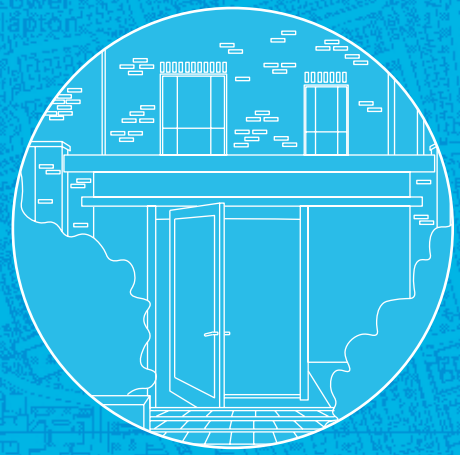
Hackney



Supplementary Planning Document:

Draft Residential Extension and Alterations

September 2025

Accessibility statement

If you require this document in a different format, please email

planmaking@hackney.gov.uk

We will consider your request and get back to you in the next five working days.

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1. Introduction

1.1 Hackney's physical identity is shaped from its distinctive urban form, which is defined by individual buildings and the way they relate to each other through the layout of streets, open spaces, and town centres. This character has evolved over time, formed through layers of development that reflect the borough's rich and varied history.

1.2 The Council is committed to supporting residents in adapting their home to meet the needs of modern living. This includes accommodating growing families, enabling working from home, and improving accessibility for all.

1.3 This document will provide residents, agents and Planning Officers with guidance about how to design home alterations and extensions that are sensitive to the character of the local area and avoids having a significant negative impact on the amenity of occupiers and neighbours (such as, loss of: light, privacy and outlook).

1.4 This document sets out the Council's requirements to ensure that good design is central to proposals for residential buildings whilst prioritising sustainability in the design process. The document will provide advice on the following:

- **Design guidelines: Extensions**
- **Roof extensions and alterations**
- **Basements**
- **Front garden and boundary treatments**
- **Outbuildings**
- **Plants and equipment**
- **How to make residential properties more accessible**

1.5 Each section of the document provides design principles to be applied to proposals with a design guide response and examples to support the design approach.

PURPOSE OF THIS DOCUMENT

1.6 This document provides guidance for the design process through to the assessment of any planning applications on residential properties throughout Hackney. It does this by setting out the planning policy context, outlining Hackney's development context. This document then details design principles for various residential alterations and extensions. The document is to be applied to applications across Hackney.

1.7 In recent years there has been a growth of people wishing to extend their home to enable them to remain within Hackney as their lives evolve and their need for additional space grows. This document seeks to support this growth and change in needs of occupiers of residential buildings by providing advice on how residential buildings can be extended or altered to meet the current and future needs of their users. This includes how residential properties can be adapted to be more accessible.

1.8 The guidance contained in this document has been based on an analysis of the existing townscape and built character within the Borough together with an understanding of the Borough's residential building stock, as outlined in Section 2. Section 3 onwards provides advice on how it can be extended or altered in the most appropriate manner.

1.9 This document is intended for use in the determination of planning applications by providing applicants, agents, architects, planners, local residents and stakeholders with appropriate guidance for undertaking extension and alterations to purpose built residential buildings. On adoption this document will be a material consideration in the determination of planning applications together with the emerging Area Action Plans and Supplementary Planning Documents.

HOW DOES THE SUPPLEMENTARY PLANNING DOCUMENT (SPD) FIT WITH OTHER PLANNING POLICY

1.10 The following planning policies and guidance have been used to inform this SPD. The SPD forms part of a wider planning police framework (see figure 1.1 below). Any planning application must be consistent with the Development Plan Documents. These include the National Planning Policy Framework (NPPF), London Plan, Hackney Local Plan and the London Legacy Development Corporation Local Plan.

1.11 The SPD builds upon and provides more detailed advice and guidance on policies located within the Hackney Local Plan which align with the NPPF and London Plan. An SPD cannot introduce new planning policies as it does not form part of the Development Plan. On adoption, the SPD will be a material consideration in the determination of planning applications, together with the NPPF, London Plan, Local Plan and emerging Area Action Plans and other Supplementary Planning Documents.

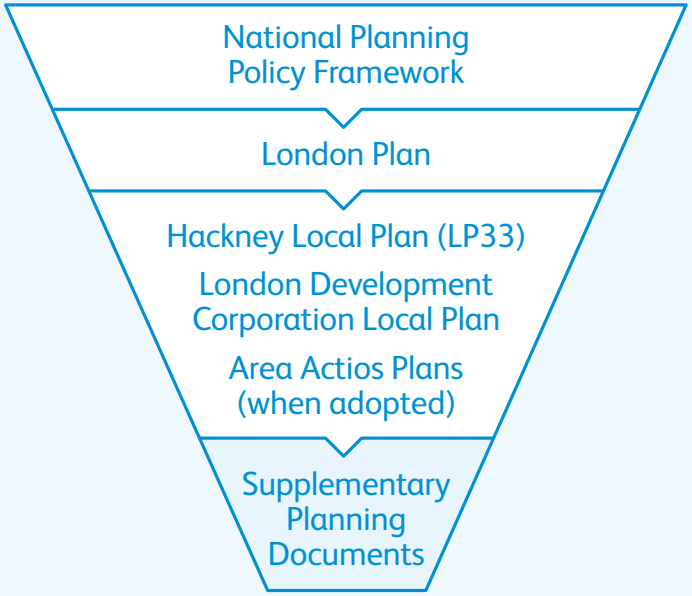

Figure 1.1 – Showing the planning framework hierarchy.

National Planning Policy Framework (2024)

1.12 The NPPF sets out the Governments planning policies for England and how these should be applied. The most relevant parts of the NPPF for the purposes of this document are:

- **Section 12 Achieving well-designed places**
- **Section 16 Conserving and enhancing the historic environment**

1.13 The NPPF is available on the Gov.uk website:

bit.ly/planningpolicyframework

London Plan

1.14 The London Plan (2021) sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for good Growth. It contains a number of policies which relate to high quality of design. These include:

- **D1 London's form, character and capacity for growth**
- **D3 Optimising site capacity through a design-led approach**
- **HC1 Heritage conservation and growth**

1.15 Additional policies which can be used to determine planning application for residential extensions and alterations include but are not limited to:

- **D4 Delivering good design**
- **D5 Inclusive design**
- **D6 Housing quality and standard**
- **G5 Urban greening**
- **G6 Biodiversity and access to nature**
- **SI 1 Improving air quality**

Local Plan 2033 (LP33)

1.16 The Hackney Local Plan 2033 (2020), also known as LP33, is the key strategic planning document used to direct and guide development in the Borough up to 2033. It contains a number of policies which relate to high quality design. These include:

- **LP1 Design Quality and Local Character**
- **LP2 Development and Amenity**
- **LP3 Designated Heritage Assets**
- **LP4 Non-Designated Heritage Assets**

1.17 Additional policies which can be used to determine planning application for residential extensions and alterations include but are not limited to:

- **LP17 Housing Design**
- **LP46 Protection and Enhancement of Green Infrastructure**
- **LP47 Biodiversity and Sites of Importance of Nature Conservation**
- **LP53 Water and Flooding**
- **LP54 Overheating and Adapting to Climate Change**
- **LP55 Mitigating Climate Change**
- **LP58 Improving the Environment Pollution**

London Legacy Development Corporation Local Plan 2020 to 2036

1.18 On 1 December 2024, planning powers returned from the London Legacy Development Corporation (LLDC) to the London Borough of Hackney. This means Hackney will be responsible for processing and assessing all planning applications within this area.

1.19 The London Development Corporation Local Plan and Supplementary Planning Guidance will still apply to the area that the London Development Corporation covered until we replace them with a future Hackney Local Plan. These Policies include but are not limited to:

- **Policy BN.1: Responding to place**
- **Policy BN.3: Maximising biodiversity**
- **Policy BN.4: Designing development**
- **Policy BN.6: Requiring inclusive design**
- **Policy BN.15: Designing residential extensions**
- **Policy BN.17: Conserving or enhancing heritage assets**
- **Policy 1.2: Promoting Hackney Wick and Fish Island's unique identity and appearance**

1.20 This supplementary Planning Document will also be used in the assessment of planning applications for any residential alteration and extensions proposals within the London Borough of Hackney. This includes the area that the London Development Corporation covered.

Draft Stamford Hill Design Guide

1.21 The Council is currently in the process of producing a Stamford Hill Design Guide which will support the policies contained within the Stamford Hill Area Action Plan (once adopted). The Stamford Hill Design Guide identifies a number of streets and housing types across the AAP boundary where larger roof extensions can be implemented, in the form of front dormers and additional storeys in a matching style.

1.22 This Residential Alterations and Extensions Supplementary Planning Document is still applicable to the Stamford Hill Area and will cover the entirety of the Borough.

WHO IS THIS DOCUMENT FOR?

1.23 This document has been produced for:

- **Owners and/or occupiers of residential buildings who are interested in extending and altering their properties.**
- **Architects, Planning Agents and Developers when designing proposals**
- **Development Management Officers when considering planning applications and pre-applications**
- **Conservation and Urban Design Officers, when commenting on planning applications**
- **Organisations that the Council consults on planning applications such as Conservation Area Advisory Committee, local amenity groups and Historic England**
- **Members of the public who which to comment and review planning applications**
- **Planning Inspectors when considering a planning application at appeal application at appeal.**

1.24 This SPD is to be used in all applications for buildings which were originally built for residential use. For buildings which were originally residential in use and have later been converted to a non-residential use, the Residential Extensions and Alterations SPD is equally applicable. Where there is commercial use to the ground floor and residential use above, the Residential Extensions and Alterations SPD will apply to any extensions and alterations to the residential element, and the Commercial Extensions and Alterations SPD for the commercial element.

WHAT PLANNING PERMISSIONS DO I NEED?

1.25 It's likely you will need planning permission if you're:

- **Building something new**
- **Extending or altering a building used as flats or a commercial building**
- **Changing the use of all or part of a building**

1.26 In addition to planning permission, Listed Building Consent will be required for any external or internal works to a listed building.

Larger home extensions

1.27 Legislation now allows the building of larger single-storey rear extensions. The new size limits are subject to a **neighbour consultation scheme**. You must provide the information in the **prior approval checklist**.

1.28 Prior approval means an applicant has to get an agreement from the council. This states which parts of the development are acceptable before work can proceed.

1.29 For more information on how to check if you need planning permission, Please visit:

hackney.gov.uk/planning-permission

Pre Application and Planning Performance Agreements

1.30 It is essential to carefully consider at an early stage potential constraints that may influence your proposal. It is recommended that early engagement with the Planning Service in the form of pre-application discussion is undertaken. This provides an excellent opportunity for issues to be highlighted and addressed at an early stage in the development process, thereby reducing the likelihood of delays later in the process. Pre-application discussions also provide an opportunity to discuss the information and level of detail required to accompany a particular planning application. In submitting for pre-application advice it will:

- **Help with getting a quicker decision on your application.**
- **Identify elements of the proposal that may require amending.**
- **Identify additional information to submit with any application.**
- **Ensure you understand the policies under which your application would be assessed against.**
- **Identify what consultations you should carry out before applying.**
- **Inform you of any planning obligations that may be relevant.**

1.31 More information regarding the pre-application service and how to use the service is available on the Councils website. Please visit:

hackney.gov.uk/pre-application

1.32 Planning performance agreements (PPAs) are generally used on major applications or applications which are more complex. More information regarding PPAs and how to use the service is available on the Councils website. Please visit:

hackney.gov.uk/ppa

Submitting an Application

1.33 Before submitting an application you should discuss the proposals with your immediate neighbours who may be affected. This may help to resolve any objections or concerns they may have, which otherwise might be raised when you submit your application.

1.34 To apply for planning permission you need to submit a planning application. All planning applications are required to be submitted on a standard form and can be submitted online through the Planning Portal. Please visit:

planningportal.co.uk/applications

1.35 Additionally, further information on how to submit a planning application can be found on our website. Please visit:

hackney.gov.uk/submit-planning-application

Building control

1.36 Some works will be subject to building control regulations, particularly with regards to foundations, lateral restraint and fire protection. A separate application must be made for the necessary approvals, this can be done via the Council. For more information, please visit:

hackney.gov.uk/building-control

1.37 To check if your property requires Building Regulations Approval please visit:

bit.ly/BRapproval

1.38 When applying for planning permission it is essential to remember that, in order to ensure that your proposal can be built, it must also comply with the Building Regulations.


2

2. Context: Hackney's physical character

2.1 Hackney's physical identity derives from its urban form, which is made up of its individual buildings and how they relate to each other, through the arrangement of streets, open spaces, and town centres. This urban identity is based upon a layering of urban forms and spaces over the history of its development.

2.2 When Queen Victoria ascended the throne in 1837 Hackney and Stoke Newington were villages along with the hamlets of Upper and Lower Clapton, Shacklewell, Dalston and Homerton. There was ribbon development with terraces and villas along main roads such as Kingsland Road and a small number of large mansions set in parkland grounds such as Clissold House and Brooke House.

2.3 Hackney was still mainly open country with pasture, market gardens, nurseries and brickfields. In 1831, the total population of Hackney was some 31,000 and the population of Stoke Newington was just 4,000. Shoreditch, on the edge of the City of London, was already built up with a population of some 68,000.

2.4 By 1901, the population of Hackney had risen to almost 390,000 and most of these people were living in houses built in the preceding 50 years. These houses still make up the vast bulk of the buildings in Hackney today, even allowing for the municipal housing developments of the 20th century.

A brief history of housing development in Hackney

2.5 The earliest large scale house building commenced in the 1830's to the west of Kingsland Road in the formally planned De Beauvoir Town area, and the pace of change accelerated as the former estates were gradually sold off for building.

2.6 From the 1850's onward development spread to the east of Kingsland Road to the Mapledene area, and the streets around Queensbridge Road and London Fields were laid out in this period. At the same time there was some development in Stoke Newington and further ribbon development took place. Building activity accelerated in the 1860's along with the general increase in population. Much of south Hackney, including Victoria Park and land north of Dalston Lane was developed at this time. Both neighbourhoods were completed by the 1870's.

