LAMBETH
Design Guide Part 4

Building Alterations, Extensions and Retrofit

March 2022

Lambeth

Contents

General Advice

4.1 This guidance has been prepared in a positive manner in order to optimise sustainable growth based on an understanding of Lambeth's character. The Council wishes to help residents and businesses stay in their properties by accommodating their changing needs. Building conversions and extensions also offer significant opportunity for the provision of new homes, ensure effective use of urban land and makes good environmental sense. Carefully considered alterations and extensions have the potential to improve and enhance the borough just as poorly considered proposals can potentially cause harm.

4.2 Part 1 and The Lambeth Local Distinctiveness Study (2012) are useful here for anyone trying to understand the character and built form of the borough. The advice is general in nature which means can't necessarily be applied to all situations. However, every effort has been made to address a range of common issues and circumstances in Lambeth including alterations to buildings on the local heritage list (non-designated heritage assets) and buildings within conservation areas. Separate guidance exists for works to a statutory listed building.

Planning Permission

4.3 In very general terms, planning permission is required for most external alterations to flats and commercial premises, irrespective of whether they are purpose built or conversions. Planning permission is also required for some changes and extensions to single family dwelling houses. The Government's planning website is the best place to find definitive advice on planning controls - www.planningportal.gov.uk.

4.4 For those considering alteration or extension works that do not require planning permission, it is recommended that a Certificate of Lawful Development is sought from the Council, as this provides official confirmation that planning permission is not required. The guidance in this document may still be of value in these circumstances.

4.5 Some properties on the Dulwich estate, The Alcot Estate and the Duchy of Cornwall estate, Kennington are subject to a 'scheme of management' by which the landowner restricts uses and building alterations. These are not a planning consideration but must be complied with by property owners in those areas.

Building Control

4.6 Structural works and some other alterations such as window replacements normally require separate Building Regulations approval or compliance with those regulations. Lambeth Building Control provides this service. E-mail buildingcontrol@lambeth.gov.uk.

Building Repairs

4.7 Keeping properties in good repair can minimise the need for expensive comprehensive repairs and refurbishment in future. Repair rather than replacement is much more sustainable too. For information on repairs to traditional buildings see:

1. www.maintainyourbuilding.org.uk

2. Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money available from:
   www.ihbc.org.uk/publications/stitch/stitch.html

3. The Society for the Preservation of Ancient Buildings provides advice online:
   http://www.spab.org.uk/advice/conservation-advice/

4. Historic England's Practical Building Conservation publications are particularly good documents for those considering repairs and alterations to heritage assets and traditional buildings (especially those in conservation areas).
   https://historicengland.org.uk/advice/

EN4

Q2

Q3

Q5

Q8

Building Extensions, Alterations and Retrofit

Revised Lambeth Design Guide Part 4: Building Alterations and Extensions

Building Extensions, Alterations and Retrofit

Retrofit and the climate emergency

4.8 The UK has the oldest and among the least energy efficient housing stock in Europe. This is particularly the case in Lambeth, where the most prevalent building type is a pre-1900 terraced house, and over half of domestic floorspace in Lambeth is in buildings constructed before 1929. Domestic energy use is the largest single source of emissions in Lambeth - a significantly larger share than the national average - and building alterations that improve energy efficiency and allow for the installation of low carbon heating will be needed on a large scale if Lambeth is to reduce its emissions and tackle the climate emergency. Additionally, retrofitting delivers health benefits from reduced exposure to cold, damp and poor indoor air quality, and can result in significant energy bill savings. It is therefore best practice to support and facilitate retrofit, ensuring that works are carried out to appropriate standards and are sympathetic to their surroundings. Given the climate emergency, energy efficiency should be considered as a priority whenever a building alteration is undertaken.

4.9 Policy Q5 seeks to sustain and reinforce Local Distinctiveness, Policy Q8 seeks to maintain high standards of design / construction quality and Policy Q11 (a) seeks alterations to be designed in a way that positively responds to the character of the host building, respecting locally distinct forms and detailing. Part 1, the Lambeth Local Distinctiveness Study (2012) and other relevant documents (such as conservation area character appraisals) should be consulted where relevant.

4.10 Lambeth's building stock dates largely from the 19th and 20th centuries. The vast majority of buildings in Lambeth have been carefully designed, many as part of a group, street, housing estate or unified development. Great care was often taken by the original designer to ensure that the building looks good and performs well. Attractive and well-designed buildings are an asset for everyone in Lambeth and they contribute to local distinctiveness.

