

DO NOT

Create a space if the vehicle will project illegally over the pavement

Open up the whole width of the garden

Unnecessarily remove existing walls, shrubs, piers or trees

Use materials such as mass concrete or tarmac. They do not enhance the property or the locality

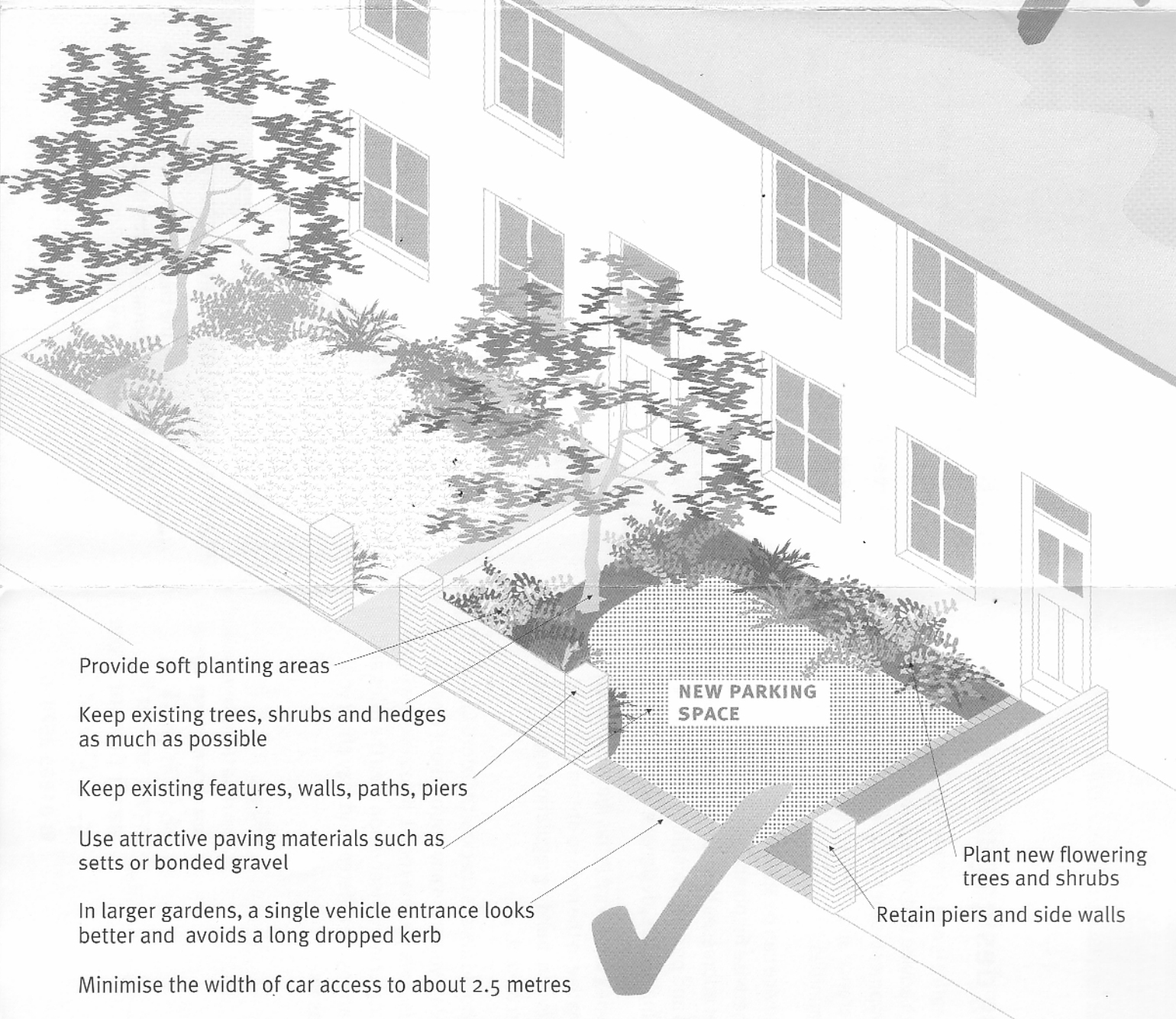
Remove side boundaries and join front gardens together.