2.7 Larger scale development then moved north of Hackney Downs and Lower Clapton Road. From the 1870's the streets in Stoke Newington and Upper Clapton Road were laid out, culminating in the development of Stamford Hill. By the late 1880's development also reached to the north east to the Lea marshes. Housing development was given added impetus by the construction of the new railway lines from Liverpool Street. Areas of high quality Victorian and Edwardian suburbs for the middle classes sprang up around Graham Road, in Stoke Newington, and in the Northwold and Cazenove area.

2.8 So, by the last decade of the nineteenth and the first decade of the twentieth century, the development of the borough was virtually complete with streets and houses filling the remaining empty land. The only open spaces left were parks, squares or cemeteries (some of which comprised the last remnants of formerly extensive common land, or 'commons').

KEY TYPOLOGIES ACROSS THE BOROUGH

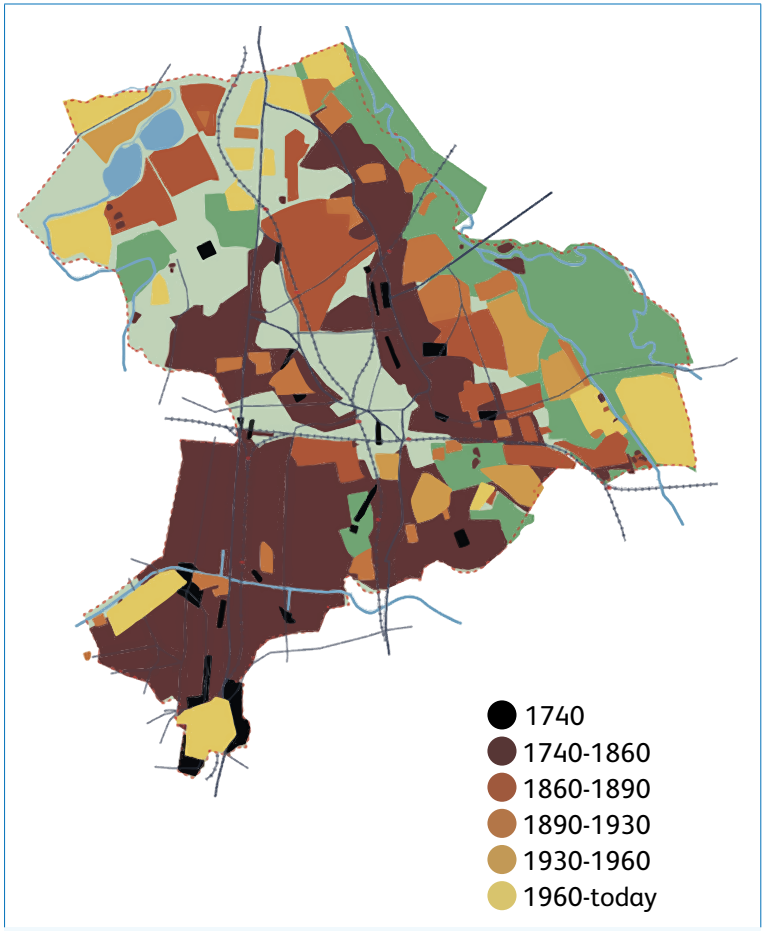

Figure 2.1 – Map of the borough showing the ages of buildings in different areas.

2.9 Much of the borough's character derives from the quality of its Victorian and Edwardian residential development, the suburbs of their day. The State of the Historic Environment report showed that Hackney has examples of almost all of London's housing forms since the 17th century, from some of the first terraced housing outside the City, to the speculative streets and squares of the 19th century and the public housing of the 20th century.

2.10 During the 20th century large parts of the borough's urban fabric was renewed. Some of this followed bomb damage sustained during the Second World War, and subsequent redevelopment. Much of this development was at a greater density than that previously seen in the borough.

2.11 Hackney is, therefore, a rich overlaying of development from all periods. It contains significant areas of special interest from these periods, some of which are currently designated as Conservation Areas. Much of this character is increasingly threatened by the cumulative effects of piecemeal and small-scale changes, such as replacement windows, unsympathetic extensions, and alterations to street frontages.

Georgian buildings

2.12 Hackney has a few remaining examples of housing from the Georgian period (roughly 1714–1830) and some good examples are found at Cassland Road, Clapton Common, Stoke Newington Church Street, Sutton Place and in Mare Street. These generally demonstrate the typical features of the Georgian house, including gauged flat brick arches to the window and door openings, sash windows with slim glazing bars, a raised ground floor above a basement with a front area enclosed by wrought iron railings, steps up to panelled front doors with a fanlight above. The roof construction is a shallow double pitched roof with a central gutter, concealed behind a parapet, giving the street frontage a uniform horizontal line often embellished with a moulded cornice in stucco or stone (Figure 2.2).

Figure 2.2 – Example of Georgian terraced houses on Sutton Place.

Victorian and Edwardian buildings

2.13 The early period of Victorian housing development (1840-1860) reflected the picturesque Italianate style, intended to give as much architectural importance to each house as to the group or terrace. Houses from this period retain their richness of detail, including elaborate stucco door and window surrounds and a prominent cornice along the top of the façade forming a continuous roof line to the street. Houses of this type can be seen in and around Albion Square (Figure 2.3).

2.14 The Victorians wanted something different to the uniformity of the Georgian terrace and they gradually modified the concept of the Georgian house. Important changes saw the development of the bay window, at first at the ground floor only but later carried up to the first floor as well. This marked a move away from the flat wall plane of the Georgian terrace. Another innovation was the introduction of the pillared porch for individual houses, and a pitched roof with overhanging eaves.

Figure 2.3 – Example of Early Victorian terraced houses on Shepherdess Walk.

Figure 2.4 – Example of Early/mid Victorian terraced houses located in De Beauvoir.

Figure 2.5 – Example of Late Victorian/Edwardian terraced houses on Fletching Road.

Inter war buildings

2.15 Between the wars the terrace house continued to assimilate various styles including arts and crafts, and art deco or 'moderne'. Typical features include open porches, two storey front bays with gabled roofs and stained glass windows to the front doors (Figure 2.6).

2.16 Hackney also has good examples of the two storey semi-detached house type from the Inter-war period, with semi-circular front bays under tiled hipped roofs with deeply overhanging eaves, recessed porches and leaded light windows (Figure 2.7).

Figure 2.6 – Example of Inter-war terraced houses on Queen Elizabeth's Walk.

Figure 2.7 – Example of Inter-war semi-detached houses on Jessam Avenue.

Figure 2.8 – Example of Art-deco style terrace of flats on Greenway Close.

Mansion blocks

2.17 Given the extent of this type of development across the Borough, these estates form an important part of the identity and character of Hackney. Estates built up to World War II predominantly incorporate hipped roofs, in many cases designed as habitable floors with dormers.

2.18 Post-War estates are predominantly with flat roofs and include, beside more traditional examples with brick facades, other more modernist and brutalist in character. Galleries and deck access are a common character, although in certain cases with earlier blocks these have been retrofitted later. They usually face the rear of development, towards the internal communal space, however there are many examples in Hackney, where galleries and correlated staircase cores are exposed on a street side.

Figure 2.9 – Example of a mansion block on Dalston Lane.

Post-war buildings

2.19 Hackney was heavily bombed during WWII. The period between the late 1940s and the 1960s was characterised by a substantial building programme. In regards to the houses type, low-mid rise estates were built incorporating brick terraces, sometimes united by a long hipped-roof or flat roof. Some houses from the 1950s incorporate expressive terracotta tiles facades. Others from the 1960s and 1970s have a more marked modernist character, with ribbon windows and white render fascia.

Figure 2.10 – Example of a Low rise estate on Woodlea Road.

Figure 2.11 – Example of post-war terraced houses on Albion Drive.

DESIGNING YOUR EXTENSION: PLANNING CONSIDERATIONS

2.20 As noted above in section 1, you are advised to submit for pre-application advice. This provides an excellent opportunity for issues to be highlighted and addressed at an early stage in the development process, thereby reducing the likelihood of delays later in the process. Pre-application discussions also provide an opportunity to discuss the information and level of detail required to accompany a particular planning application.

Responding to the setting

2.21 Much of Hackney's townscape and urban form are composed of areas with unified streetscapes retaining their visual integrity, and of individual buildings or groups of buildings forming distinct, unified terraces. Any extension or alteration should, therefore, not dominate or detract from the original building or group of buildings or the street scene. As a general rule extensions and alterations should be confined to rear elevations, and extensions should be smaller in scale than the original building.

High quality design

2.22 Achieving high quality design is a primary objective within Hackney's planning system. The guidance set out in this document reflects accepted principles of good design. Although the guidance cannot anticipate every eventuality, its aim is to improve local amenity, the built form and to preserve the character of individual neighbourhoods and the wider locality. The guidance is based on an understanding and appreciation of the

existing buildings of the Borough, but does not preclude innovative, high-quality, contemporary architectural solutions.

2.23 Extensions and alterations can respond to character in various ways and do not necessarily need to replicate the existing dwelling. An extension should clearly define its relationship to the existing dwelling:

Figure 2.12 – Showing a contemporary extension defining its relationship to the existing dwelling.
(Photo credit: Aden Grove Extension Project, Emil Eve)

Quality of materials and workmanship

2.24 All materials used for alterations and extensions should be of the highest quality and relate to those used on the existing building. They should be appropriate for their location, durable and should age well.

Maintain privacy, daylight and environmental quality

2.25 Extensions can lead to a loss of privacy for neighbouring properties due to the following:

- **Overlooking from new windows closer to adjacent boundaries.**
- **Through an inadequate distance between windows of habitable rooms.**
- **Overlooking can also lead to loss of privacy of external amenity spaces.**
- **Similarly, balconies and roof terraces can also threaten the privacy of neighbours and can be a source of nuisance.**

2.26 In terms of environmental quality, noise pollution may affect acoustic privacy and any noise generating activity should be carefully considered as part of any proposals. Whilst the use of privacy screens may prevent overlooking, noise activity on a balcony can still be disruptive to neighbours with adjacent windows.

2.27 In terms of daylight and sunlight, the size and volume of any extension may be limited by the degree to which it blocks out daylight from the neighbouring building's windows. The need to maintain a reasonable outlook for neighbouring properties also needs to be carefully.

Overshadowing

2.28 Hackney is an urban area and as such extensions are likely to have an impact on neighbouring properties. You should ensure that the extension would not significantly overshadow neighbouring habitable room windows or private gardens to an unacceptable degree. If your extension is likely to significantly reduce the amount of daylight or sunlight entering a habitable room window or result in substantial overshadowing of a neighbouring garden, your planning application is likely to be refused.

Trees

2.29 Nearby trees which may be affected by the proposal will need to be considered. Some trees in the borough are protected for their outstanding value by a tree preservation order (TPO).

2.30 A tree is also subject to additional protection if it is within a conservation area. If this is the case, the Council will need to consider the risk to any protected trees when determining the planning application. You should consider the root spread of nearby trees as this may affect the foundation design of your proposal. Similarly, crown spread may affect the outlook and amount of light a room may receive.

2.31 There is substantial evidence on the many benefits of high tree canopy cover, including improving: physical and mental health; air quality; water quality; water management (reducing flooding); shading; cooling through evapotranspiration; as well as the more obvious benefit of improving biodiversity. Larger forest type trees provide greater benefits and older trees generally support more biodiversity.

2.32 Where the placement of an alteration or extension is likely to result in the loss or damage to a significant tree, either in the applicant's garden or within a neighbouring building, a suitable design solution that retains the tree(s) should be found.

Biodiversity

2.33 All development, including extensions, should protect and enhance biodiversity leading to a net gain, and avoid harm to existing habitats. Measures could include the use of biodiverse roofs on rear extensions and the inclusion of bird/bat boxes when proposing dormers. When biodiversity exists on site these should be protected, as their loss can negatively impact the environment. If some loss is unavoidable, the design should aim to incorporate appropriate compensation, such as new planting. By proactively integrating new habitats and urban greening, the development will contribute significantly to a more resilient and sustainable urban environment.

Sustainable urban drainage systems (SuDS)

2.34 When proposing any alteration or extension development, it's crucial to consider SuDS features from the very beginning of the design process to reduce surface water flooding, this can include water butts, green/brown roofs, permeable paving and rain gardens. By including SuDS details within your application the development will contribute towards sustainable drainage.

CIRCULAR ECONOMY

2.35 Every building project including an extension or alteration can create waste. Adopting a circular economy approach provides opportunities to limit environmental impacts, saving money and resources.

2.36 The London Plan defines a circular economy as one where materials are retained in use at their highest value for as long as possible and are then reused or recycled, leaving a minimum of residual waste.

2.37 In the built environment (our houses), this means keeping buildings, products and materials in use for as long as possible through redesign, refurbishment, repair, recycling and other systems. This includes minimising construction waste throughout a building's life-cycle, as well as operational waste which is generated while the building is in use.

2.38 Things to consider:

- **Plan your build –** think about how the environmental impact of the development can be limited early in the process of planning the build.
    - Early planning will allow you to think about what you're disposing of or stripping out before the build. It will enable more time to sell items or materials and storage or skip hire may not be required. A range of companies that can support you removing items/materials. Many charities accept donations of good quality items or materials.
- **Design for the future –** adopting modular design principles will provide adaptability and allow for future modifications. This may reduce the need for extensive demolition and rebuilding which should save waste and extend the life of your build. Consider how the space might be used in the future and how it will need to adapt to evolving ways of living.
    - The GLA's Circular Economy primer[1] provides an overview of circular economy approaches for the built environment.
- **Use sustainable construction techniques –** The use of construction techniques that minimise waste, such as off-site prefabrication or digital fabrication are encouraged. As are the use of energy and water efficiency approaches to construction.
- **Consider material use –** The use of recycled or reclaimed materials or items within the fabric or interior fit out is encouraged. Reclaimed timber and repurposed bricks could add character to the build. It is also advised to use recycled content or sustainable materials for insulation.

1. http://bit.ly/41vQlX

It is important to consider the carbon impact of materials and buy locally where possible.