4.11 Unsympathetic alterations (poor design or inappropriate materials) harm the appearance of buildings and the visually amenity of our neighbourhoods. To avoid harm designers should:

1. Take care to ensure that all alterations positively respond to the host building,
2. Retain and respect important features.
3. Reinstate lost external detailing (such as cornices and glazing types) where such opportunities present themselves.
4. Ensure retrofitting works are sympathetic in siting and design to the host building

Before reinstatement

After reinstatement

Before reinstatement

After reinstatement

Q5

Q11

Demolition

4.12 Partial demolition (such as the removal of chimneys, turrets or parapets) should be avoided where it would have an adverse impact on the design integrity of buildings. Demolition in conservation areas requires particular care because of the architectural and historic interest of the buildings and the statutory obligation to preserve their character. Relevant demolition (substantial or complete) of buildings and boundaries within a conservation area often requires planning permission. Designers should:

1. Ensure that design and access/ heritage statements are explicit in the amount of demolition proposed
2. Show clearly on demolition plans the extent of demolition proposed
3. Remember that façade retention is not considered acceptable in conservation areas under Policy Q22.
4. Note that substantial or complete demolition of local heritage assets which harms their significance will be resisted under Policy Q23.

Facade Retention

4.13 The retention of a building façade and the erection of a new building behind may be desirable in instances where a façade makes a particular contribution to its locality. Where a façade retention is acceptable in principle designers should ensure the façade is retained in a meaningful way, one which is respectful of the architectural integrity of the retained elements (including fenestration) and fully integrated within the over-all design.

The loss of historic glazing in this façade retention has harmed the integrity of the retained façade.

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Q23

Window Replacement

4.14 In some circumstances the replacement of windows is permitted development and does not require planning permission. This can be checked online at www.planningportal.gov.uk. Ideally window replacements should aim to achieve maximum energy efficiency (expressed as a U-Value). To comply with the building regulations replacement windows should be at least double glazed, although there are exemptions for statutory listed buildings and buildings in conservation areas to preserve historic windows. The Council will generally expect all windows replacements to sympathetic to the original window design.

For window replacements on heritage assets please see Historic England's best-practice guidance 'Traditional Windows: their care, repair and upgrading, 2017. https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/

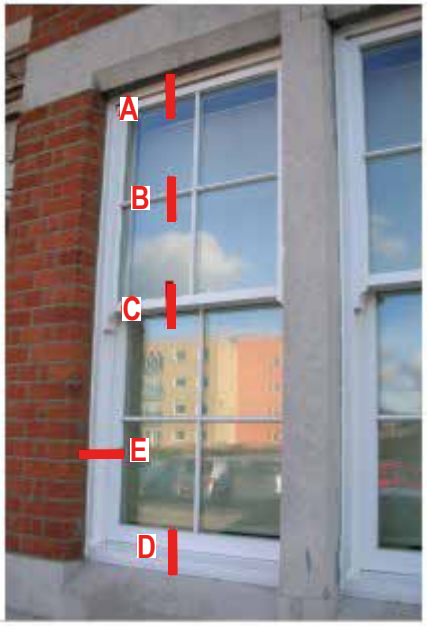
4.15 Where the building is part of a terrace or group which shares common window detailing it is especially important that the new windows match the originals that they replace. Similarly, the windows of individual flats are often identical to those within the whole building to give unity of design. In order to protect the character of the building designers should ensure replacement windows should be in keeping with the appearance, detailing and opening type of the originals. A close match is particularly important on heritage assets.

4.16 As a general rule replacement windows should:

1. Fit neatly into existing openings, recessed into the established reveal depth.
2. Follow the original style of opening - such as sliding sash or hinged casement.
3. Replicate frame dimensions and detailing as closely as possible. 'Stick on' or non-integral glazing bars should be avoided—they are a poor substitute for authentic glazing bars and can loosen and fall off. Glazing should generally have a treatment externally which accurately reproduces a traditional putty finish.
4. Have unobtrusive, security rated locks and fittings.
5. Avoid visually obtrusive trickle-vents on heritage assets and buildings in conservation areas.
6. Be of the same material as the original windows on heritage assets and in conservation areas.
7. Retain bay windows and other feature windows such as oriels.

4.17 Planning applications for replacement windows should contain clear elevations with each window proposed for replacement identified and numbered and detailed drawings (1:20 scale elevations and larger scale 1:5 or 1:2 detailed cross sections) of the original and proposed windows, for ease of comparison. The cross sections should show how the window unit sits within the window reveal and relates to the existing cill.

4.18 Section drawings for sash windows should include top rail (including sash box), glazing bar, meeting rail (of both sashes), bottom rail and cill (including sash box). See illustration below.



