

Introduction

1. Haringey Council wants to recognize the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of South Tottenham. There is pressing case for new Planning Guidance to regularize roof extensions in the area, and ensure both adequate growing space and good design.
2. These matters were discussed with local residents and ward councilors. A public meeting was held on 20th May 2009, followed by a meeting with designated leaders on 25th June 2009. Draft illustrations of roof extensions were tabled for consideration. It was finally agreed that the three types set out in Appendix 1 should be recommended as good and well designed extensions, and be subject to formal policy public consultations.

Scale and character of the area

Diagram 1



The original South Tottenham residential terraces; diagrammatic view of house type

3. The traditional pattern of development of the area comprises late Victorian style 2 storey terrace houses, typically with shallow pitched roofs, lining a network of roads

laid out to a grid pattern with their back to back rear gardens. Within the overall area there is some visual variety between house types, between adjoining streets, and between terraces on the opposite sides of the street.

4. Within individual terraces, however, there is a general consistency in the use of a limited palette of external facing materials and detail design. Whilst this is not a conservation area, or an area of particular architectural sensitivity, the terraces have a consistency of scale and rhythm resulting in a uniformity of street character within the area.

Planning background

5. The Council's former UDP(1998) included a policy, DES 5.7, on Dormer Windows, Roof Extensions and Loft Conversions, which gave special consideration to the circumstances of the established Charedi Jewish Community in South Tottenham where there is a need to provide accommodation for large families.
6. This policy was not carried forward into the 2006 UDP, at which time the Council applied a policy approach which considered extension proposals in South Tottenham exactly the same basis as extension proposals elsewhere in Haringey, consistent with Policy UD3 and SPG1a.
7. In response to the need to provide urgent habitable accommodation in the area the Council drafted informal planning guidance in 2007, setting out where extensions may be acceptable. Whilst this guidance did not undergo a consultation procedure and was not adopted, it has been used for development control purposes and many roof extensions in the area have been permitted on this basis. The council now does not find this guidance good or acceptable.

Diagram 2



Appearance of some recent extensions to terraces in the area (diagrammatic view of terrace)

Concern about the effect of recent roof extensions being out of scale and character of the area

8. The Council is now concerned about the scale and size of recent roof extensions. Diagram 2 shows extensions substantially greater than a traditional dormer construction inserted into a roof. Typically these are flat roofed second floor extensions that cover almost the whole footprint of the original dwelling. With the exception of a narrow margin at the front eaves of the building, most extensions have virtually replaced the whole of the pitched roof structure.
9. These roof extensions have a significant effect not only on individual buildings but on the appearance of the area generally. They stand out on the skyline when viewed against the adjoining sloping roofs, and the effect is visually intrusive conflicting with the original scale and character of the terrace. The large numbers of large flat roofed extensions in recent years exacerbate the effect, and cumulatively these have started to change the scale and appearance of streets in the area.

Proposal for Guidance on House Extensions for South Tottenham

10. Therefore it is proposed that a Guidance Document be consulted on and then approved by the Planning Committee. The draft guidance and consultation response form are attached in the appendices.
11. If approved by Planning Committee, public consultation will be by postal survey to all residents (with the document and response form also available on our web site) from 1st October until 26th November (8 weeks). The final Design Guidance Document will hopefully be presented for approval to Planning Committee on 11th January, with the guidance to go live at the end of January.

Appendices:

Appendix 1: Draft Design Guidance

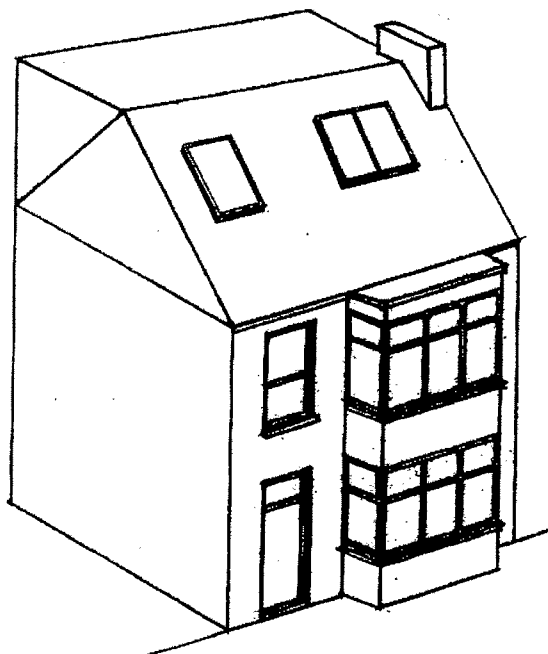
Appendix 2: Consultation Reply Form

South Tottenham House Extensions - Draft Design Guidance,

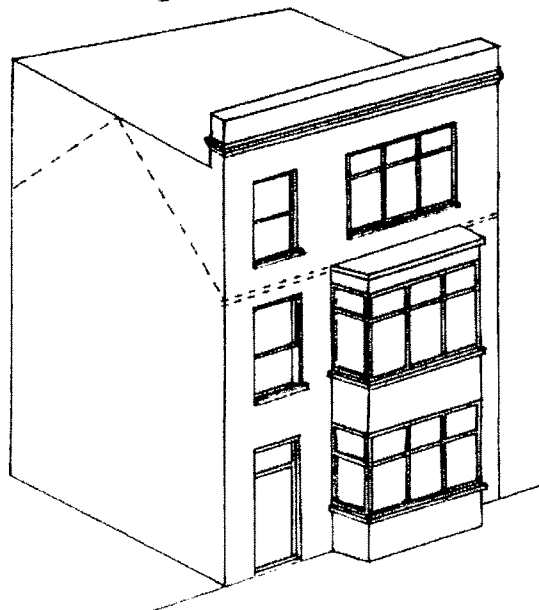
New Planning Guidance for roof extensions in the area.

1. Haringey Council wants to recognize the need to relieve over crowding, and to provide for additional habitable accommodation for large families in part of South Tottenham. There is pressing case for new Planning Guidance to regularize roof extensions in the area, and ensure both adequate growing space and good design.
2. These matters were discussed with local residents and local Ward Councillors, a public meeting was convened on 20.05.2009, followed by a meeting with designated leaders of the local community on 25.06.2009. Draft illustrations of various forms of roof extensions were tabled for discussion purposes, and the following were considered as good and well designed models for future roof extensions in the area. Three designs are proposed, and no others, as set out below;

Type 1; full width dormer to rear only with possible rooflights to front only; diagrammatic view of single house

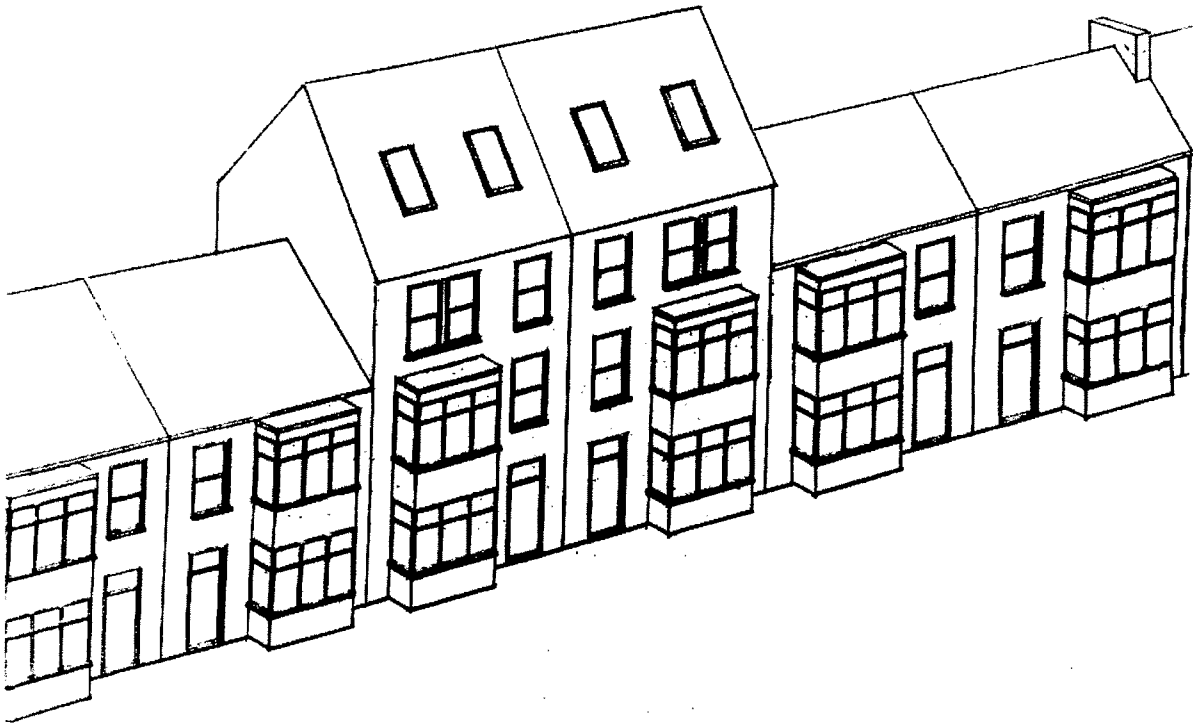


Type 2; whole floor extension with flat roof behind parapet in wall to match existing 1st floor construction; diagrammatic view of single house