- **Try not to buy new –** Tools and equipment be leased or borrowed instead of buying new.
  - Second hand kitchens or ex-display units are popular and can be found on specialist sites or general online marketplaces.
  - The Hackney Wick Library of Things[2] has a number of different tools you can hire including drills, saws and sanders.
- **Find a home for surplus stock**– if there are left over materials at the end of the build, these could be sold or donated to local community organisations. If a suitable home can't be found, recycle any waste materials that can't be reused.

2. http://bit.ly/3I0JP4v

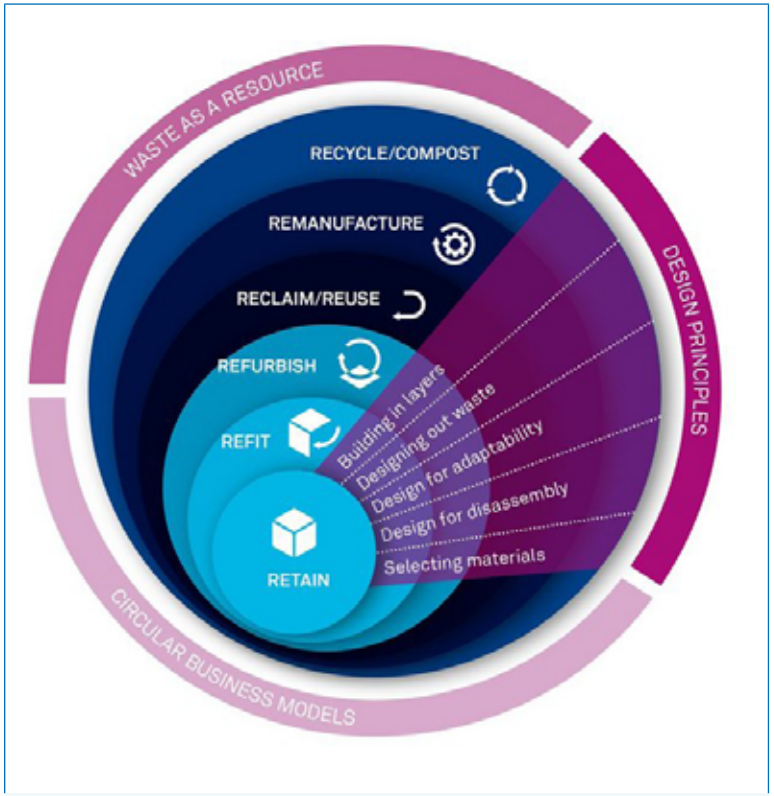

Figure 2.13 – Circular Economy hierarchy for building approaches (Circular Economy Hierarchy Building Revolutions (2016) D. Cheshire, RIBA Publishing).


3

3. Design guidelines: Extensions

3.1 Extensions to existing houses can generally be accommodated at the rear provided they are designed to respect the character and size of the original house. The composition of the rear elevations of Hackney's housing stock contributes to its overall townscape. The prominence of corner properties and other properties whose rear can be seen from adjoining streets and side streets remain an additional consideration.

3.2 Extensions have the potential to impact on neighbouring amenity, including aspects, such as, privacy, outlook and access to daylight of neighbours. In order to determine whether a given application is acceptable, assessment of these impacts is judged on various approved methods. Where a proposal may have significant impact on neighbouring amenity, daylight calculations (in line with the **BRE Guidelines**) must be submitted as part of any application.

3.3 While individually the carbon impacts arising from any single extension are relatively small, in aggregate across the borough this constitutes a large area of development each year. Extensions should be designed to mitigate environmental impacts arising from their construction, operation and maintenance and should also provide healthy places for people to live now and in future climate scenarios. While extension works are being undertaken, additional retrofit measures can be integrated into the site works and this will be viewed positively when making any planning applications – for further information, please refer to the **Retrofit SPD.**

3.4 Gardens play an important role in supporting biodiversity, in storing carbon and supporting rainwater storage and retention. Extensions located in gardens also have the potential to affect biodiversity and climate resilience of the borough. Extensions should be designed and delivered to avoid adverse impacts to biodiversity, and where impacts cannot be avoided they should be adequately mitigated or compensated for.

Design Principles: All extensions

- Rear extensions should be subordinate to the principal building in terms of height and depth, i.e. should be at least one storey lower than the eaves height of the building.
- The size of the building and length of the rear garden is crucial in determining the acceptable depth of a rear extension. An extension should not compromise the overall quality and functionality of amenity space, and retain at least 50% of the original garden.
- The form, proportions, features and materials of the extension, should be selected to ensure it complements the existing building and supports sustainability.
- Any established pattern of roof forms in the neighbouring properties should be carefully assessed, and possibly replicated on site, if beneficial to the overall townscape.
- The solid-to-void ratio, such as the proportions of the doors, windows and other openings of the extension, should be sympathetic to the original building and with respect to managing the balance between optimising daylight versus overheating risk.
- Details such as unusual brick bonds, quoins, corbelled eaves, stone or tile creased lintels etc. found on the original house should be considered for inclusion in the design.
- For buildings comprising existing extensions such as historic outriggers, particular attention should be paid to the cumulative impact on the original building of all extensions, built and proposed. The acceptability of a proposed extension should therefore be based on the overall quantum of development created by all extensions.
- For listed buildings, and buildings in conservation areas, it will be important that any extension picks up on the character and appearance of the area and preserves/enhances the heritage asset's significance. An innovative, high quality, sustainable design can be successful in achieving a clear distinction between old and new elements. In some locations, a traditional approach can be a more sensitive response to a historic building, particularly where homogeneity of groups of buildings is part of their special character.
- Where an extension or alteration meets the existing dwelling, it should generally be set away from any openings on the existing dwelling.
- All extensions should comply with the 45 degree rule in order to avoid them becoming overly dominant and visually bulky, resulting in over-shadowing and loss of amenity for neighbours.
- All development, including extensions, in Hackney should protect and enhance biodiversity leading to a net gain, and avoid harm to existing habitats.

- **All development, including rear extensions, should maximise opportunities to create new or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and link into the wider green infrastructure network.**
- **Habitats should be incorporated wherever possible such as swift bricks, bird and bat boxes, nature-friendly planting, rain gardens, hedgerows or ponds.**
- **Living roofs and vertical forests which are genuinely biodiverse and high quality are encouraged on all development proposals, including extensions, renovations and conversions.**
- **The siting and scale of extensions can be developed to support retention of existing trees and planting, with retention of trees encouraged wherever possible.**

SINGLE STOREY REAR EXTENSIONS

Figure 3.1 – Parkholme Road, Hackney E8. Source: Architecture for London, Photographer Nick Dearden.

3.5 Single storey rear extensions are not normally visible from the streetscene, so are usually less visually intrusive to the public realm than side or two-storey rear extensions. However, these extensions can still have an impact on the integrity and character of the building and its context together with neighbouring amenity, including: access to sunlight and daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to comply with the principles outlined below:

Design principles: Single storey rear extensions

Depth

- Rear extensions to terrace houses should be no deeper than 3m from the rear elevation of the original dwelling.
- For semi-detached houses, it shall be no deeper than 3.5m from the rear elevation of the original dwelling.
- For detached houses, it shall be no deeper than 4m from the rear elevation of the original dwelling.
- Any extension will need to retain at least 50% of the original rear garden.

Width

- Full width extensions will normally be acceptable subject to an assessment of the surrounding context and site characteristics, such as, changes in topography or the impact on the character and appearance of a conservation area. Extensions that project past the side wall of the original house will not normally be acceptable.

Height

- The extension should respect the original design and architectural features of the existing building and have a roof height visibly lower than the sill of the first floor windows (e.g. at least 2 to 3 brick courses)
- The acceptable height on the boundary will depend on a number of factors specific to its context: including the length of the extension; amenity impacts; width of the neighbouring garden etc.

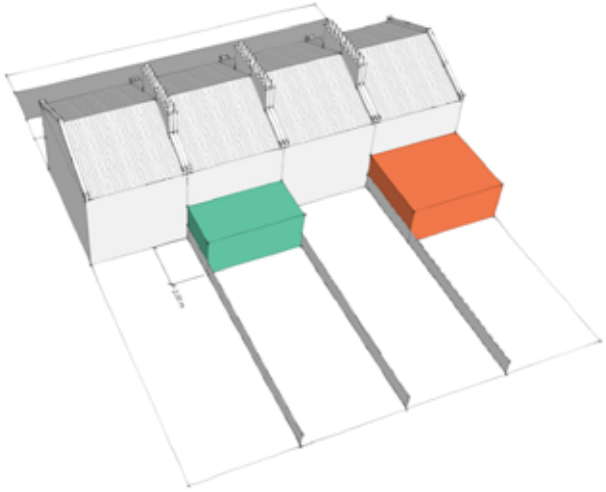

Figure 3.2 – Acceptable depth on a terraced house (green) and an unacceptable depth that exceeds 3 meters from the rear of the building (red).

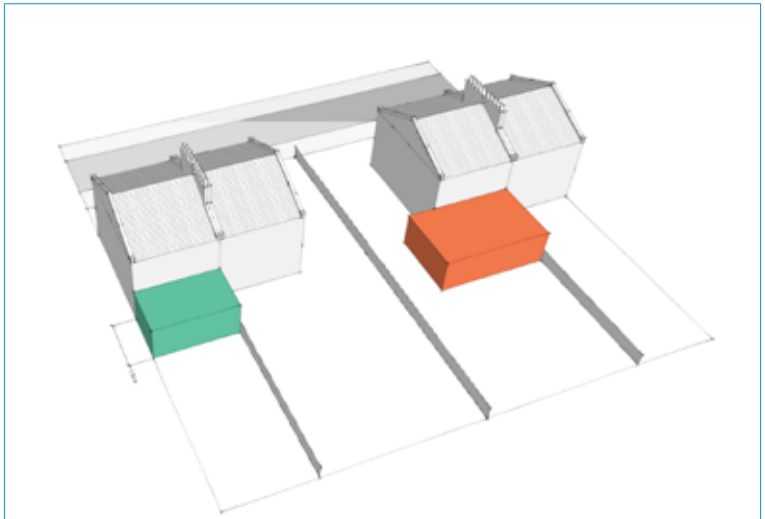

Figure 3.3 – Acceptable depth on a semi-detached house (green) an unacceptable depth depth that exceeds 3.5 meters from the rear of the building and projects past the side wall (red).

Dwellings with existing rear projections

Wrap around extensions on properties with existing rear projections

- **Generally outside of conservation areas, wrap-around extensions will be acceptable subject to their depth, scale and form in relation to the host building and surrounding context.**
- **Generally inside of conservation areas, It will be possible to infill the area to the side of the rear projection, but not extend beyond or wrap around it where this is not the established character of the surrounding terrace.**

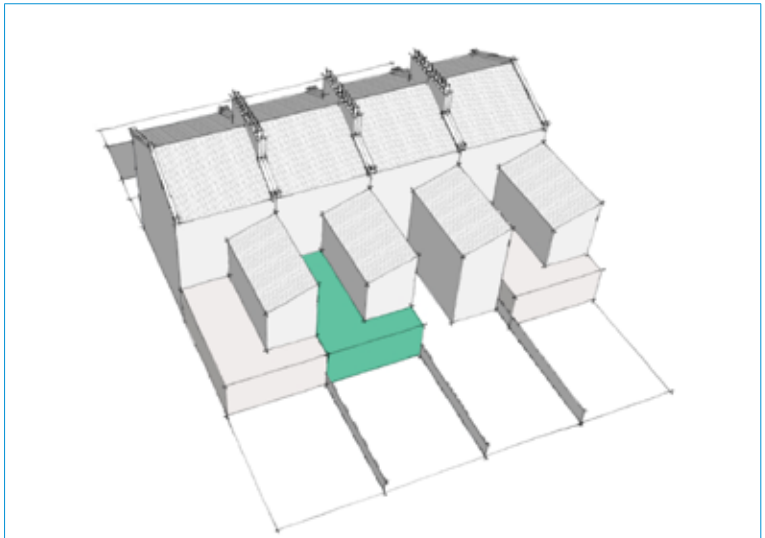

Figure 3.4 – Wrap around extension when acceptable (green).

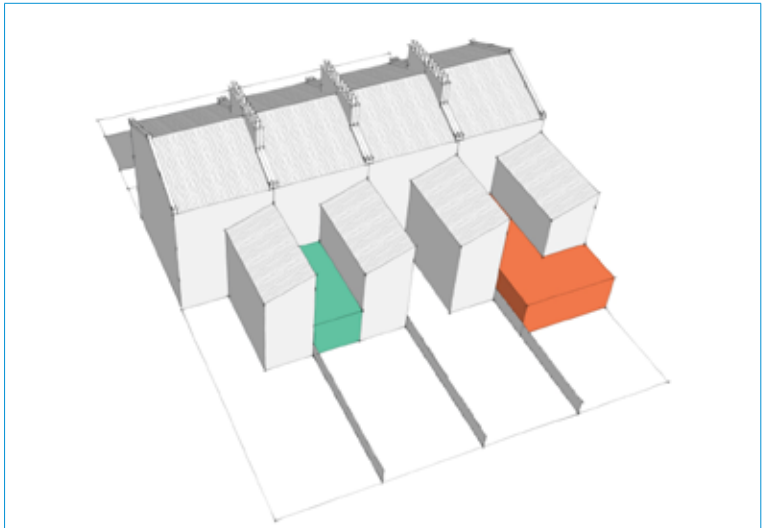

Figure 3.5 – Infill Extension within a conservation area when acceptable (green) and wrap around when unacceptable (red).

Conservatories

Conservatories are essentially single storey glazed extensions and therefore must comply with the guidance for single storey rear extensions set out above. They are not generally recommended. Conservatories are predominantly glazed buildings and carry significant risk of overheating in summer, and in winter months can lead to significant heat loss from the overall home. Significantly glazed buildings will be discouraged, especially as with a changing climate the overheating impact will worsen in time.