A = top rail and sash

B = glazing bar

C = meeting rail

D = bottom rail and

E = jamb (side rail)

Figure 1: A sash window with sections marked

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This information should be provided in table form for each window:

4.19 This advice focuses on sash windows because they are Lambeth's most common type. Applicants should adjust table to suit their particular circumstance; for example in relation to shop fronts or traditional side-hung casement windows.

4.20 A failure to include adequate information can result in an application being considered invalid; a refusal of permission on the basis of insufficient information; or delays, while additional information is sought.

Window Installation

4.21 Window installation should be undertaken with care to ensure that thermal performance is optimised. Further guidance on fitting window for maximum efficiency.
https://www.labc.co.uk/sites/default/files/zch-thermalbridgingguide-screen.pdf

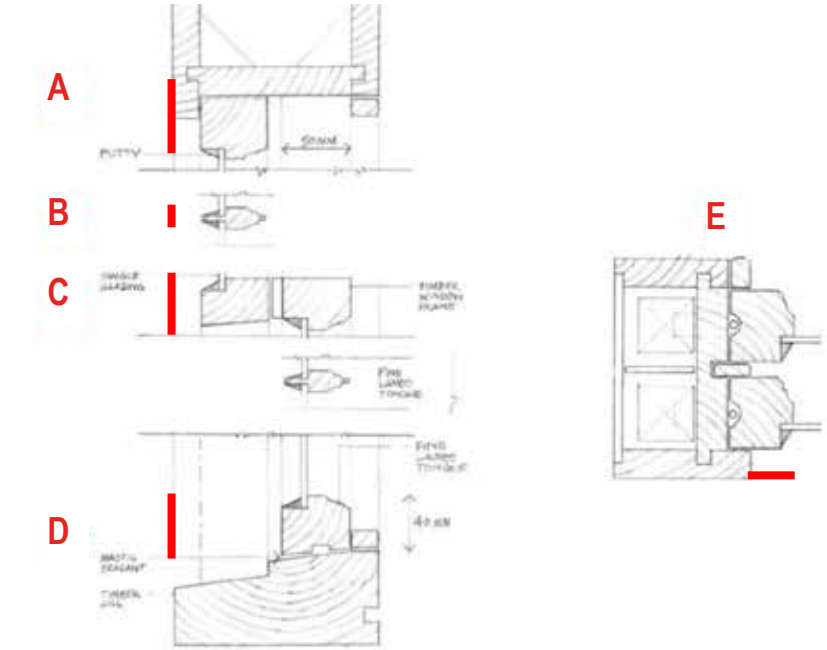

Figure 2 : Sash window section drawing

	WINDOW 1	EXISTING IN MM	PROPOSED IN MM
A	Top rail and sash box combined		
B	Glazing Bar		
C	Meeting rail		
D	Bottom rail		
E	Jamb (side rail)		

Balconies and External Staircases

4.22 Balconies are not characteristic features of Lambeth's pre– Second World War building stock. When it comes to existing buildings, the addition of projecting balconies to facades has the potential to significantly alter the architectural composition and appearance of the host building or its group; as a general design rule new balconies should be limited to rear elevations.

4.23 The addition and design of balconies must be carefully considered to avoid adverse impacts on neighbouring properties in respect of overlooking and noise. Where new balconies are considered acceptable on amenity grounds the Council will expect the design (including doors and balustrades) to be appropriate for the character of the host building; which may mean a traditional approach on traditional buildings

New Balconies on Existing Buildings

4.24 Where new balconies are considered acceptable on amenity grounds the Council will expect the design (including doors and balustrades) to be appropriate for the character of the host building, which may mean a traditional approach on traditional buildings. Balconies should not be positioned where they expose users to poor air quality.

Balcony Alterations

4.25 Many purpose-built block of flats in Lambeth, and some commercial buildings, were designed with balconies. When considering alterations designers should note the advice in para 3.52 and also:

1. Retain and respect important features.
2. Not remove balconies where they are an integral part of the building design. Note that the enclosure of existing balconies (such as bricking up or glazing in) will generally be resisted unless the whole block is receiving the same treatment and the design integrity of the host building is not compromised by the change.
3. Avoid unacceptable overlooking into neighbouring properties (see Part 2)
4. Avoid the installation of security cage enclosures. Other security means should be deployed.
5. Not propose sheds or other similar structures on balconies where they would harm visual amenity. '

Unsympathetic design

Caged balconies are unacceptable

Q2

Q3

External Staircases

4.26 Direct access from upper floor accommodation to the rear gardens is often desirable but resulting overlooking can have an adverse impact on the amenity of neighbouring property. Designers should:

1. Ensure external staircases are of an appropriate form, design and scale for the host building.
2. Avoid excessive rearward projection (this includes any access balcony
3. Avoid unacceptable overlooking into neighbouring properties.
4. Ensure the design does not aid unlawful access into adjoining property.
5. Where possible, come to an agreement with neighbours on any proposed party wall screening prior to the submission of any application.