Trees

Seek advice if there is an established tree in or near your garden. Most tree roots are shallow and excavation for hardcore or water-proofed surfacing (e.g. concrete or tarmac) over the roots may kill the tree or make it unsustainable.

Listed Buildings

Listed Building Consent may be required if the building is listed.



Provide soft planting areas

Keep existing trees, shrubs and hedges as much as possible

Keep existing features, walls, paths, piers

Use attractive paving materials such as setts or bonded gravel

In larger gardens, a single vehicle entrance looks better and avoids a long dropped kerb

Minimise the width of car access to about 2.5 metres

NEW PARKING SPACE

Plant new flowering trees and shrubs

Retain piers and side walls



A view of a typically poor corner site extension. It projects too far into the street and has a prominent ugly rendered gable which dominates the street scene.

Gable instead of hip different to original

Ridge height the same or higher than original

Original hip lost

Original hip tiles retained

New ridge approx 600mm lower

Window proportions, facing materials and details carried through

New hip matches original; facing materials and detailing add interest

Roof tiles different to original

Extension set back approx 1 metre

Blank featureless gable

Windows detailing and facing materials all different

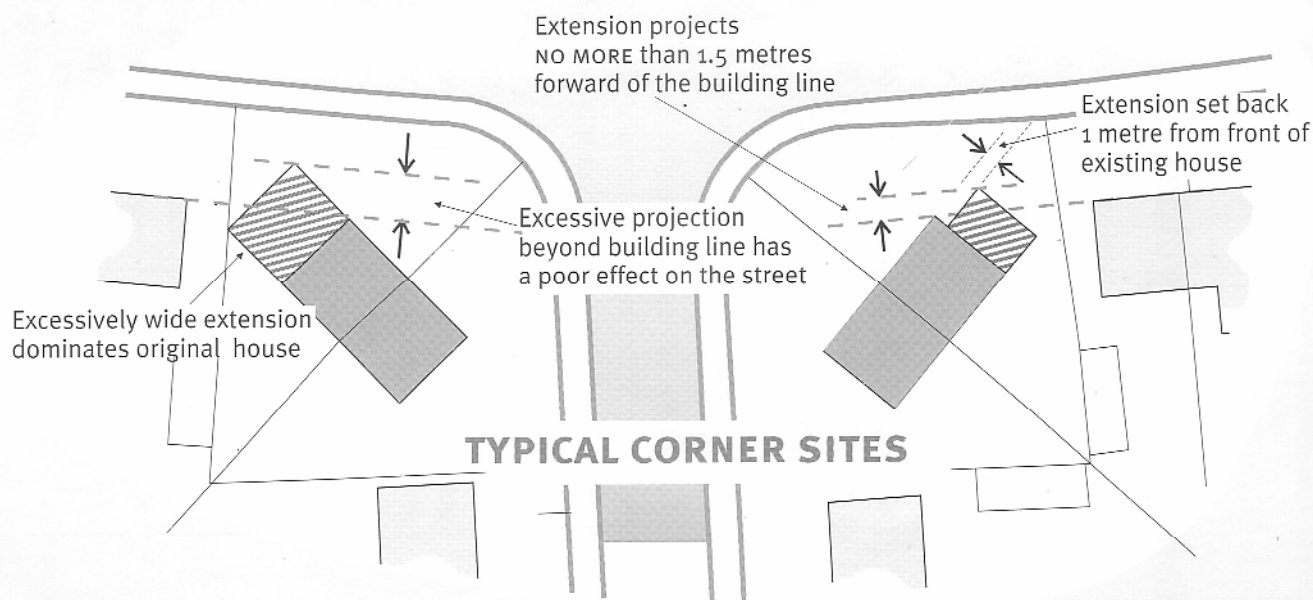
1m

A POOR EXTENSION

Original front door blocked up and moved

ORIGINAL PAIR OF HOUSES

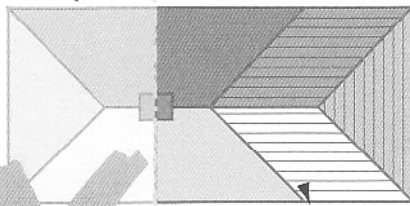
A SYMPATHETIC EXTENSION



TYPICAL CORNER SITES

POOR EXTENSION TO A SEMI-DETACHED

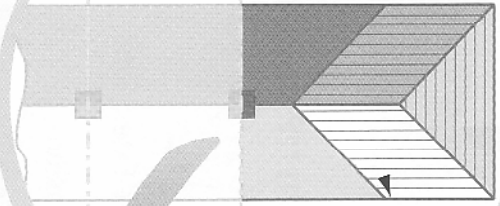
Bad practice not setting new extension back on a semi-detached



PLAN

CORRECT EXTENSION TO A TERRACE

Terraced house: it is usually best practice to continue wall and detailing of existing



PLAN

EXISTING SEMI

Existing hip retained

New ridge lower than existing by say 450mm

NEW SIDE EXTENSION

Slope and roof tiles to match existing

Eaves line carried through matching construction

Window proportions and detailing to match existing

String course carried through

Corner quoin detail to match existing

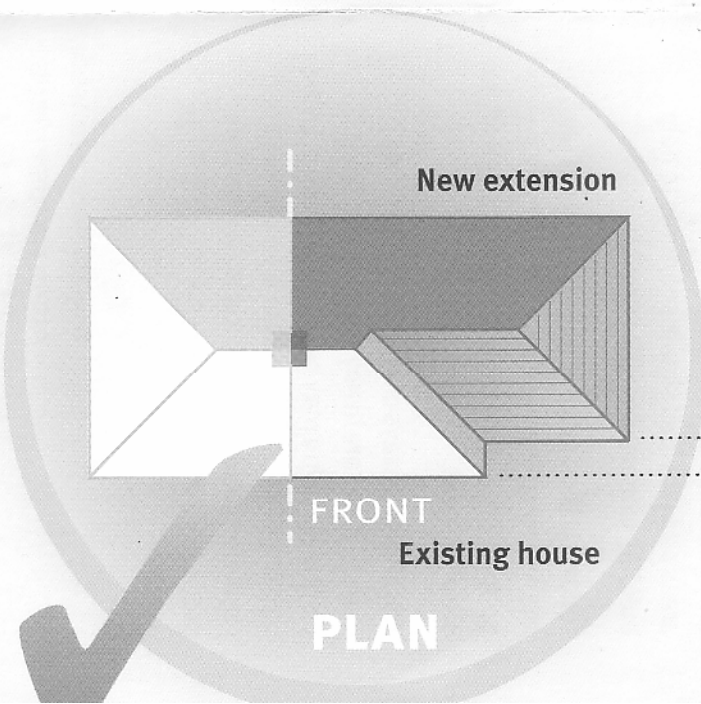
Facing materials, render and brickwork carried through