Instead, designing single-storey extensions that are insulated and include strategically positioned windows will provide a higher quality internal space all-year round and as the climate changes. Where conservatories are constructed, shading devices should be considered to limit overheating risk, see the Retrofit section on shading options.

TWO STOREY AND ABOVE REAR EXTENSIONS

3.6 Two storey and above extensions and alterations will have a wider impact than the immediate garden setting and will only be approved where they form part of the dominant character of the area. The resulting size, shape and height of an extension must take into account the basic design principles outlined above together with the following details:

Design principles: Two storey and above rear extensions

Width

- **Extensions at first floor and above should be no wider than half the width of the existing dwelling.**

Depth.

- **The depth at first floor and above should be no deeper than half the depth of the ground floor of the host building, subject to the character of the surrounding context and impact on neighbour amenity.**

Height

- **Any extensions greater than a single storey should be subordinate to the host building, i.e. set a storey below the eaves. The extension should respect the original design and architectural features of the existing building, with a roof form to complement the main building.**

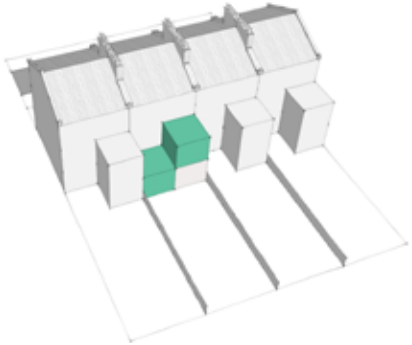

Figure.3.6 – Acceptable extensions above single storey with full width at ground level, half width at first floor level and set down one storey below the eaves.

The 45 degree rule

The 45 degree rule will be used as a guide in assessing the acceptability of applications for rear extensions to prevent undue loss of daylight to neighbouring properties, to avoid excessive overshadowing of gardens, and preserve a reasonable standard of outlook.

The 45 degree rule is assessed on both plan and elevation. An extension should not exceed a line taken at 45 degrees from the centre of the nearest ground floor window of a habitable room in an adjoining building.

Sunlight should also be considered, even where extensions comply with the 45 degree rule, as this can depend on orientation, building layouts, changes of level and the position of adjoining properties.

These guidelines are general rules. The council will consider the design of each case separately when assessing the effects of an extension.

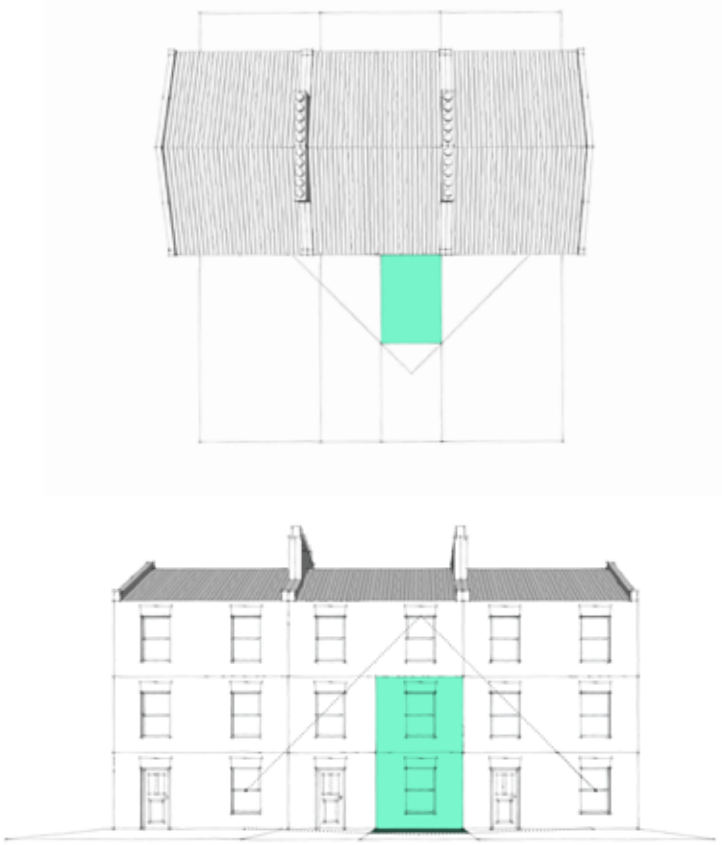

Figure 3.7 – Example of an extension demonstrating the impact of the 45 degree rule.

SIDE EXTENSIONS

Maintaining visual gaps

3.7 Hackney's residential streets are characterised by terraces of varying lengths, with limited potential to accommodate side extensions. There are also streets which are composed of shorter terraces, or semi-detached and detached houses, which provide glimpses of rear gardens through the gaps between buildings.

3.8 The gaps between buildings can be a key component of the identity and character of individual streets. This identity and character can be adversely affected when the spaces between buildings are completely closed up, especially when two adjacent owners carry out side extensions. Side extensions can also alter the appearance of symmetrically designed buildings, creating a lop-sided appearance.

Figure 3.8 – Example on Lawford Road which demonstrates the importance of gaps between buildings.

Single storey side extensions

Design principles: Single storey side extensions

Width

- **Single storey side extensions should be subordinate to the existing building, i.e. no wider than half the width of the original dwelling**
- **Unless there are clear precedents they will not normally be allowed to be built up to the common boundary, as this could result in closing up the gap between the two buildings, effectively creating a terrace, and adversely affecting the character and identity of the streetscape. Where there is no clear precedent, extensions should be set back a minimum 1 metre from the boundary.**

Depth

- **The extensions should be set back from the principal building line by at least 500mm. In some cases a bigger set back may be required to ensure that the extension remains visually distinct, retains existing architectural features and prevents difficult construction joints.**

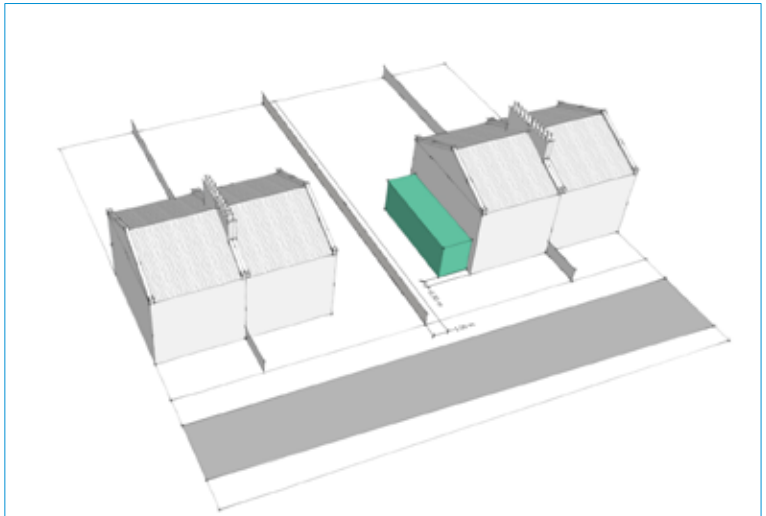

Figure 3.9 – Design principles – setback from existing building by at least 500mm.

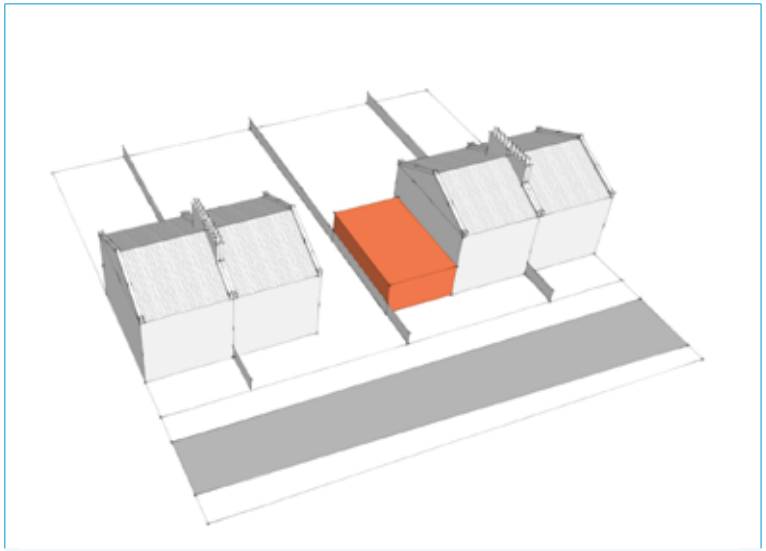

Figure 3.10 – Unacceptable single storey side extension – flush with the front elevation and built up to the common boundary.

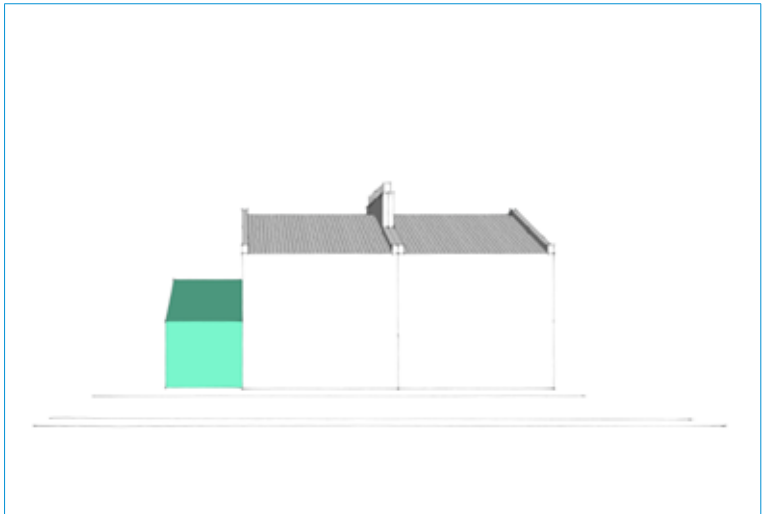

Figure 3.11 – Design principles - width of side extension - no more than 50 % of the original dwelling.

Height

- **The extension should be a full storey below the eaves of the host building.**
- **Respect the original design and architectural features of the existing building and have a roof height visibly lower than the sill of the first floor windows, (e.g. at least 2 to 3 brick courses).**
- **The acceptable height on the boundary will depend upon a number of factors specific to its context. This includes the length of the extension, amenity impacts, width of the neighbouring garden etc.**

Two storey side extension

3.9 Two storey side extensions and alterations will have a wider impact than the immediate garden setting and will only be approved where they form part of the dominant character of the area. The resulting size, shape and height of an extension must take into account the basic design principles outlined above together with the following details:

Design principles: Two storey side extension

Width

- **Two storey side extensions should be subordinate to the existing building, i.e. no wider than half the width of the original dwelling.**
- **Unless there are clear precedents they will not normally be allowed to be built up to the common boundary, as this could result in closing up the gap between the two buildings, effectively creating a terrace, and adversely affecting the character and identity of the streetscape. Where there is no clear precedent, extensions should be set back a minimum 1 metre from the boundary.**

Depth

- **The extensions should be set back from the building line by at least 500mm. In some cases a bigger set back may be required to ensure that the extension remains visually distinct, retains existing architectural features and prevents difficult construction joints.**

Height

- **The extension should be a full storey below the eaves of the host building.**
- **Respect the original design and architectural features of the existing building and have a roof height visibly lower than the sill of the second floor windows, (e.g. at least 2 to 3 brick courses).**
- **The acceptable height on the boundary will depend upon a number of factors specific to its context. This includes the length of the extension, amenity impacts, width of the neighbouring garden etc.**

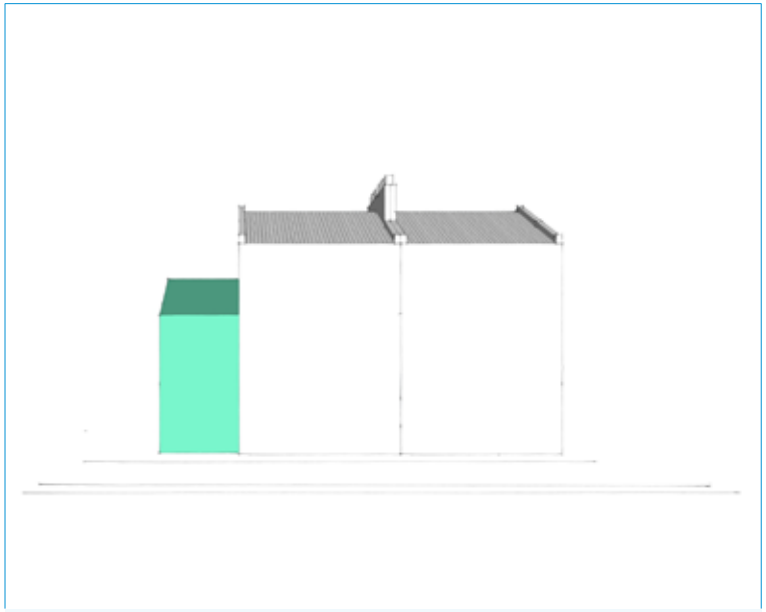

Figure 3.12 – Example showing an acceptable two storey side extension set a full storey below the eaves.

Figure 3.13 – Photograph showing a side extension which is set a full storey below the eaves.

Corner buildings

If the corner building is on a road junction with an open character then there may be scope for a single or two storey extension. The resulting size, shape and height of an extension must take into account the basic design principles outlined for side extensions.

MATERIAL CHOICE

3.10 The selection of materials to construct extensions and adapt existing buildings will have a significant impact on the environment in the very short term and over the building's whole lifespan. Extensions offer great potential for adopting sustainable materials within their palettes, including bio-based materials and circular economy assets. Looking to support a circular economy through material selection can also help to retain the look and feel of the wider character and appearance of the surrounding context.

3.11 Proposals should ensure:

- **The materials used are sensitive to the character of the wider context of the extension. They may not necessarily need to replicate the character, but can interpret in a modern way.**
- **Sustainable materials are considered to comprise of responsibly specified naturally renewable (i.e. bio-based) materials as finishes and structural applications, including timber, as well as, the incorporation of reused, recycled and reclaimed materials and products over new products.**
- **Where finite virgin resources are used, they should be used with care and consideration to support reducing whole life carbon emissions.**
- **Nature-based solutions including green walls, green/ biodiverse roofs are considered as alternatives to manmade finishes alone.**

3.12 This section identifies the common materials found throughout the Borough. If like-for-like materials are used, it will be important that they accurately match the host building.