External Materials

4.27 In a number of circumstances replacing / changing the external materials of a building is permitted development and does not require planning permission. For more information, please see www.planningportal.gov.uk. Where planning permission is required, and especially in relation to heritage assets, care should be taken with all building alterations to ensure that the external materials are appropriate. Generally, a close match should be sought in order to integrate the new works.

4.28 For properties that are already rendered, external wall insulation may be the best retrofit option, although this approach may not be suitable for heritage assets. For guidance on insulating external render please see para 4.120.

4.29 Brick is Lambeth's most common building material. It unifies whole streets and neighbourhoods. Its appearance does not degrade with age and it is largely maintenance free. It is a key part of Lambeth's local distinctiveness. When considering alterations to brickwork designers should:

1. When re-pointing, ensure mortar mixes are appropriate for the brick type. Otherwise there is risk of brickwork damage. A slightly recessed pointing finish is generally the most appropriate.
2. Take a cautious approach to brick cleaning. Some methods are harmful and all cleaning dramatically changes the appearance of the property, removing the patina which develops over time – often to the detriment of groups and terraces.
3. Avoid the painting of unpainted brickwork. It noticeably changes the appearance of the building. Regular redecoration places an unnecessary maintenance burden on the building owner.
4. Consider paint removal where brick surfaces have been inappropriately painted.
5. Avoid the rendering or cladding (stone, tile, timber etc.) of brick built heritage assets, and consider internal insulation solutions for thermal upgrade in those instances. More generally, brick elevations to streets and open spaces should be retained. However, the side and rear elevations (not street facing) present an opportunity for external insulation.

4.30 Policy Q5 generally discourages the use of render because it does not perform well and requires regular maintenance. Where render needs to be replaced a through colour mix is encouraged to avoid the need for regular re-decoration.

Cornice reinstatement

4.31 A great many Georgian and Victorian houses in Lambeth have a high level cornice in brick and stucco. Many of these have been lost over time. The council supports authentic reinstatement. GRP replica cornices are a lightweight option but these are generally unacceptable on listed buildings.

Render should reflect local character

Clean brickwork can look jarring and remove attractive patina of age

Q2

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Revised Lambeth Design Guide Part 4: Building Alterations and Extensions

Conversions

Residential Conversions

4.32 Conversions help deliver housing growth. Whilst extensions can help, the success of conversion will be dependent on the suitability of the host building and the quantum / type of development being sought. Some buildings lend themselves better to conversion than others and in many cases complete re-development will be preferable in order to ensure that development potential is optimised and that the quality of accommodation is the best possible.

4.33 Aside from the important aesthetic impact of alterations, conversions bring with them particular issues that need careful attention in relation to amenity and quality of life, especially in relation to residential amenity space, outlook, daylight and sunlight, and refuse storage and cycle storage. The mix of uses and the suitability of the site for servicing and access all require careful consideration. For more information see Part 2.

House to Flats Conversions

4.34 The conversion of a single dwellinghouse into flats is a relatively straightforward means of providing additional residential accommodation. In such conversions designers should:

- Maintain the appearance of the house as a single family dwelling by not adding additional entrance doors or altering the general appearance.
- Not relay on small front gardens as private amenity space as they are unsuitable.
- Pay particular regard to fire proofing and sound proofing to ensure the best possible outcomes for residents.
- Provide access for all residents to a communal garden at the rear.
- Consider the future needs of users particularly for the aging population by ensuring flexibility and adaptability of internal layouts.

Shop and Pub Conversions

4.35 Where the conversion of shop or pub premises are acceptable in principle, design ingenuity should allow for the sensitive retention of such shop fronts while ensuring the provision of high quality conversions.

4.36 The framing elements (pilasters, fascia, historic signage and cornice) may warrant retention of the shop is an integral part of the building design. In cases where the property was originally residential and the shop front/shop unit is of no interest consideration should be given to returning the building to its original appearance.

4.37 The conversion of shops to residential units needs careful consideration. Conversions undertaken in the past often have a poor appearance which harms the host building and the wider locality; the interior accommodation provided is also of poor quality. Poor examples should not be used to justify the design of new schemes. The design of the infill needs careful consideration and proportions of new openings need to respond well to the host building. Where the facade fronts the pavement outward opening windows will be resisted as they present a risk to pedestrians. Sliding sash windows should be used in these instances.

Forecourt Treatment in Shop Conversions

4.38 Where ground floor premises with forecourts are being converted to residential use designers should enclose the forecourt and have it soft landscaped to provide defensible visual amenity space for the new residents.