FRONT ELEVATION

New extension smaller than existing house and set back approx 900mm

Front door remains in original position



New extension

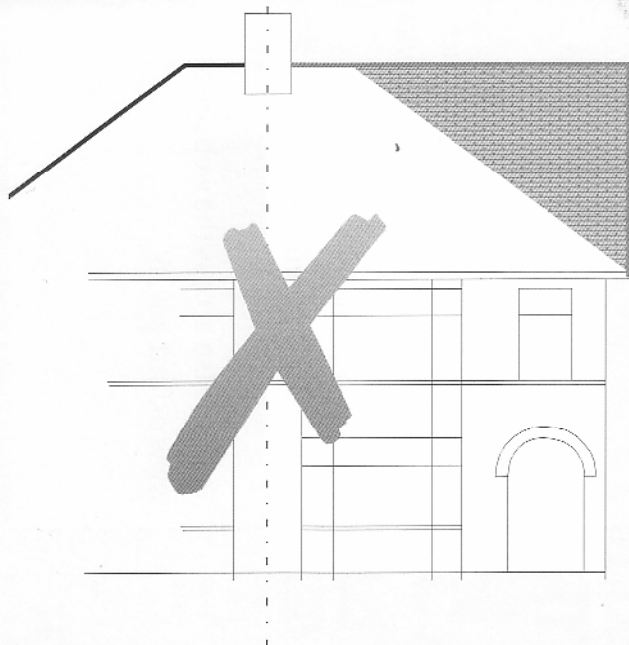
Set back 900mm

FRONT

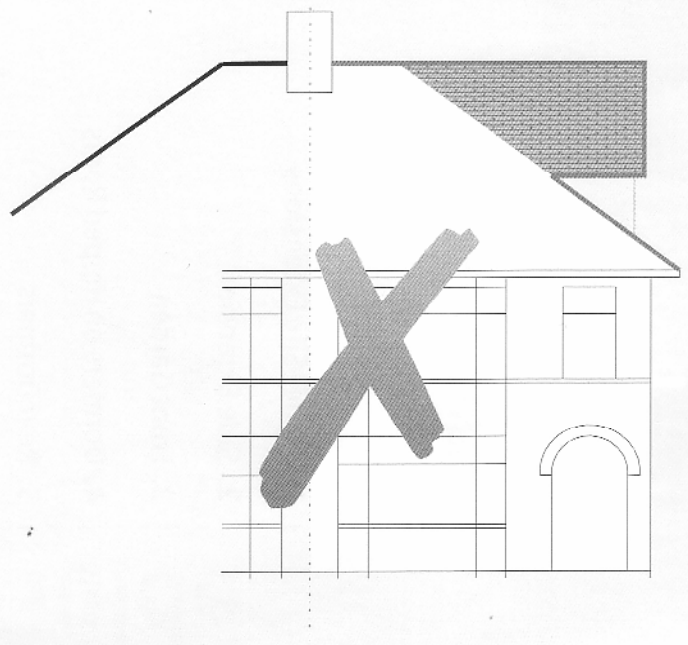
Existing house

PLAN

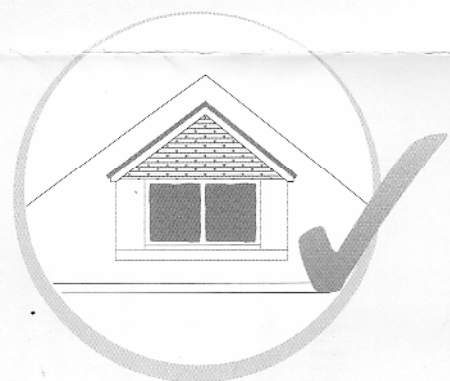
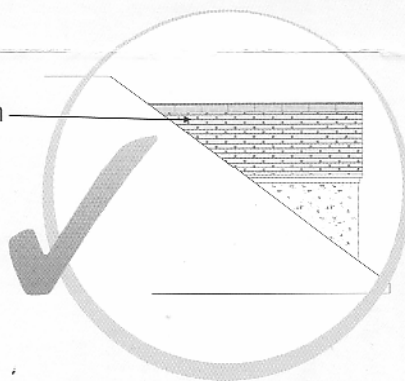
HIPPED ROOF CHANGED TO GABLE



