

2.5 RESIDENTIAL REAR EXTENSIONS

2.5.1 Typical Arrangement

Typically, the rear elevations of Georgian, Victorian and Edwardian buildings were originally built with a consistent arrangement down the length of the terrace or street. Some terraces were built with a flat rear face without rear extensions. More commonly they are organised in a solid / void pattern with an extension and light well “void” to maximise the amount of light and air reaching within the deep plans of many of the houses. The rear elevations nevertheless generally have less formality than the more ordered front elevations. This reflects the fact they fulfil a private rather than a public function. For these reasons, it is appropriate that they normally have some freedom to adapt/extend to the occupier’s requirements.



A relatively unaltered rear elevation of a terrace built with a shallow full width rear extension up to ground floor – any alteration would undermine the original unit



A more typical arrangement incorporating deep rear extensions interspersed with lightwell voids. Both the original roofline and rear extensions remain unaltered. Any further extensions would be inappropriate.

2.5.2 General Principles

Some extensions on single dwelling houses do not require planning consent under the Town and Country Planning (General Development Order) Act 1990. This guidance therefore applies to all extensions that fall within planning control.

Rear extensions should avoid disrupting the existing rhythm of the existing rear elevations, or dominate the main building. Particular care needs to be given to rear elevations visible from the public realm because of gaps within the street frontage, and the most prominent upper part of the rear elevation that are most visible from the private realm.

Ground and Lower Ground Floor

Where they can be neatly accommodated, there will normally be scope for lower ground or ground floor within a lightwell or beyond the line of the existing back addition providing sufficient garden space is retained.

High quality contemporary extensions will be supported on lower floors except where conservation guidelines require extensions to conform to the design of the existing building.

Input photo example of contemporary extension

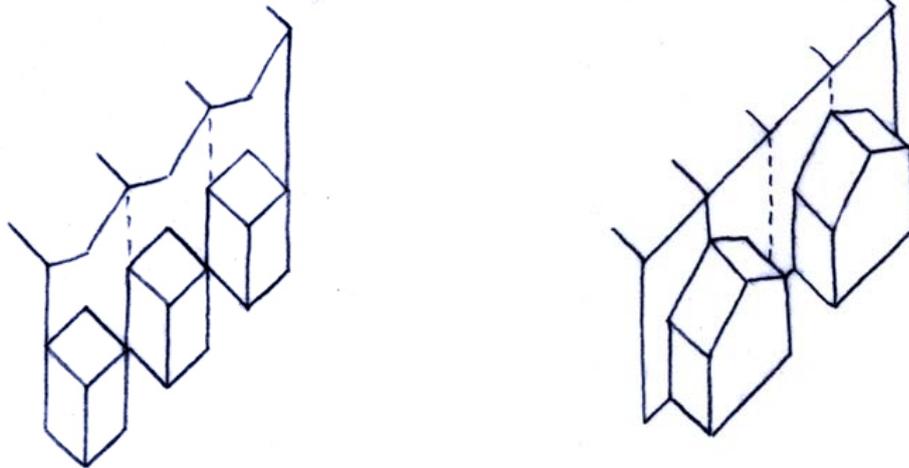
Upper Floor Extensions

On the upper floors, the materials, detailing and form of the extension should normally be sympathetic to the terrace.

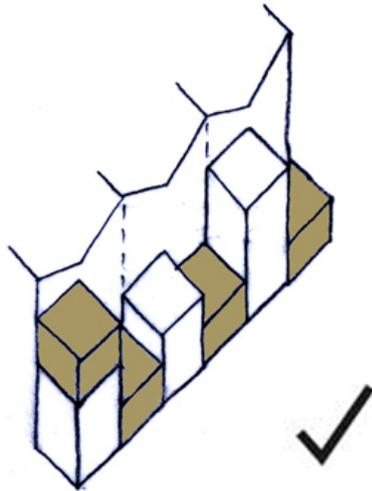
Single half width upper floor extensions above existing extensions are often acceptable providing there is a punctuating gap between the eaves height and the top of the extension.

The natural rhythm of rear elevations can be disrupted by extensions above existing paired additions where they have a consistent roofline.

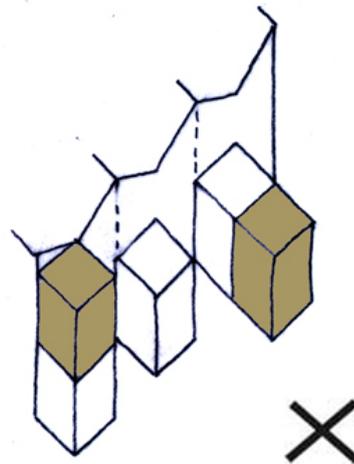
Extensions that project out beyond the original back line of the rear extension above ground floor level, will normally be unacceptable where they interrupt a consistent arrangement / rhythm or inappropriately dominate the garden / the main building.



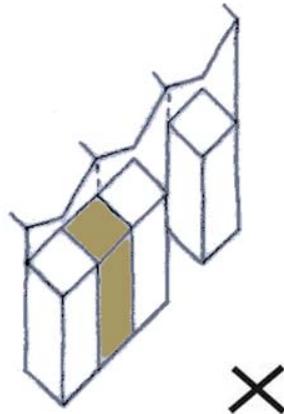
Terraces with rear elevations / projections that have a consistent arrangement. Particularly in conservation areas, extensions above the existing rear projections will normally be resisted.