New Residential Accommodation Over Non - Residential Premises

4.39 The re-use of vacant accommodation over shops is supported in principle. However, the conversions of upper floor premises should not compromise the future use of the commercial use below. For example, in the case of public houses, sufficient external space needs to be provided for effective servicing, refuse storage etc. of the public house premises.

4.40 Part conversion (for example the conversion of the shop's rear storage area to residential use) need to meet all necessary standards and should not compromise the long term viability of the unit.

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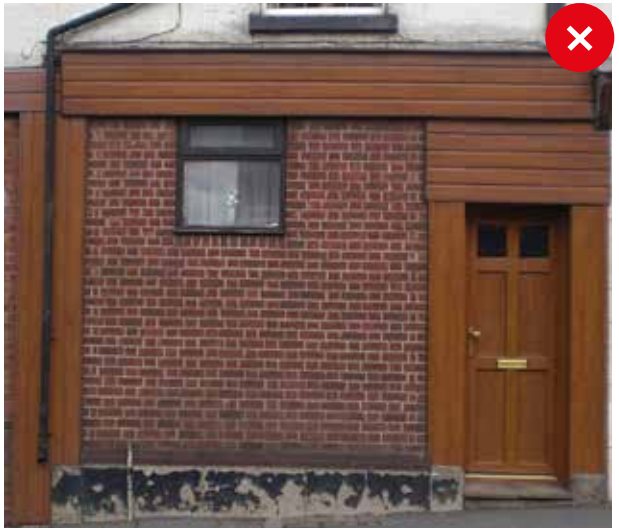

Poor Conversion

Successful Conversion

Successful conversion

Successful Conversion with openable windows

Revised Lambeth Design Guide Part 4: Building Alterations and Extensions

Extensions

Extensions

4.41 Extensions offer the opportunity to optimise accommodation. Residential dwellings houses have permitted development rights that allow some types of extension to be undertaken without planning permission, this is called Permitted Development (PD). Detailed information about PD rights can be found on the government's Planning Portal. https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2

4.42 Property owners with permitted development rights may still find the advice in this section useful in terms of informing the general design approach. In some instances, such as rear mansards the council endorsed approach presents a practical, more attractive solution than offered by the PD right. Therefore property owners might benefit from making a planning application for the council endorsed approach instead of using PD rights.

4.43 Below ground utilities should be surveyed when extensions are proposed. Thames Water provides online advice on these matters see link. https://developers.thameswater.co.uk/Domestic-and-small-commercial/Building-near-pipes"

Policy Q11 requires all extensions to be subordinate to the host building and have a design that positively responds to the host architecture. See figure 4

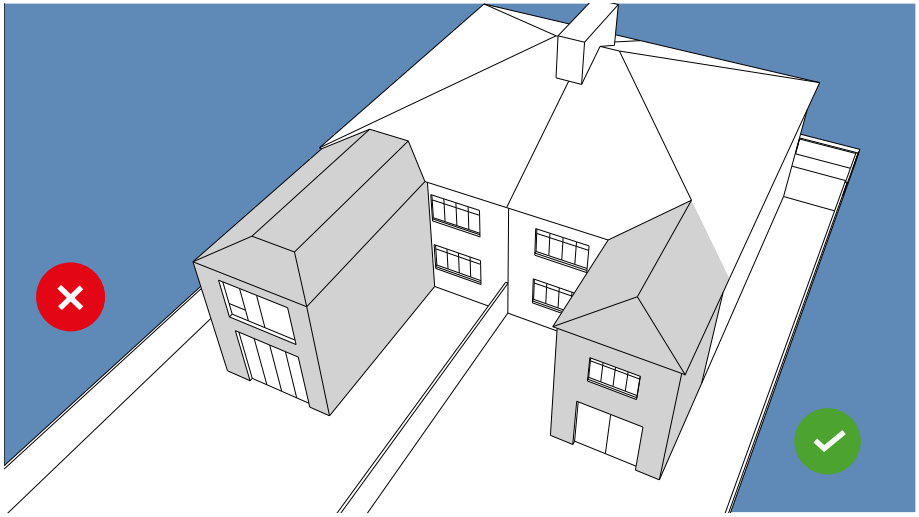

Figure 3: Two Storey ExtensionExtensions must be subordinate and positively respond to host building.

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Rear Elevations

4.44 Many early/mid-19th century buildings originally had flat rear elevations. Where these survive unaltered on heritage assets or buildings in conservation areas they are generally considered worthy of preservation.