Common materials found throughout the Borough:

London stock brick

A London stock brick was the principal building material of houses in London from 1700 to 1840. It is made from superficial deposits of brickearth overlying the London Clay, which are easily worked and produce a durable, generally well-burnt brick. Aesthetically, the London stock brick is often characterised by its rough and pitted faces. London stock brick is commonly buff/yellow in colour with distinctive coal spotting that gives them a unique appearance, however other historic brick colours can also be present.

Stucco/render

In the early-mid 19th century the use of stucco became a popular building material giving the impression that the house was constructed of stone. Initially it was simply used for details on the facade and for the ground floor, with deep horizontal lines to imitate rough-hewn stone found in the base of classical temples. It became more widespread in the early 19th century as a covering for the whole house, some with fine lines to imply ashlar masonry. This is often only appropriate on buildings that were originally rendered, and particular care is needed in ensuring that it is well detailed in order to prevent staining in the future.

Roof materials

The most common traditional roof material within the borough is natural slate, usually of Welsh provenance. Some earlier 17th and 18th century buildings have local clay, plain tile or pantiled roofs, with the use of plain clay tiles increasing from the late 19th century.

NEW AND REPLACEMENT WINDOWS AND DOORS

3.13 Most of Hackney's traditional residential buildings have painted timber, vertical sliding sash windows, and timber doors. Windows and their glazing bars constitute a characteristic feature of a building and its streetscape, since they were often designed as part of the overall composition of the facade, and an altered framing pattern can be disruptive. Because of these important characteristics, original or historic doors and windows should be retained and repaired.

3.14 Modern materials, such as uPVC, often have an overly wide, flat and shiny appearance which may not be appropriate because correct window proportions can rarely be achieved in thicker glazing sections. There are also ecological, maintenance and sustainability concerns with uPVC windows, not only during their manufacture and disposal, but also with their ability to be repaired.

3.15 Windows and doors should be designed to avoid poorly proportioned, positioned and detailed openings. The relationship between a proposal and existing openings should also be carefully considered. Windows and door replacement presents significant performance enhancement potential for carbon savings.

Design principles: New and replacement windows and doors:

Alongside the considerations set out in the **Retrofit SPD**, designs should ensure:

- **Size, orientation and aspect must be carefully considered to balance the objective of maximising good quality daylight and views to interior spaces, while also mitigating the risk of overheating.**
- **Where original or historic doors and windows are characteristic features of the existing dwelling or area, traditional forms, proportions and dimensions should be used where possible.**
- **The replacement of an unsympathetic door or window should be with one of a design that is characteristic of the original dwelling.**
- **Decorative features to door and window surrounds should be retained where possible, particularly where they contribute to the character of a building or area.**
- **The replacement of windows on historic buildings should incorporate solid and integral glazing bars to retain the integrity of the building and historic character.**

- **The material choice of new windows and door frames should be consistent. Where wooden frames are already used, this should be continued unless there is a particular design rationale for introducing a different framing system. Timber framed windows would also typically achieve a lower carbon intensity, which is desirable – other options may be appropriate such as hybrid composite alternatives, however, UPVC windows would generally not be appropriate from both aesthetic and embodied carbon perspective.**
- **The positioning and proportions of windows and doors should avoid creating an elevation that appears unbalanced or that results in large blank facades that would appear overbearing.**
- **Consideration is given to whether windows or doors as part of an extension or alteration should be:**
    - **Recessed, semi-recessed or flush with the external envelope;**
    - **In a symmetrical or asymmetrical composition; or**
    - **Match the proportions of windows in the existing building.**

Figure. 3.14 – Illustration demonstrating windows on an extension which aligns with the openings on the existing building (green) and windows that are off centre which results in an insensitive alteration (red).

Figure. 3.15 – Photo of appropriately detailed windows in a historic style.

Figure. 3.16 – Photo of appropriately detailed windows in a modern style.


4

4. Front elevations, extensions and porches

4.1 Residential buildings in Hackney generally follow a clear and established building line. Building façades tend to be in the same plane, although often enriched with architectural features such as piers, door surrounds and window bays. Modern projections beyond the established building line can be highly disruptive elements within the streetscape and will not generally be acceptable, other than in exceptional circumstance.

Design principles: Front extensions and porches

- **In general, extensions beyond the front main wall are unacceptable, although in exceptional circumstances it may be possible to provide a small front porch.**
- **Front porches will only be allowed where they relate to the architectural design, conventions and materials of the existing building, where they do not obscure or disrupt existing architectural features (such as door surrounds, pilasters, etc.) and where they do not disrupt the architectural unity of the group of which the building forms a part.**
- **Where the porch is an important part of the original design of a building, these are retained. The enclosure of porches with glazing can interrupt the rhythm of a street and should be avoided. The removal of a porch can result in an under-scaled entrance, diminishing the uniformity of a street where the porch is a feature on all buildings**
- **Inappropriate replacement of traditional features, such as sash windows, front bays, cast iron pipe-work, slate roofs and original materials will be resisted.**
- **For Listed Buildings, buildings in Conservation Areas and Locally Listed Buildings, additional controls will apply and additional permissions may be required.**


5

5. Roof terraces, external staircases and platforms

5.1 Roof terraces, balconies and external platforms can provide valuable outdoor space for dwellings without access to a garden but can present problems with overlooking, loss of privacy to neighbouring properties, and sometimes create nuisance during use.

5.2 Roof terraces and balconies are not characteristic features of the traditional residential housing stock of the Borough. In addition, the high density of housing in the borough further exacerbates the privacy and amenity concerns for neighbouring properties.

5.3 In most instances, external platforms and stairs are difficult to design and incorporate into the established street scene without causing both design and amenity concerns. Although that they can afford dedicated external amenity or access to existing ground floor gardens the private benefit to the occupier is, in most cases, are outweighed by the wider impacts.

5.4 While some overlooking can be mitigated by the erection of screening, the screening itself can result in additional impacts due to its height (necessary to prevent overlooking), materials and general design.

Design principles: Balconies, roof terraces and external staircase

- **Roof terraces, balconies and Juliet balconies are not normally acceptable unless they form part of the established character of the area.**
- **If acceptable, roof terraces and balconies should relate to the architectural conventions of the existing building and should not compromise existing openings and architectural features. Projecting balconies can also play a critical role in mitigating the overheating risk – refer to the Retrofit SPD**
- **Balconies and terraces are generally not acceptable on front elevations or when highly visible from the public realm, e.g. corner properties.**
- **Roof terraces on outriggers are generally not acceptable owing to the adverse amenity impact and impact on the host buildings where they add to the overall bulk of the outrigger.**
- **The alteration of traditional roof-forms to create roof terraces is not acceptable, including 'hidden' roof terraces in butterfly roofs and inverted dormers.**
- **Where terraces are acceptable, the materials should be hard wearing and pick up on the character of the area. The use of glazed balustrades is unlikely to be acceptable, as these often appear as incongruous additions.**


6

6. Roof extensions and alterations

6.1 The roof form of a building and other buildings in a street makes a significant contribution to the townscape and character of an area. Roof extensions and alterations should be designed to complement the individual building and the existing streetscape.

6.2 For roof extensions within the Stamford Hill Area Action Plan boundary, the Stamford Hill Design guide once adopted, will apply alongside this document.

6.3 **Changes to the roof-form can fall into two broad categories:**

- **The conversion of existing roof-spaces, consisting primarily of the addition of dormer windows and roof-lights to existing roof-forms.**
- **Roof alterations/extension to enable the creation of a new floor, resulting in the removal and replacement of major elements of the roof to the rear and/or front of the building, resulting in a significant alteration to the size and shape of the roof.**

6.4 All roof alterations and extensions should accord with the general design principles outlined below within each type of roof extension reflect the design of the original building and have regard to the character of the area and the amenity of neighbours. Not all buildings are capable of extension or conversion at roof level, either because there is insufficient roof space or because the position and design of a roof extension would affect the quality of the local street scene or reduce amenity.

6.5 As shown below, there are several traditional roof-forms typical of houses in Hackney, including mono-pitch, gabled, hipped, butterfly (also known as a valley 'W' or London roof) and mansard roof. The form of any proposed roof conversion or alteration should be designed to reflect the original type of roof.

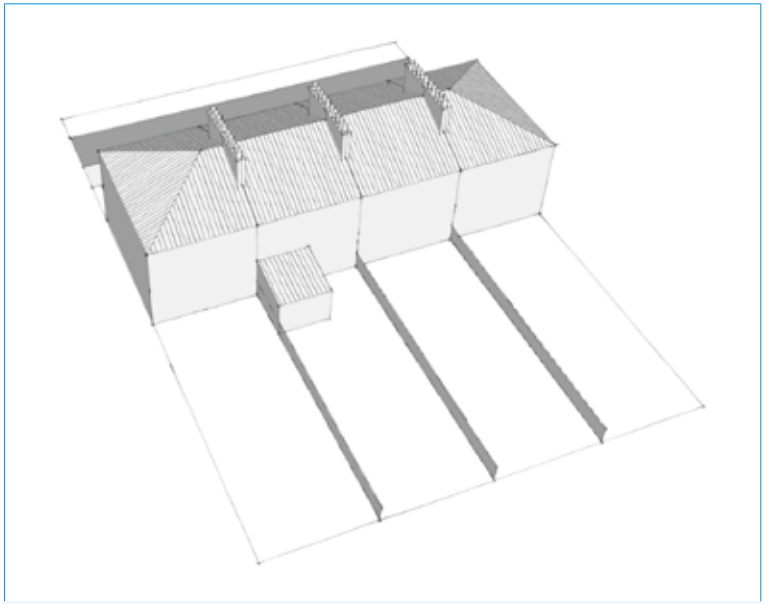

Figure 6.1 – Hipped roof to the end of terrace properties.

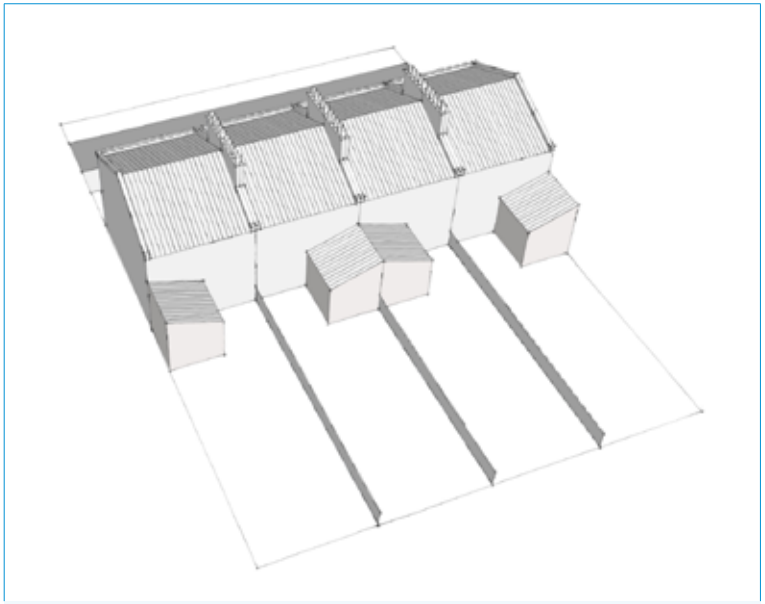

Figure 6.2 – Gable roof to the end of terrace properties.

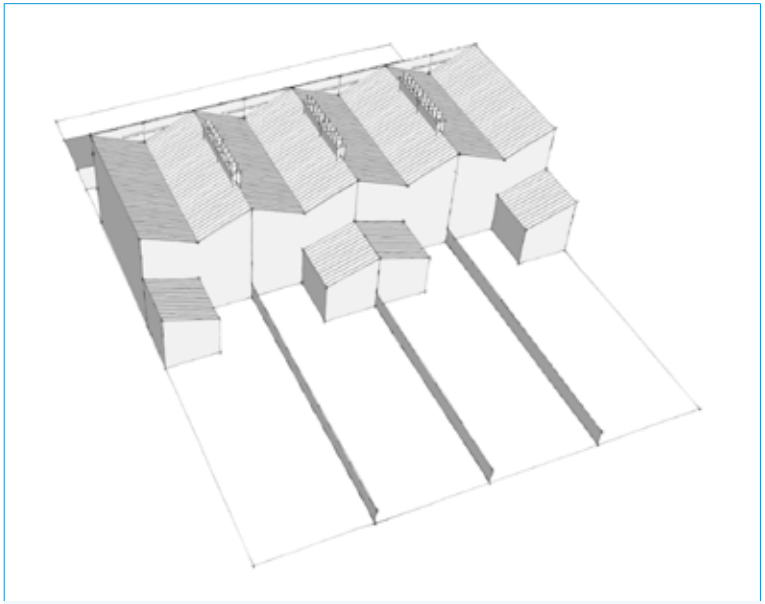

Figure 6.3 – Butterfly roof.

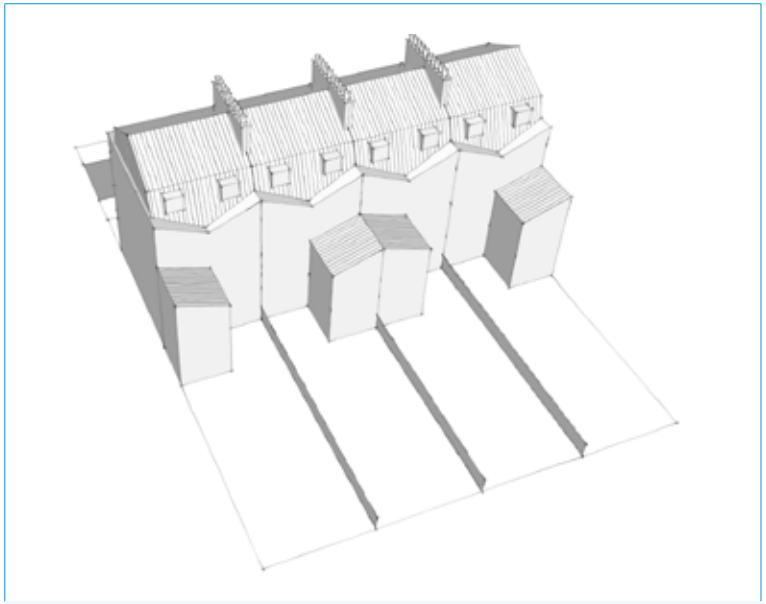

Figure 6.4 – Double pitched mansard roof.