Type 3; full 2nd floor extension with loft accommodation at 3rd floor level within pitched roof, in materials to match existing; diagrammatic view of terrace

Note: This option can only be implemented by adjoining pairs of houses, dwellings will need a secondary means of escape (i.e. a staircase) in case of fire, and will require very substantial structural alterations throughout to comply with the Building Regulations.



Design Considerations

3. In terms of facing materials to front elevations facing brickwork, render and hanging tiles at the upper level are predominant. In roof extensions hanging tiles set above the eaves line of the original dwelling are generally visually compatible with the plain tile covered traditional pitched roofs typical of adjoining 2 storey houses along the terrace. A specific palate of facing materials will need to be identified during the course of public consultation.
4. As further new roof extensions are built the scale and character of the area will be changed further. It is important that roof extensions follow approved design parameters to establish a consistency of scale and character for the terrace, streets, and eventually the whole area.
5. As new roof extensions are undertaken by individual owners it is recognized that it is likely to take a period of years before a whole terrace would be extended at roof level. The process is one of transition from a two storey street to a three storey street with a consistent scale and character, to a good standard of design, accommodating appropriate growth.
6. Each planning application will be dealt with on a case-by-case basis having regard to the impact on the of the appearance of the house itself, on the adjoining houses either side, as well as on the architectural unity of the terrace and overall character of the specific street itself.

Name:
Address:
Tel. / email:

please send to:6
Planning and Regeneration, Haringey Council
639 High Road, Tottenham, N17 8BD



possible streetscape in transition with Type 2 type extensions

Rear Extensions

7. Ground floor full width rear extensions may be considered acceptable and they should not extend more than 5 metres deep.
8. In considering proposals for rear extensions the Council will also consider their impact on the adjoining dwellings, with particular attention paid to protect privacy, maintaining sunlight and daylight, and maintaining a reasonable outlook for adjoining properties.

Defined Area

9. For the purposes of this Guidance, South Tottenham is defined as an area bounded by Crowland Road to the north, Markfield Recreation Ground and the River Lee to the east, Craven Park Road to the south and Tottenham High Road to the west, excluding the Conservation Area. See the attached map.

Important Note:-

10. This guidance applies solely to new development, is independent of and does not invalidate any previous planning decision for an extension to a house.