Rear extensions - Closet Returns

4.45 Some early/mid-19th century properties have historic 'closet additions' on their rear elevation - these often date from the 19th century and are associated with 'standard' plan properties with rear staircases. The closet addition comes off the stairwell at half-landing level (the half landing window becomes a doorway) and is generally about the same width off the stairwell itself. Closet returns are generally no deeper than they are wide; and because they are at half landing level their roofs terminate a half storey below the main roof. Their combined mass and height generally make them subordinate to their host building. Because they contribute to local distinctiveness the demolition of closet returns will generally be resisted especially where they form part of a group or similar properties.

4.46 Designers should be mindful of the advice relating to green infrastructure in Part 2 of this document when designing closet extensions especially in relation to flat roofs

4.47 Where new closet returns are considered acceptable (amenity and outlook will be key considerations) Policy Q11 (c) requires that they follow the established local pattern. Additional floors to existing closet returns may be acceptable if there is no harm to amenity and if they terminate half a storey below eaves (see Figure 3). On heritage assets and conservation area buildings the acceptability of extending closet returns upward will be judged on a case-by-case basis based on the asset and its context (group value etc.).

Acceptable closet return

Unacceptable closet return

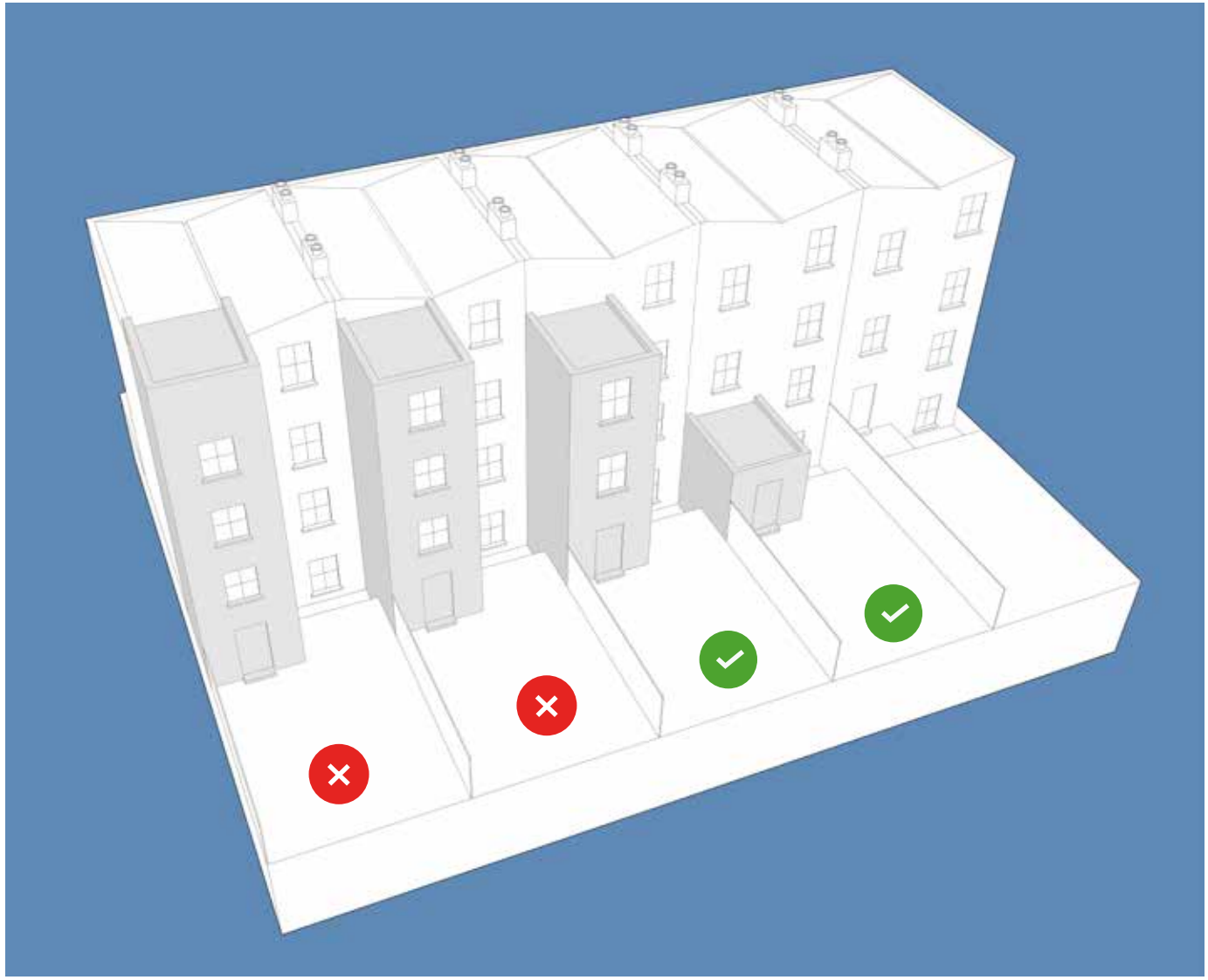


Figure 4: closet return extensions

Rear Externsions - Returns

4.48 Rear extension returns are common on buildings in Lambeth from the mid-19th century. They were seen as preferable to semi-basement accommodation which until then had been common. As a result, it is unusual for properties with purpose-built semi-basements to also have rear returns; they tend to have closet returns instead. The return is typically linear in form and projects at right angles from the rear elevation. They vary greatly depending on the age and scale of the property, from modest single storey structures to those with the same eaves height as their host building. Generally they achieve subordination through a combination of the width, rearward projection and lower roof ridge height. Rear returns are never full width therefore allowing for windows and doors on the rear elevation of the host building. However, the amount of space down the side of the return can vary greatly.

4.49 The demolition of rear returns will generally be resisted where the property is part of a group which exhibits uniform patterns. This is particularly the case on heritage assets and in conservation areas. Policy Q11 (d) supports new rear returns where they are characteristic of the building type and locality; subordination is key. See Figure 4. Policy Q2 (Amenity) will be a key consideration when considering new returns - especially the impact on the outlook and daylight / sunlight of neighbours.

4.50 The upward extension of single storey rear returns may be possible if no harm to amenity results (Q2) and it meets the requirements of Policy Q11 (a) (i) and (b). Generally the best approach up to eaves level of main house, is to just replicate the details of the return itself – extruding the walls upward and following the same roof form (see Figure 14). Party walls should be built up in matching (usually yellow stock) brick with a parapet treatment and remain blank. Above eaves level of the host building the general approach to upward extensions should be to treat them as subordinate roof forms rather than brick structures. The upwards extension of rear returns may not be acceptable if the result is not subordinate or on heritage assets and buildings in conservation areas if they harm amenity, or where the uniformity of existing rear elevations contribute to local distinctiveness.

