows are in poor condition.

There is parapet (with no decorative cornice) to the front which conceals a London valley roof, typical of the area and period. The state of the frontage is in good repair generally, 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 single storey extension built to modern standards.

Proposals in relation to Conservation Area Guidelines

The proposals have been driven by the owners' desire to restore the house to its original condition in terms of replacing the windows with traditional timber sliding sash windows and repairing original features, but also by their need to create more space for a functioning, modern family home. This application seeks permission for a mansard roof extension and to replace the existing single glazed timber windows with new, double glazed ones to match.

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, in dormers with lead clad cheeks, with a lower roof pitched at 70 degrees, and an upper roof at 30 degrees. Slate will be used on roof and the brick party walls will be extended up with traditional brick on edge coping on creasing tiles and stepped lead flashing.

Our design will be fully in accordance and compliance with Appendix 3 of the CAMG which sets out the 'Design principles for roof extensions', and the ones most relevant ones to this application are listed below:

- The provision of a minimum 300mm set back from the front parapet;
- The provision of the lower roof pitched at 70 degrees, and the upper roof pitched at 30 degrees and the placing of gutters behind the parapet walls at front and rear;

- The provision of front double dormers subservient to, but in line with, existing fenestration below with lead cladding to the cheeks.
- The reinstatement of chimney stacks, with traditional clay chimney pots;
- Retention of the V-shaped London roof to the rear;

Points that are worth discussing that are more specific to the application property are as follows:

1. Facade Enhancements

Neither the application property in this case, nor any within the terrace of 3 properties within which it is set, have cornices so it would seem inappropriate to provide one as part of this application. In addition the "continuous line" of cornice desired by Driffield Road CA Facade Enhancement Guidelines Point 2.1 would not be achievable due to the differing heights of the properties in this section of the road. This is a similar approach to the case put forward by the mansard application of No 32 Chisenhale Rd (PA/19/02189/NC - permitted).

However, the railings at the front are missing alternate rail heads. Under section 2.6 the guidance encourages railing re-instatement and we propose to reinstate these missing cast iron rail heads using a standard pattern to match the original or, if not available, templates will be made from the existing.

This approach was discussed with and was considered acceptable by the previous planning officer, Eleanor Downton in a phone conversation with the applicant on 26th March 2021.

2. Rooflights

As seen in permitted applications at No 28, 33 and 40 Ellesmere Rd, which backs on to Driffield Rd, we seek to have a rooflight over the staircase of the mansard roof development. As this will not be visible from the street we feel this should be deemed acceptable.

3. Double glazed sash windows replacing single glazed on front elevation

We seek to replace windows in the front elevation with slimline timber double glazing to exactly match the existing in terms of dimensions, material (timber) and colour (white). This would ensure that the character and appearance of the Driffield Road Conservation Area would be preserved. Detailed drawings have been submitted with this application.

4. Financial Contributions

In addition to adopting the CAMG, the Council have also agreed that planning applications for mansard roof extensions in this conservation area should also make a financial contribution to a streetscape enhancement fund. Therefore, this application includes a draft planning obligation to provide the sum of £1000 plus £400 to cover the LA's legal costs.

Conclusions

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.

The development complies with the CAMG in all other respects, and would thus enhance the character and appearance of the conservation area and given the compliance with the CAMG, the proposals will protect and enhance the heritage asset in accordance with Policies SP10 and SP12 and in the detailed design the proposals comply with policy DM27.