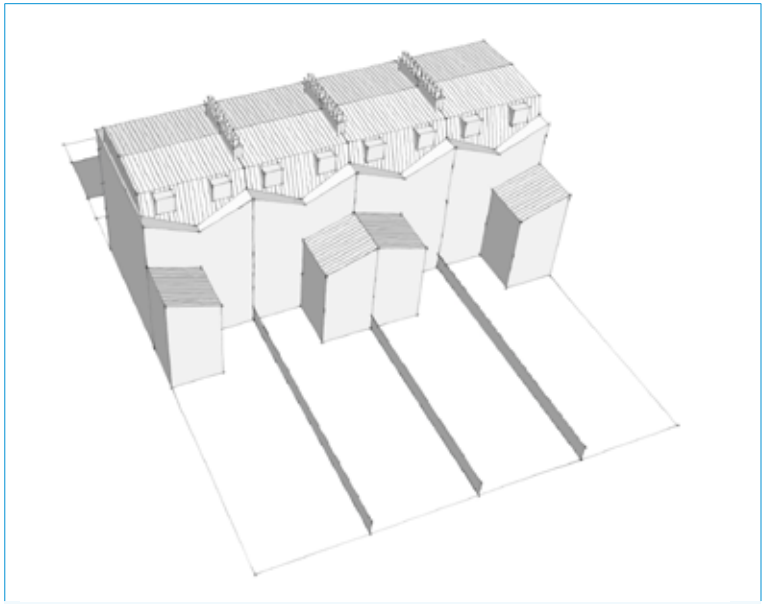

Figure 6.5 – Flat topped mansard roof.

REAR ROOF SLOPE

Front roof slope

6.6 Dormer windows will not normally be acceptable anywhere on the front roof slope of a building. An exception may be made where:

- **Front dormer windows are an original feature of buildings in the street. In this case replacement dormers that exactly match the original may be permitted.**
- **Where a large number of front roof extensions, particularly in the form of front 'box' dormers, have been constructed and where this has altered the visual appearance of a number of streets.**

6.7 Dormer windows should sit within the plane of the roof and not disrupt the existing roof forms or affect existing ridge heights and eaves lines. Figures 6.8, 6.9 and 6.12 show how this can be achieved.

Figure 6.6 – Photo showing the original form of dormer windows.

Rear roof slope

6.8 Dormer windows and roof-lights will normally be acceptable on rear roof slopes. The rear roof slope of the building is the most suitable area in which dormer windows and roof-lights can be added to an existing roof.

6.9 Dormer windows to a rear roof slope should reflect the architectural character of the existing building and its neighbours in their form, detailing and materials.

Design principles: Dormer windows on rear roof slope

- **Dormers should be a**
- **Minimum of 0.5m below the ridge**
- **Minimum of 0.5m from the edge of any roof hip**
- **Minimum of 1.0m above the eaves line**
- **Height of the dormer should be no more than half the height of the roof (measured on elevation)**
- **Care in detailing, specifying and installing the thermal layer on the dormer cheeks should be taken so thermal bridges are mitigated without unreasonably increasing the overall build up thickness**
- **Contemporary design will be supported where it respects and complements historic character.**

Where a number of larger rear box dormers already exist within the immediate vicinity then, subject to the criteria and limits set out in the following section, larger rear dormers might be acceptable. The images below provide visual examples of what is considered an acceptable or unacceptable rear dormer.

Figure 6.7 – Typical rear elevation roof line.

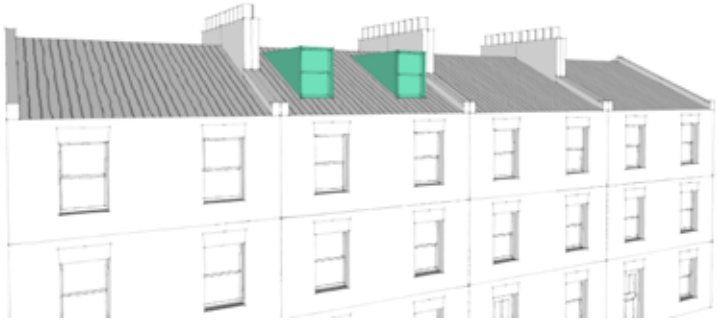

Figure 6.8 – Traditional dormer windows set in the plane of the roof and aligned with the windows below.

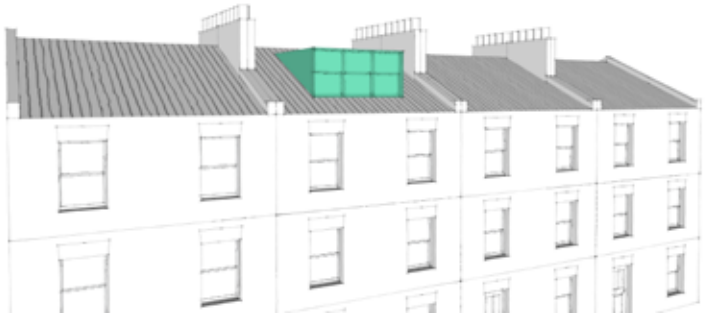

Figure 6.9 – Single dormer window aligned symmetrically within the plane of the roof. Width of dormer not to exceed half the width of the roof.

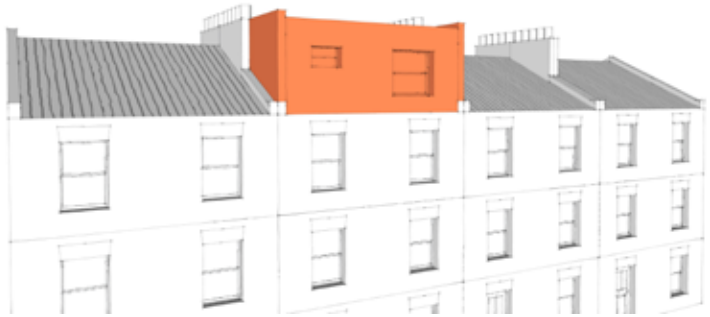

Figure 6.10 – Unacceptable larger rear roof extensions.

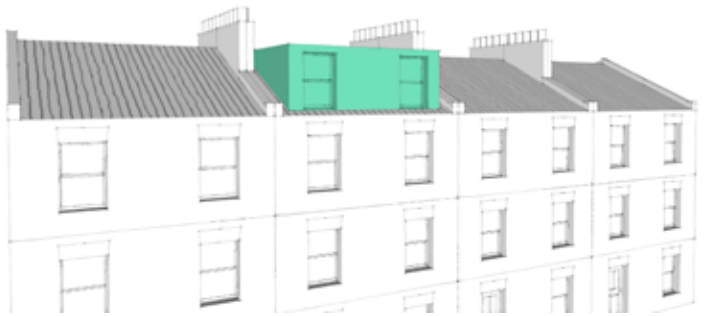

Figure 6.11 – Acceptable larger rear dormer.

Figure 6.12 – Example of a contemporary large rear dormer where they are permitted.
(Photo credit: Lewisham Zinc Dormer, Planstudio)

Side roof slope

6.10 Side dormers are rarely acceptable as they can compromise the character of the building and street and commonly represent an incongruous form of development. Where they are not part of the historic character of the building and wider townscape, they will be resisted. In exceptional circumstances where they are not visible from the streetscene and subordinate to the roof form, they may be acceptable outside a conservation area.

CHANGES FROM HIPPED TO GABLE ROOFS

6.11 The substantial alteration of the roof form to create a hipped to a gable roof, particularly where the building forms part of the semi-detached pair or the building is at the end of a terrace is not acceptable within conservation areas. This is considered to be harmful to the character of the area and street scene where it results in an unbalanced composition of the building.

6.12 Where the building is a single dwelling house outside aconservation area, it would only be acceptable where the surrounding context includes a number of hip to gable extensions.

Figure 6.13 – Unacceptable hipped to gable extension on symmetrical semi-detached pair within a conservation area.

ROOF EXTENSIONS/MANSARD ROOFS WITHIN A CONSERVATION AREA

6.13 Within conservation areas, the roofline can be an important feature contributing to the character of an area and therefore proposals for roof extensions anywhere along an unaltered roofline within a conservation area will not generally be acceptable as it would fail to preserve or enhance the character and appearance of the area. Where the roofline is broken, the scope for roof extensions will normally be dependent on the following criteria:

- **The number of existing roof alterations and extensions, and the extent to which the unity and consistency of the roofline has already been compromised.**
- **The length of the terrace. A short terrace with existing roof extensions and alterations may have the opportunity of its unity being reconciled through allowing additional roof extensions to fill the gaps. On a long terrace with buildings in separate ownership, this is less likely to occur.**

6.14 When considering the scope for change to the front roofline, it is also necessary to consider the particular terrace and uniformity of street frontage in question. It is not uncommon for there to be more than one type of frontage on one side of one street. What might be acceptable in one part of the street will not necessarily apply to the next terrace, even if it is physically connected and on the same side of the same street. The same is true with terraces on the opposite side of the street.

Figure 6.14 – Photos demonstrating unbroken rooflines within a conservation area.

ROOF EXTENSIONS/MANSARD ROOFS OUTSIDE OF CONSERVATION AREAS

6.15 Outside conservation areas, the introduction of roof extension/mansard roofs have the potential to be acceptable subject to a suitable design response for the typology of building.

6.16 On Victorian buildings formed of a butterfly roof (see Figure 6.3) the most appropriate roof extension would be a mansard roof as illustrated in Figure 6.16. A traditional double pitched mansard roof is shown in Figure 6.17 and depending on the circumstances i.e. if they form part of the existing character, this may be a more appropriate way to extend the building, particularly for larger buildings.

Figure 6.15 – Photo demonstrating broken rooflines where the introduction of further mansards could result in an increase in uniformity to the area.

Design principles: mansards

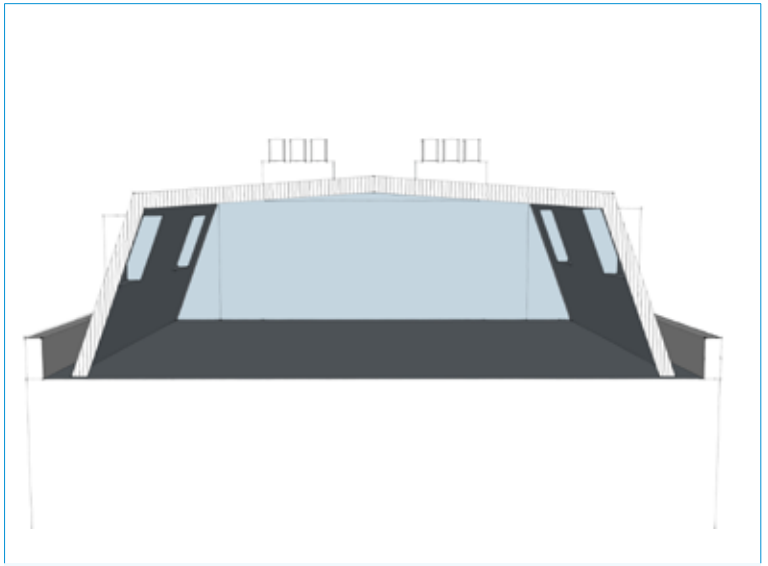

Figure 6.16 – Acceptable flat topped mansard roof.

A flat topped mansard roof should have:

- **One steeply pitched lower face, no greater than 70 degrees, on either side of the front and back of the roof, separated by a flat roof laid to fall away from the central line to drain off rain water.**
- **A double-pitched mansard roof should have:**
- **Two slopes, the lower face being steeply pitched, no greater than 70 degrees, and the upper one at a shallower pitch.**
- **For all mansards, the following principles apply:**
- **The mansard slope should not rest on the parapet wall but should rise from a point sufficiently behind at both the front and back, and should be separated by a substantial gutter.**

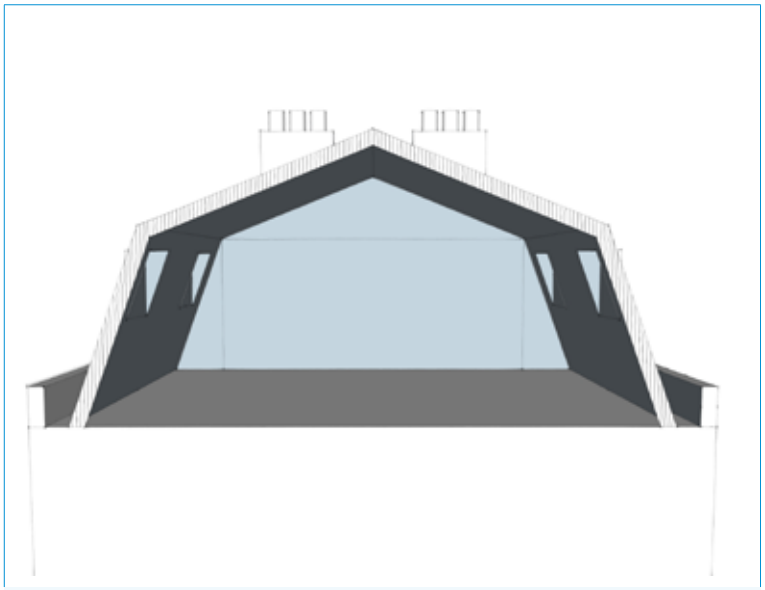

Figure 6.17 – Acceptable double pitched mansard roof.