4.51 The enlargement of a rear return to make it full-width will generally be resisted. The elongation of rear returns may be possible if care us taken to match roof forms and materials. Again, amenity impacts will be a key consideration. Elongation is unlikely to be acceptable in circumstances where the uniformity of a group is important.

Traditional rear returns

Rear return roofscape can contribute to local distinctiveness

Infill, End and Wrap-Around Extensions on Rear Returns

4.52 Single storey infill extensions (infilling the side space), single storey end extensions (on the end of the return) and wrap-around extensions (combined infill and end) are potentially acceptable, so long as subordination can be achieved and there is no harm to amenity. Generally party walls of such extensions should be built in brick with parapets so that no gutters over-hang neighbouring properties.

Infill Extensions

4.53 Policy Q11 (e) states that infills should be single storey. The extent of rearward projection beyond the gable end of the return is not specified in policy. However, subordination will still be required and issues of amenity, prevailing character and retention of sufficient garden space will be important considerations. Side spaces are quite narrow and amenity issues (especially daylight and outlook) in relation to adjoining properties will always be an important consideration. To be visually lightweight infills should be mostly glazed, this give the original return visual primacy. Infill extensions on properties with semi-basements and closet returns are difficult to achieve, because of the differing floor levels. The single storey requirement of Policy Q11 (e) limits infills to basement level in these instances. Policy Q11 (e) (iii) requires infills to be set back from the corner of the main return on heritage assets.

Wrap-Around Extensions

4.54 Wrap-around extensions (an L-shaped extension comprising an infill which continues to enclose the end of the rear return) generally result in a full width glazed elevation to the rear garden. Whilst this is acceptable in most circumstances it will be resisted on heritage assets and buildings in conservation areas as the horizontal emphasis and dominance of glazing is not considered a sympathetic response. Wrap around infill extensions on properties with closet returns is problematic due to the closet's differing internal floor level. For that reason they will generally be resisted.

4.55 The Figure 5 shows acceptable options for properties that are not heritage assets or buildings in conservation areas. Property no. 1, shows a typical infill extension. Property no. 5, shows a typical wrap-around extension. The downside of this approach is the long flank wall which presents to the adjoining property. The longer the wrap-around the greater the flank and therefore the greater the impact on neighbours. One solution is shown in property no. 3. This example leaves a small courtyard space adjoining the rear wall of the host building—allowing good daylight and ventilation to the rear room of the property. This approach is beneficial to adjoining amenity too, as it removes built mass from the flank.