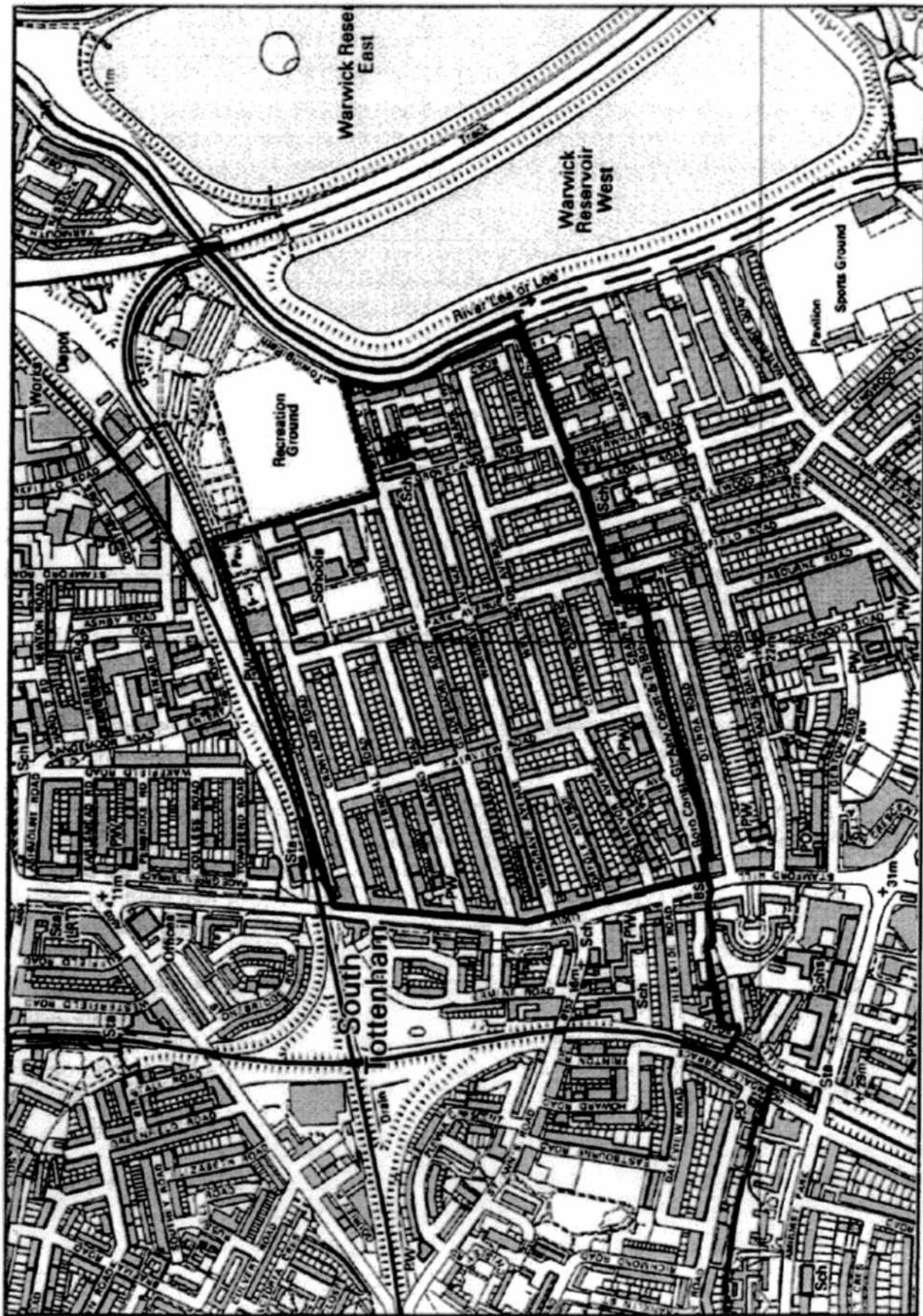
Contacts;

Mortimer MacSweeney; Principal Conservation Officer; Tel.: 020 8489 2841,

Paul Smith; Team Leader Development Management South; Tel.: 020 8489 5507

Name:
Address:
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please send to:
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South Tottenham

Name:
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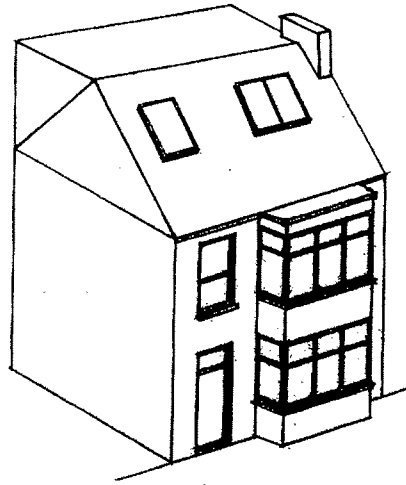
please send to:
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**Appendix 2
South Tottenham House Extensions
Consultation Reply Form**

**Draft Design Guidance
September 2009**

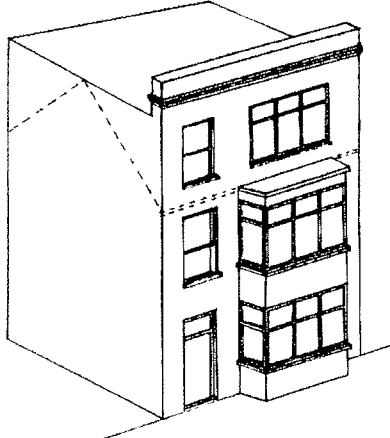
Please note all three types are proposed by the Council as acceptable. Please give your views:

Type 1;
full width dormer to rear only with possible rooflights to front only; diagrammatic view of single house



Comments:

Type 2; whole floor extension with flat roof behind parapet in wall to match existing 1st floor construction; diagrammatic view of single house



Comments:

Type 3; full 2nd floor extension with loft accommodation at 3rd floor level within pitched roof, in materials to match existing; diagrammatic view of terrace



Comments:

Note: this option can only be implemented by adjoining pairs of houses; dwellings will need a secondary means of escape (i.e. a staircase) in case of fire, and will require very substantial structural alterations throughout to comply with the Building Regulations.

Other Comments or designs you think are acceptable that you would like the Council to consider:

Please explain why.

Name:
Address:
Tel. / email:

please send to:
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