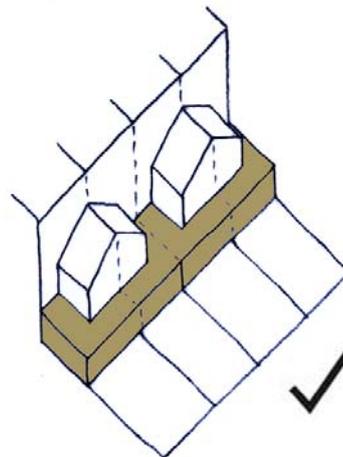
Particularly where there is existing variation in the rear elevations, extensions above existing rear projections will normally be acceptable providing they are visibly below the lowest point of the roof



Upper floor extensions that project out beyond the existing line of the rear projection or, extend up to the line of the roof parapet / eaves normally disrupts the rhythm / unity of the terrace



Where they project above upper ground floor level, rear infill extensions within the lightwell area can undermine the rhythm of the terrace



Ground floor infill extensions are normally acceptable in design terms. Where there are generous gardens and they do not impede upon neighbours residential amenity, there is sometimes opportunity to extend out beyond the existing back line

Rear Roof Terraces

There is sometimes scope for roof terraces above flat topped rear additions. The key design criteria, is the impact of the design and massing of the ballustrading upon the rear elevation. Their suitability will therefore normally be considered in terms of the above criteria as well as the terrace's impact

upon adjacent residential amenity. A contemporary designed ballustrade can sometimes be appropriate if it is consistent with an extension immediately below.

2.6 MISCELLANEOUS STRUCTURES

Additional structures should normally always be integrated within their built environment and should not inappropriately draw attention to them.

2.6.1 Advertising and Signs

Section 3.2.15 / 16 / 17 and policy Env 11 of the UDP sets out the principles, standards and policies on advertisements and signs. The Islington Streetbook deals with highway signs or signs incorporated on street furniture in more detail, and shopfront signs are considered in the Shopfront Guide.

Signs

Where signs are allowed care needs to be taken to ensure that they visually integrate with the building or places they are attached to. They should also not be unduly prominent except in the case of “destination” public buildings where high level signage (above ground floor level) will sometimes be appropriate. They should also not unduly obscure shopfronts (refer to section 3.4.2)



Signage should not be allowed to unduly dominate

Hoardings

The size and temporary appearance of many advertising hoardings makes them normally particularly unsympathetic to their surrounds. The often-repeated commercial messages also undermine local distinctiveness. Generally, they will not be acceptable in conservation areas. Elsewhere, they will only be acceptable in exceptional circumstances, where they are not visible from the wider surrounds and provide a positive contribution. For instance, back-lit hoardings underneath bridges can sometimes contribute to

making a less threatening environment – however, they will need to be carefully designed so they are well integrated with their surrounds.

2.6.2 Telecommunication Aerials and Equipment

As with signs, telecommunication aerials and equipment often contribute to physical clutter. Every opportunity should be made to rationalise and reduce their impact within the public realm.

Satellite Dishes and TV Antennae

When they are affixed to a street frontage or a part of the roof visible from the public realm, satellite dishes often adversely impact upon the streetscape and inappropriately obscure or draw the eye away from a building façade. For this reason they should normally be located out of view from the public realm. While their impact is less, standard television antennae generally should preferably be located towards the rear of the roof. On blocks of flats and larger buildings, consideration should also be given to rationalising television equipment by providing a communal aerial that serves the entire building.



Satellite dishes can undermine street frontages and should be located out of view from the public realm

Mobile Phone Masts

Particular care needs to be taken with mobile phone masts to ensure their size and height does not inappropriately dominate the surrounding public realm. They should only be allowed where they are largely obscured from the surrounding public realm, and do not impact adversely upon the skyline from longer views.

2.6.3 Other Roof Structures

Roof structures that are not an integral part of the building such as plant or railings/terraces should normally be avoided particularly if it is visible from the

public realm or undermines residential amenity. If space for plant machinery is required this should be accommodated within the building envelope. Lift overruns that project above the roofline should be avoided; if this is not possible, they should be incorporated so on the rear part of the roof, where they are not visible from the street.

2.6.4 Renewable Energy Installations (Solar Panels and Wind Turbines)

In line with PPS1, the IUDG supports resource and energy efficient buildings. External structures required to achieve this objective, such as solar panels and wind turbines, will generally be encouraged, especially where they can be positively integrated within the language of a building in which they are incorporated. They should nevertheless be carefully incorporated so they do not undermine other objectives within the IUDG. For instance, where a structure potentially compromises the uniformity of a terrace frontage or undermines important views or landmarks, they may be better located at the rear where they are not visible from the public realm.

Images inc: ? Baldwin Terrace example

Caption = ? Wind turbines can often be appropriately located on commercial buildings. Care nevertheless needs to be taken to ensure they do not impact adversely upon important views and landmarks.



Solar panels integrated within the roof