DORMER REMOVES PART OF HIP



Gable end dormer alternative option in some cases. Hipped dormer preferred



Lower ridge
New ridge is lower than existing

Ridge tiles and roof tiles match existing

Existing hips retained



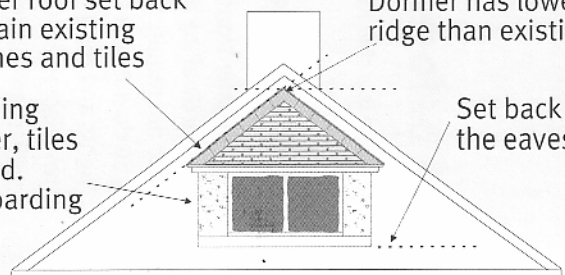
FRONT

Dormer roof set back to retain existing hip lines and tiles

Cladding render, tiles or lead. No boarding

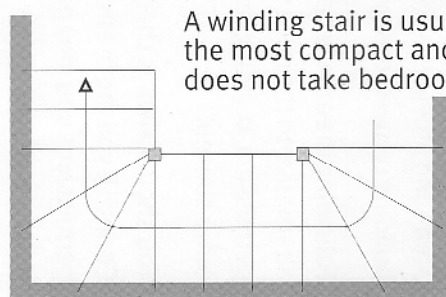
Dormer has lower ridge than existing

Set back from the eaves



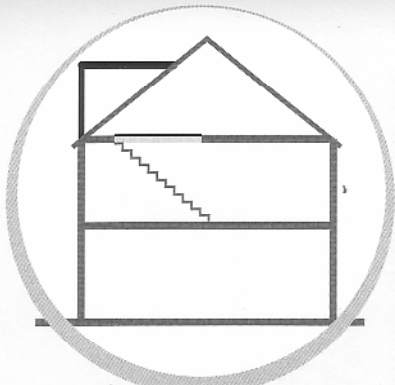
SIDE

Dormer should be as small as possible while maintaining building regulations headroom over the stairs

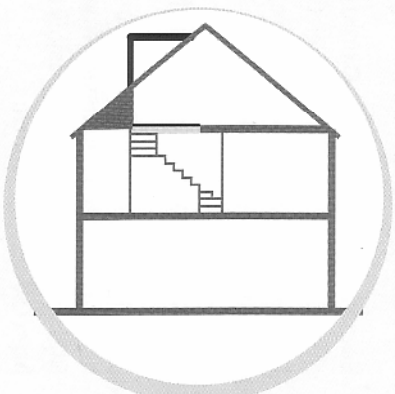
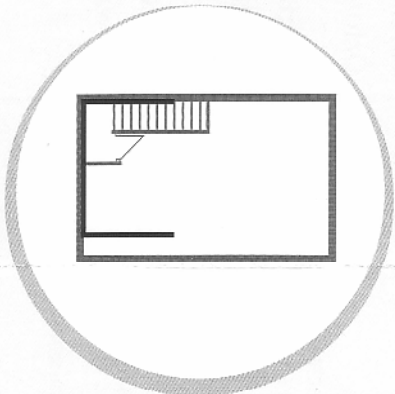