- **Windows in mansard roofs should be set behind the parapet wall and project from the lower roof slope.**
- **Party walls should be raised in stock brick following the profile of the roof slopes, and coped with bricks on edge.**
- **Party walls should terminate behind the front and rear parapets, not rise off them.**
- **Existing chimney stacks should be raised proportionally and in the same style and materials.**
- **Where parapet copings are required, they should have a single surface sloping into the parapet gutter. Saddle copings, lead capping or paving slabs etc. are not acceptable.**

- **Dormers should have lead cheeks and should be equal or fewer in number than the windows on the elevation below and be aligned with them.**
- **Where the original roof form is a butterfly roof, the rear roof profile should be retained (see Figure 6.3).**
- **Mansards should be constructed of high quality materials that complement the existing building, such as welsh slate. The use of low quality materials such as fibre cement slates is not considered acceptable.**

Figure 6.18 –Acceptable mansard roof with dormers windows.

Figure. 6.19 – This is not an acceptable roof extension.

CONTEMPORARY ROOF ADDITIONS

6.17 In certain areas, outside of conservation areas and on relatively modern buildings, there may be scope for single storey roof extensions utilising high quality, sustainable, modern materials. It will be important to ensure that the design integrates harmoniously with the building below and remains subordinate to the host building. Modern extensions should observe sustainable design best practice. These will be judged on a case by case basis.

PURPOSE BUILT FLATS: ROOF TOP EXTENSIONS

6.18 A fairly standard approach to ensure roof extensions are subordinate is to set them back from the edge of the roof and give them a contrasting treatment. This approach works well on some modern buildings but can appear incongruous on other styles of building. In some instances, it may be preferable to carefully replicate the architectural form and detail of the host building. This approach can be particularly effective on traditional style brick buildings.

Design principles: Roof top extensions

- **Consider the character of the host building and the existing roof form.**
- **In instances where an existing roof does not lend itself well to conversion, it may be preferable to remove that roof and replace it with a new structure. Designers taking this approach should understand the building type, its age and style to ensure the new roof structure is in keeping with the character, proportions and appearance of the host building.**
- **Where the existing building's form and appearance is being replicated, it is important that the details are accurate.**
- **Simple contemporary forms may provide the best option for post-war buildings or those with flat roofs. However, care needs to be taken with junctions between the existing building and extension.The provision of additional residential units in upward extensions requires careful thought in relation to access to the upper storeys (stairs, lifts and means of escape), adequate cycle and refuse storage on site and the delivery of the required private and communal amenity space.**

ROOF LIGHTS

6.19 Roof lights are a less intrusive alternative to dormers, enabling conversion of a roof space with little external alteration. The number and size of roof lights should not visually dominate the roof plane. Roof lights need not be large, as more sunlight and daylight reaches a sloping roof than a wall. However, overheating risk should be considered carefully as in the summer months it is likely this will generate excess heat now and as the climate changes. Incorporation of shading devices and careful sizing, orientation and placement of roof lights should be considered with this in mind alongside maximising natural daylight – refer to **Retrofit SPD**.

Design principles: roof lights

- **On the front elevations a maximum of two roof lights will be acceptable and should relate well to the scale and proportions of the elevation as a whole, aligning with the windows below, or centering on the spaces between them where appropriate.**
- **Irregular roof light size and positioning is not acceptable and will be resisted. Wide roof lights are often detrimental to the appearance of a roof, and new/ replacement roof lights should not exceed 600 mm in width.**
- **Within conservation areas and other traditional housing types, roof lights should sit flush with the roof and include a central mullion. Most manufactures now include a 'conservation style' roof light which meets this requirement.**

Figure 6.20 – Conservation style roof light flush with tile or slate roof covering. (Photo credit Clement Window Group)

Figure 6.21 – Standard roof light projecting from the plane of the roof.


7

7. Basements

7.1 In streets where basements and light wells are not a traditional feature, the excavation of a basement can have a significant visual impact on the appearance of the building and the street scene, both by enlarging the front elevation and by removing part of the front garden to provide a lightwell. This leads to the loss of garden space, potentially trees and biodiversity, and increases water runoff, which can potentially contribute to local flooding. Basements, including basement extensions, are known to be high-carbon intensity in their upfront embodied carbon impact, particularly in the formation of retaining walls and in groundworks.

7.2 The creation of a light-well in a relatively long front garden is unlikely to be intrusive, and the basement accommodation may remain partly hidden from the street. On the contrary, a shallow front garden could be entirely lost to a new light well, which is unlikely to be acceptable in streets where this is not the traditional pattern.

Design principles: Lightwells

- Excavations for front basement lightwells where light-wells are an established characteristic of the streetscape will normally be acceptable provided:
- It does not occupy more than 50% of the front garden area and be of a subordinate depth and width to respect the integrity of the host building.
- Its depth should be no more than 50% of the front garden depth.
- It should be a minimum distance of 1.5m from the window pane to the retaining wall.
- It should be centred on the centre line of the main front window. The basement window should be in line and proportionate with the ground floor main front window, in a style that does not harm the character of the building.
- It is well set back from the rear edge of the pavement and must not be recessed into the ground floor elevation.
- All proposals for front lightwells should be accompanied by a front garden layout that shows: maximum retained or enhanced soft landscaping (particularly to screen the lightwell); adequate refuse storage and, where necessary, cycle storage; permeable surfaces to support drainage. Protective grilles or enclosures should be designed to complement the character of the building and the area. Proposals that add unacceptable clutter to the street scene or result in cramped front gardens will be resisted.
- Where railings are required, they should be of a simple design and relate well to the host building.
- Rear lightwells should be proportionate to the host building in terms of depth and cover no more than 50% of the original garden area.

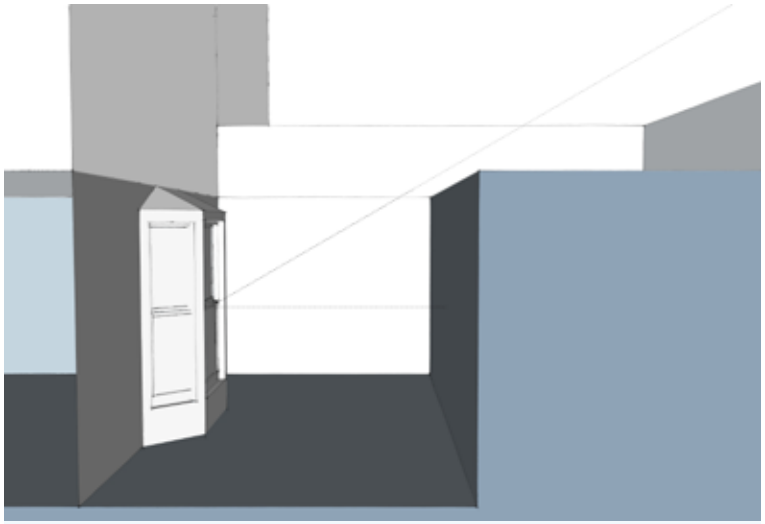

Figure 7.1 – Good practice basement with minimal impact on the streetscene.

Figure 7.2 – Photo of a suitable lightwel integrated into the front garden with simple railings that relates well to the host building.

Design principles: New basements

- **The basement headroom should be a minimum of 2.15 M.**
- **A habitable basement room should receive adequate daylight. This is dependent on the size and shape of the basement room, but as a guide, a line drawn from the centre of the window at 30˚ above the horizontal should pass over any obstruction from the lightwell (see figure 7.1).**
- **Given the high carbon intensity of basement extension, it is strongly recommended that on site compensation is sought – by seeking to reduce the overall operational energy of the building through the Retrofit SPD.**
- **To ensure suitable quality of space and energy efficiency of the building, basements should only be of a single storey.**
- **Basements should be less than 1.5 times the footprint of the host building in area;**
- **Extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation.**
- **Not extend into or underneath the garden further than 50% of the depth of the garden.**
- **Avoid loss of trees, garden space, and biodiversity.**
- **Set in from neighbouring building boundaries where it extends beyond the footprint of the host building.**

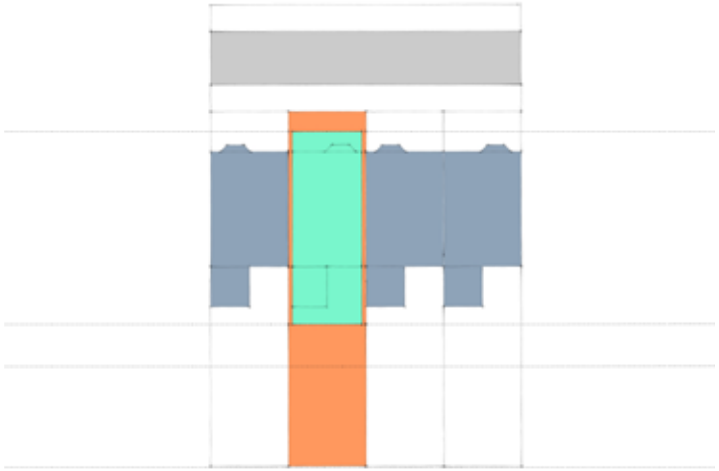

Figure 7.3 – Showing appropriate basement proportions.


8

8. Front garden and boundary treatments

8.1 Hackney's urban fabric has a unified character, which is derived in part from its front gardens and boundary treatments. Front, rear and side boundaries contribute almost as much to the character of an area as the buildings themselves.

8.2 Domestic gardens cover 24 % of London, 14 % consist of vegetated private garden land. The loss of front gardens, particularly in London, has a significant negative impact on biodiversity, the environment, and the city's flooding risk, contributing to the urban heat island effect and global warming. The loss of green front gardens and transition to hard standing surfaces can also detract from the overall appearance of the Borough's streetscapes.

8.3 Front gardens form some of the most valuable green spaces, particularly in urban areas, and have potential to provide habitats for wildlife, as well as offer protection from pollution and flooding. Gardens can act as stepping stones for wildlife; creating green corridors for species movement between other green spaces, parks, and sites for nature in an urban landscape.

8.4 Soft landscaping, including areas of grass, trees, shrubs, flowers, support biodiversity and can deliver wider environmental benefits such as Sustainable Urban Drainage. Soft landscaped gardens can soak up rain water, while hard surfaces such as paving, tarmac and concrete are less porous and increase the amount of rainwater that runs off by as much as 50 %, increasing flood risk.

8.5 Plants, trees and shrubs help to reduce the urban heat island effect by absorbing and storing carbon. Even small gardens can contribute by acting as carbon sinks and storing carbon through their plant life.

Front gardens: Design principles

- **The loss of entire front gardens (for example, to form basement light-wells or hard-standings for car-parking) will be resisted.**
- **Gardens that have been replaced by hard standings should be returned to a porous paving surface with 50% of the garden planted.**
- **Porous/permeable paving surfaces, accompanied by planting, soft landscaping features or reused materials will be viewed favourably.**
- **The retention of soft landscaping and trees to the front gardens of residential properties is encouraged.**
- **The enhancement of existing habitats and the creation of new habitats and wildlife-friendly features is encouraged.**
- **Unsightly and inappropriately placed bin-stores and other features in front gardens will be resisted. Bin stores and other ancillary external features that integrate planting will be seen more favourably than those without.**
- **Original railings, gates and gateposts should be retained and refurbished.**
- **Where walls, gates and gateposts are to be replaced, care should be taken to respect the original character, height and materials of the boundary treatment and the surrounding streetscape. This includes traditional railings set into the stone with molten lead. Reused materials supporting a circular economy are encouraged.**
- **It may be appropriate for new boundary treatments to match the style of original boundary treatments and railings on adjoining properties.**

Additional Guidance for conservation areas

Low and visually permeable boundary treatments (typically brick, dwarf walls topped with coping stones and railings) are integral to most Victorian and Edwardian development within the Borough. They provide a gentle, domestic sense of enclosure to the street, allow modest views into front gardens and gaps between buildings, and make an important contribution to local character. The loss of traditional boundary treatments, or their replacement with modern alternatives, will be resisted.

The relevant Conservation Area Appraisal and Management Plan should be consulted in order to understand the overarching character and appearance of the area.

BIKE/BIN STORES

8.6 Encouragement of sustainable forms of transport such as cycling, and the provision of secure cycle parking facilities is supported by planning policy at national, London wide, and local level. However, when assessing proposals for storage facilities which require planning permission, this in principle support will need to be weighed against other planning matters such as design, heritage, drainage, and urban greening.

8.7 Cycle and bin stores can incorporate green roofs and biodiverse habitats. They can also be built making use of sustainable materials, including reclaimed and repurposed materials that are of high quality and sensitive to the local character.

8.8 In the case of front garden storage facilities, planning permission will usually be required. The most significant factors to be considered alongside the in principle support will be design and heritage matters. This will involve considering whether the size and appearance of the proposed facilities will cause harm to the character and appearance of the area (and special interest of heritage assets such as listed buildings and conservation areas), and whether this is outweighed by the encouragement of sustainable transport use

Design principles: Bin/bike stores

- **Should be set back from the boundary and ideally located perpendicular to the highway.**
- **It should be in keeping with the prevailing palette of materials in the area.**
- **It should be a subordinate scale. It is advised this should be no more than 2m wide x 1m deep x 1.2m high.**
- **It should consider how the bin/bike store relates to any other outbuildings or storage requirements in the front garden. In order to preserve the streetscene, structures should not occupy more than 50% of the front garden area.**
- **In small, constrained gardens, the bin/bike store may need to be recessed into the ground slightly to ensure a relatively consistent boundary height is retained.**
- **Bin/bike stores should incorporate 'green roofs' and habitats for wildlife. Sufficient depth should be incorporated into the structure to support plants that require minimal watering; an extensive or semi extensive green roof may be appropriate for this type of structure.**

Figure 8.1a – Appropriate bin store location in relation to the dwelling.

Figure 8.1b – Photo of appropriate bin store.

CAR PARKING AND HARD STANDING

8.9 Hackney's streets have a unified character, which is derived, in part, from its front gardens and boundary treatments. The loss of front gardens has a significant negative impact on biodiversity, the environment, and the city's flooding risk, contributing to the urban heat island effect and global warming. The use of inappropriate boundary treatments can detract from the overall appearance of the Borough's streetscapes and lead to a loss of visual amenity and local distinctiveness.