TYPICAL WINDING STAIR

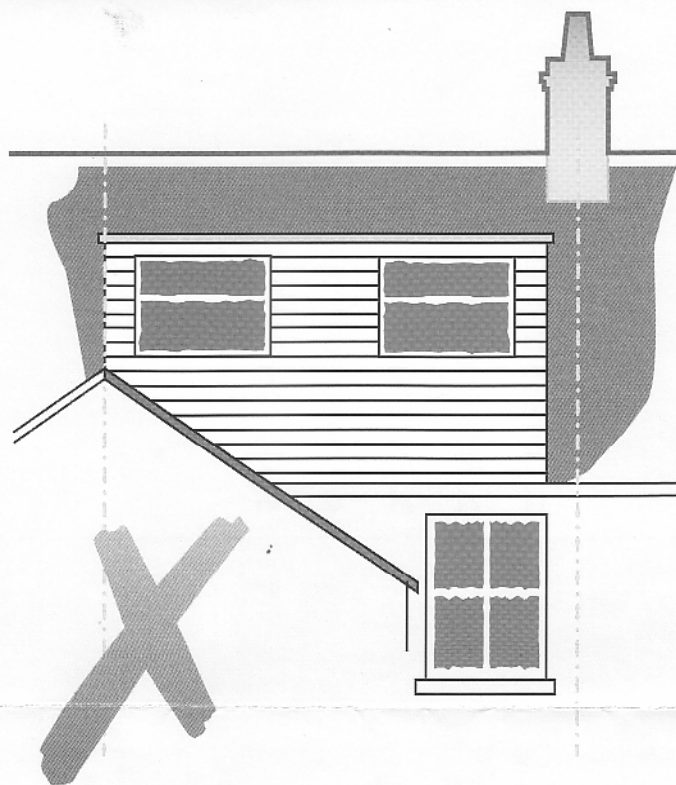
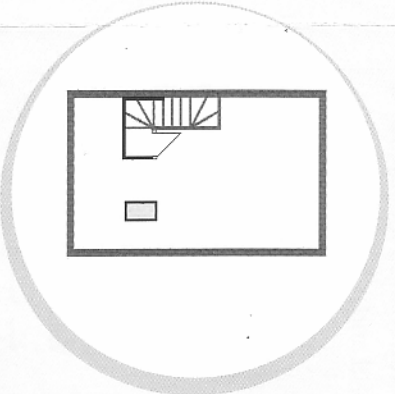
A winding stair is usually the most compact and does not take bedroom space



Straight stairs = large dormer built off the exterior wall

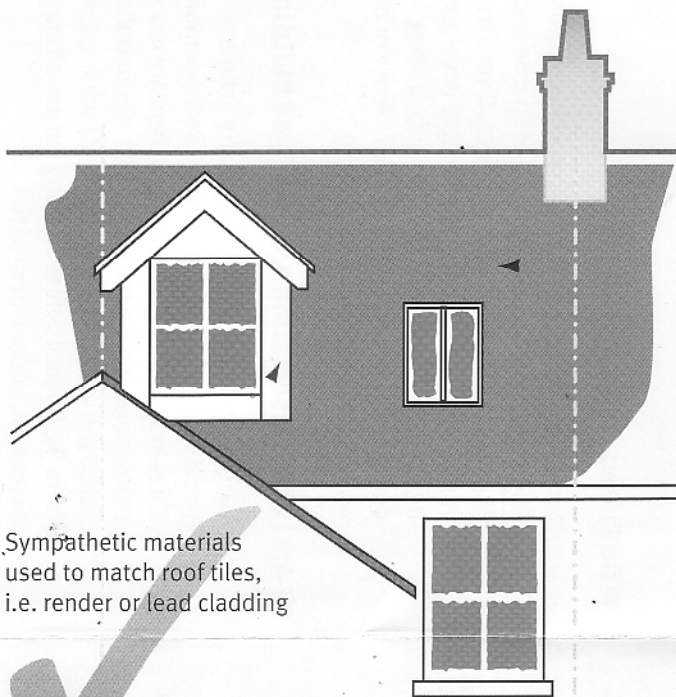


Winding stairs = smaller dormer set back from the exterior wall



Typical problems with box dormers

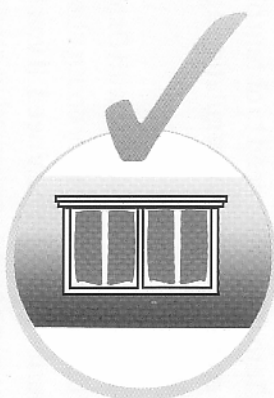
- High maintenance due to extensive flat roof and cladding
- Dominates character of existing sloped roof
- Greater overlooking of neighbours than set-back dormers
- Looks like a third storey rather than a room in the roof
- Clashes with the materials used in traditional houses
- Proportions can look wrong on traditional houses



The existing pitched roof is still dominant feature

Sympathetic materials used to match roof tiles, i.e. render or lead cladding

REAR ELEVATION



Possible alternatives for some cases