8.10 Higher levels of paving and hard surfaces to front gardens increases rainwater runoff, therefore increasing flooding risk. Parking in front gardens also leads to pedestrian-vehicular conflict along pavements. Car-parking in front gardens rarely increases the overall car-parking capacity of an area, as the provision of a cross-over from the street usually results in the loss of at least one on-street parking space.

Design principles: Car parking and hard standing

- **New car parking and hard standings will not generally be supported.**
- **Where car parking and hard standing already exists, the reintroduction of soft landscaping and biodiversity is encouraged.**
- **When replacement car parking, hard standing, or new surface materials are desired, the use of nature-based surface solutions and permeable surfaces are recommended, along with the introduction of additional soft landscaping.**


9

9. Outbuildings

9.1 Hackney's townscape is urban and densely developed, which underlines the importance of gardens, open space and open aspects; they provide visual and environmental relief. In some situations, outbuildings are Permitted Development. Where permission is needed, the following principles must be followed:

Design principles: Outbuildings

- **Ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate within, the rear garden.**
- **Outbuildings should be set in from the rear and side boundaries to retain its appearance as a subordinate structure in the rear garden.**
- **Outbuildings should be constructed in sustainable materials which are in keeping with the host building and the overall character of the surrounding area.**
- **They should incorporate biodiverse or green roofs wherever possible, with sufficient depth to support varied planting with minimal watering requirements.**
- **Not detract from the open character and garden amenity of neighbouring properties and the wider area.**
- **Within conservation areas, outbuildings should preserve and enhance their character and appearance. They are unlikely to be supported where they don't form part of the prevailing character of the area.**
- **Use suitable soft landscaping and planting to reduce its visual impact.**
- **Ensure the outbuilding will not result in excessive loss of garden amenity space by retaining at least 50% of the original rear garden.**
- **Ensure the siting of the outbuilding will not harm existing trees.**
- **Address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions.**

Figure 9.1 – Photo of appropriate high quality outbuilding. Photo Credit Neil Dusheiko Architect. Photographer: Agnese Savito


10

10. Plant and equipment

METER BOXES

10.1 Wall-mounted meter boxes in prominent positions are not acceptable. Their obtrusive appearance is often worsened by associated pipes and cables and by the loss over time of the meter box doors. Gas meter boxes should be sunk into the ground - taking them out of sight and electricity meter boxes placed in visually secluded places. In larger schemes (eg. Where a house is being converted into multiple units) consideration should be given to placing all meters in a dedicated meter room. Installations will be resisted on front or other prominent locations.

DOWNPIPES AND SOIL VENT PIPES

10.2 Pipes should be run vertically – awkward bends and diagonal runs should be avoided. The following should always be sought:

- **Discrete positioning away from prominent elevations, such as on concealed roof slopes, between parapet walls, on rear elevations, or behind chimney stacks.**
- **Changes to rainwater goods to accommodate increased rainfall are likely to be acceptable in most cases.**
- **Care should be taken to consider management strategies or designs that minimise impact on historically significant rainwater goods, with changes limited to those necessary to maintain function.**
- **Using matt colour finishes to blend in, or use effective permanent screening to minimise visual impact.**

SCREENING

10.3 Where screening is required, it should appear appropriate for its context – solid enclosures or metal louvres (appropriately angled) can be effective; mesh panels or perforated metal panels much less so. At low level, screening should be robust and be able to withstand impacts.

VENTS AND KITCHEN EXTRACTS

10.4 New external vents are often required for the mechanical ventilation of bathrooms and kitchens. Care should be taken with siting of the vent and its external appearance, to minimise harm to the appearance of the building. In most cases, a traditional air-brick (colour matching the wall) will be the only acceptable solution. Vents should only be set into glazing if they can be accommodated in a neat and unobtrusive manner. Flush in-line vents will be expected on roofs.

10.5 The installation of air conditioning units for residential use is typically not acceptable. Should your building require cooling, you are advised to consult the **Retrofit SPD.**

SATELLITE DISHES

10.6 Multiple satellite dishes on premises add unacceptable visual clutter. Where planning permission is required, the Council will resist dishes on prominent elevations. Unobtrusive locations such as at low level on rear elevations and roof valleys (where the dish will not be visible) will be encouraged. In buildings containing a number of units, a communal satellite system will be strongly encouraged: this allows everyone to share one satellite dish. Ideally, all installations of this nature should be in unobtrusive locations at the rear of properties, either fixed to the building at low level or on a pole in the garden.

RENEWABLE TECHNOLOGIES

10.7 For information on renewable technologies and how to retrofit your home or whether planning permission is required, refer to the **Retrofit SPD.** Where planning permission is required, below outlines the design principles for PV panels and Air source heat pumps.

PV panels

10.8 Solar Photovoltaic Panels (PV Panels) convert energy from the sun into electricity. PV panels come in a wide variety of systems, colours, thicknesses, and glazing options, allowing for visual impact mitigation through careful siting.

10.9 PV panels should:

- **Be sited in the least visually intrusive location, typically rear roof-mounted and set in from parapets.**
- **Within conservation areas, conservation style PVs should be considered.**
- **Be arranged in a neat, consistent layout that aligns with the building's structure and avoids visual clutter.**
- **Should not project significantly above the plane of the roof and follow the pitch of the roof.**
- **Have low profile frames on flat roofs that are not visible from street level.**
- **Use non-reflective, matte finishes to reduce glare.**
- **Avoid using bright or contrasting colours; black or dark-framed panels are preferred.**
- **Be compatible with other rooftop services (e.g. plant, ductwork, green roofs) in a coordinated layout.**

Air source heat pumps (ASHP)

10.10 Air source heat pumps take warmth from the air to heat up water or air. The system generally consists of an external unit, usually near a wall and an internal unit which stores and distributes the hot water throughout the building.

10.11 Air source heat pumps should:

- **Be located on non-prominent façades, such as ground floor rear or internal courtyard elevations.**
- **Avoid primary street frontages, heritage façades, or locations visible from key townscape views.**
- **Be appropriately scaled to suit the size and function of the building.**
- **Be enclosed or screened using materials that are sympathetic to the host building and setting.**
- **Be positioned away from windows, balconies, and neighbouring dwellings to reduce noise intrusion.**
- **Be accompanied by a noise impact assessment when located near sensitive uses.**


11

11. Accessibility

RESIDENTIAL ACCESSIBILITY AND INCLUSIVITY

11.1 Accessibility is the ability of all people, including older people and disabled people, those with young children and those carrying luggage and shopping, to reach, move around and use places and facilities with ease. Integrating accessibility measures into a dwellinghouse can address the needs of existing occupants whilst also future proofing the dwelling ensuring that the house can still accommodate the residents as their accessibility needs change over time. This in turn allows the occupants to remain within the community rather than requiring them to move to a new house that better suits their needs. Finally, it ensures that the dwellinghouse is accessible to as wide a range of users as possible whether they are visitors or new occupiers. Therefore when residents are considering adding extensions or making alterations to their properties they should use the opportunity to also consider how they can improve the accessibility of their home.

11.2 Much of the work needed to improve accessibility is internal and therefore does not normally require any kind of permission whilst many external alterations fall under permitted development. This section of the SPD outlines the various ways that houses can be adapted to make them more accessible and inclusive to a wider range of users whilst outlining the relevant requirements around planning policy and planning permission.

HERITAGE ASSETS

11.3 The council supports applications for the improvement of the accessibility and inclusivity of heritage assets, however, this should be balanced with the need to preserve the significance of a heritage asset. For dwellinghouses within Conservation Areas external works, such as alterations to the entrance, will be assessed for their impact on the character of building and the surrounding conservation area. For alterations to Listed Buildings, Listed Building Consent will be required for both internal and external works and therefore applicants must demonstrate that improvements to accessibility do not compromise the significance of the building.

11.4 For further guidance please refer to the Historic England document Easy Access to Historic Buildings (2015), please visit:

bit.ly/easyaccesshistoricbuildings

PROVIDING ACCESSIBLE AND INCLUSIVE HOMES

11.5 When undertaking any project to alter or extend a dwellinghouse accessibility should be considered at an early point in the design process to ensure that it remains a core principle of the project rather than an afterthought. Furthermore the needs of different end users should be considered as this will greatly influence how the scheme is designed. Finally the development should be inclusive, aiming to not create barriers for disabled people, the elderly or people with pushchairs using the public realm around the site.

11.6 Before applying for planning permission applicants are encouraged to submit a pre-application to discuss their proposal with the Council's planning officers. Officers will be able to advise on the acceptability of proposals and whether they will require planning permission.

11.7 The table below outlines the different methods that applicants can employ to improve the accessibility and inclusivity of their home with each method including a description of whether planning will be required and the likelihood of approval.

ACCESSIBILITY FEATURES	PLANNING REQUIREMENTS
Approach Routes	
Level access with shallow gradient ramps.	Requirement for planning permission will depend on scale. Where planning permission is required ramps that result in the loss of characteristic features will not be supported. 🔴
Where level or ramped access cannot be provided steps should be accompanied by a handrail.	Planning permission normally not required as long as the railing is not higher than 1 metre. Where planning permission is required handrails should preserve the character of the dwellinghouse. 🟠
The surfaces of approach are of sufficient width, unobstructed and are constructed from firm, durable and slip resistant materials.	Planning permission will generally not be required so long as the cumulative hard surface which is located at the front of the property and which would exceed 5 square metres is either made of porous materials or provision is made to direct water run-off to a permeable or porous area. If planning permission is required then it will generally be supported so long as a sufficient amount of urban greenery is retained in the front garden. 🔴
Well illuminated and clearly identified approach.	Acceptable and permission not required. 🟢
Visual, auditory, and tactile cues.	Acceptable and permission not required. 🟢
Clearly displayed address	Acceptable and permission not required. 🟢

🔴 Likely not acceptable 🟠 Likely acceptable 🟢 Acceptable

ACCESSIBILITY FEATURES	PLANNING REQUIREMENTS
Parking	
Parking spaces located as close as possible to accessible entrances.	Planning permission required. Parking for disabled users is supported. The conversion of front gardens to a disabled users car parking space will need careful consideration to ensure the design of the front garden accord with the guidance of section 6.1 above.

Likely not acceptable Likely acceptable Acceptable

ACCESSIBILITY FEATURES	PLANNING REQUIREMENTS
Entrance	
At least one entrance door which is accessible to all.	See other criteria.
Level area in front of the door.	Requirement for planning permission and likelihood of approval will depend on scale and the impact of works on the character of the dwelling. 🔴
Level threshold over the door.	Alterations to doors will not require planning permission so long as they match the external appearance of the existing door. Alterations to the size of a door opening will require planning permission. Where permission is required changes to doors will be supported so long as they preserve the character of the dwellinghouse. 🟠
Provision of canopies over doors.	Planning permission required. 🔴 Support for canopies will be subject to their impact upon the character of the dwelling and surrounding area.
Easy to open and sufficiently wide entrance doors.	Alterations to doors will not require planning permission so long as they match the external appearance of the existing door. Alterations to the size of a door opening will require planning permission. 🟠 Where permission is required changes to doors will be supported so long as they preserve the character of the dwellinghouse.

🔴 Likely not acceptable 🟠 Likely acceptable 🟢 Acceptable

ACCESSIBILITY FEATURES	PLANNING REQUIREMENTS
Entrance	
Provision of electronic entrance doors.	Alterations to doors will not require planning permission so long as they match the external appearance of the existing door. Alterations to the size of a door opening will require planning permission. Where permission is required changes to doors will be supported so long as they preserve the character of the dwellinghouse.
Colour contrast between the doors, doorframes and architraves with surrounding surfaces.	Planning permission will not be required unless the site falls within an area with an article four direction.
Position of entrance phones.	Acceptable and permission not required.

Likely not acceptable Likely acceptable Acceptable

ACCESSIBILITY FEATURES	PLANNING REQUIREMENTS
Internal Circulation	
Stairs can be modified by either adding a stairlift or adapted to ensure a stairlift can be accommodated at a later date.	Acceptable and permission not required.
Ramps rather than steps for internal changes within a storey.	Acceptable and permission not required.
Sufficiently wide internal corridors and doors.	Acceptable and permission not required.
Lighting should provide an even level of light, be free of glare and should be adjustable.	Alterations to internal and external light sources do not require planning permission. The installation of rooflights is acceptable under permitted development for a dwellinghouse but not flats. Alterations to the size of window openings will require planning permission and are not likely to be supported on historic buildings.

Likely not acceptable Likely acceptable Acceptable

ACCESSIBILITY FEATURES	PLANNING REQUIREMENTS
Facilities	
At least one wheelchair accessible and step free WC at ground floor level.	Acceptable and permission not required.
Appropriately designed sockets, switches and other utilities that ensure they are usable by all.	Acceptable and permission not required.
Provide colour contrast on internal surfaces.	Acceptable and permission not required.
External Space	
Step-free access to private outside space to ensure that this space is usable by all occupiers.	Requirement for planning permission will depend on scale. Small ramps will likely be supported whilst larger ramps that result in the loss of characteristic features will not.

Likely not acceptable Likely acceptable Acceptable

PLANNING APPLICATIONS

11.8 Plans submitted as part of a planning application should clearly show how the development will facilitate accessibility by outlining design features to be incorporated into the proposal.

11.9 Plans submitted as part of any planning application should clearly show how the development will facilitate accessibility by outlining design features to be incorporated into the proposal. Design and Access Statements should outline site specific constraints to accessibility and how the proposal aims to overcome these challenges. Where it is not possible to achieve the highest standards of accessibility due to site limitations the Design and Access Statement should outline why the highest standards cannot be met and how the development mitigates this. Planning Practice Guidance states that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application. For an application involving the alteration or extension of an existing dwellinghouse the level of information required should not be substantial.

11.10 For further guidance on Design and Access Statements, please visit:

bit.ly/guideDAS

BUILDING CONTROL CONTEXT

11.11 Building control regulations have minimum standards for design, construction and alterations that apply to almost all buildings. You are advised to consult the building regulations to review the current requirements in relation to accessibility. To find out more about the building regulations covering access to buildings please visit:

bit.ly/appdocm

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