4.56 Figure 6 sets out appropriate extension types for non-designated heritage assets and buildings in conservation areas. Whilst not clear in the illustration, infill extensions should stop short of existing corners, to better emphasise their subordination; this need only be a single brick - just enough to retain the corner. Properties no. 1 and 5 have glazed infills (which is the preferred approach for non-designated heritage assets and buildings in conservation areas) and properties nos. 3 and 6 have end extensions. Although not shown, an infill and end extension may be acceptable in some instances so long as they are both set back from the corner of the original return. Varied roof forms are shown for illustrative purposes only. In reality, roof profiles within terraced groups will be expected to follow a uniform pattern. The party wall to the adjoining property should be as low as possible. Gutters and fascias on party walls should be avoided in favour of parapet gutters.

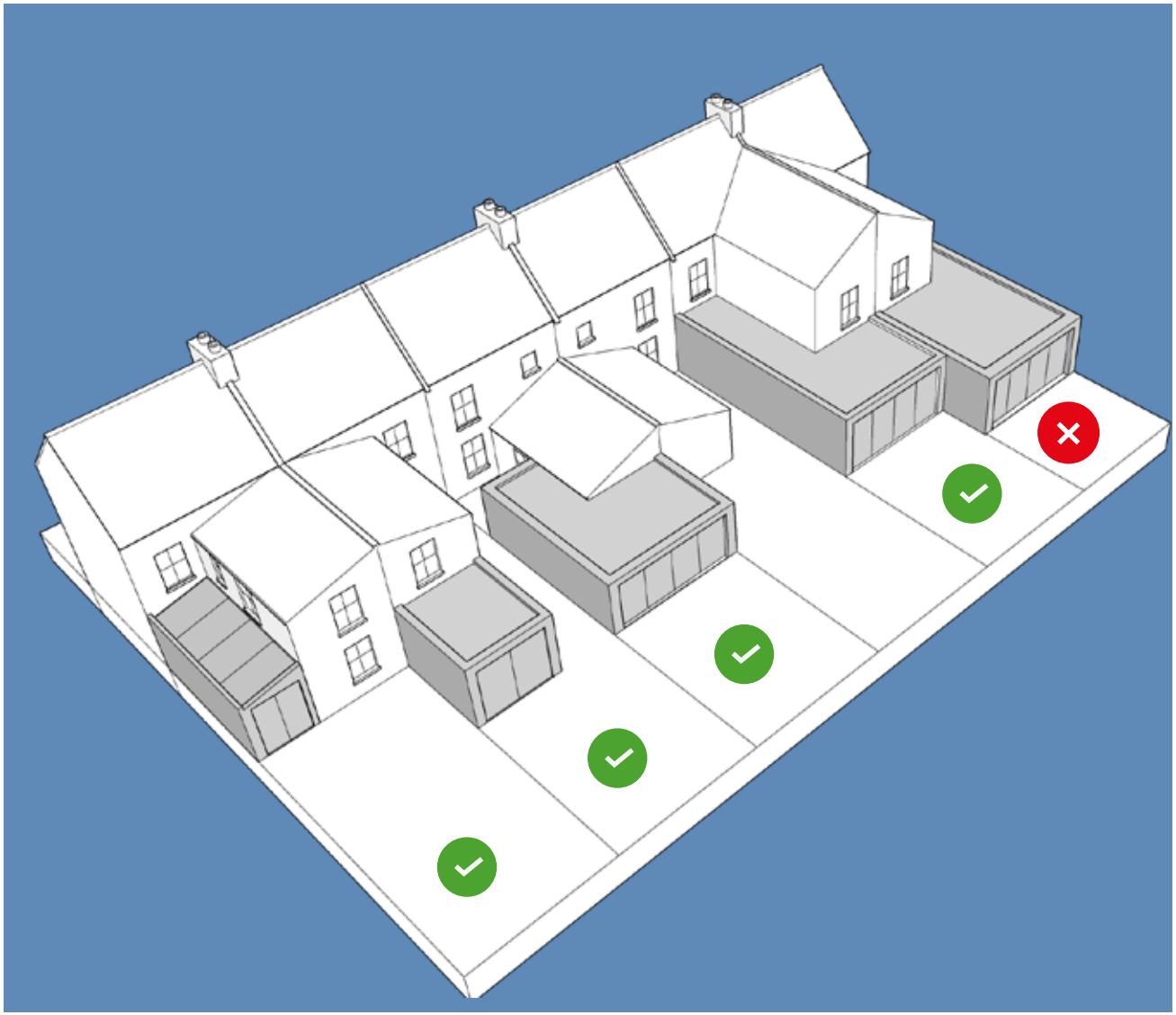


Figure 5: Indicative infill, end and wrap-around extensions for non-heritage assets. The prevailing characteristics of the adjoining properties, especially the rear building line and size of the rear garden, along with amenity and outlook of neighbours will be a material consideration when assessing the acceptability of the rearward projection.

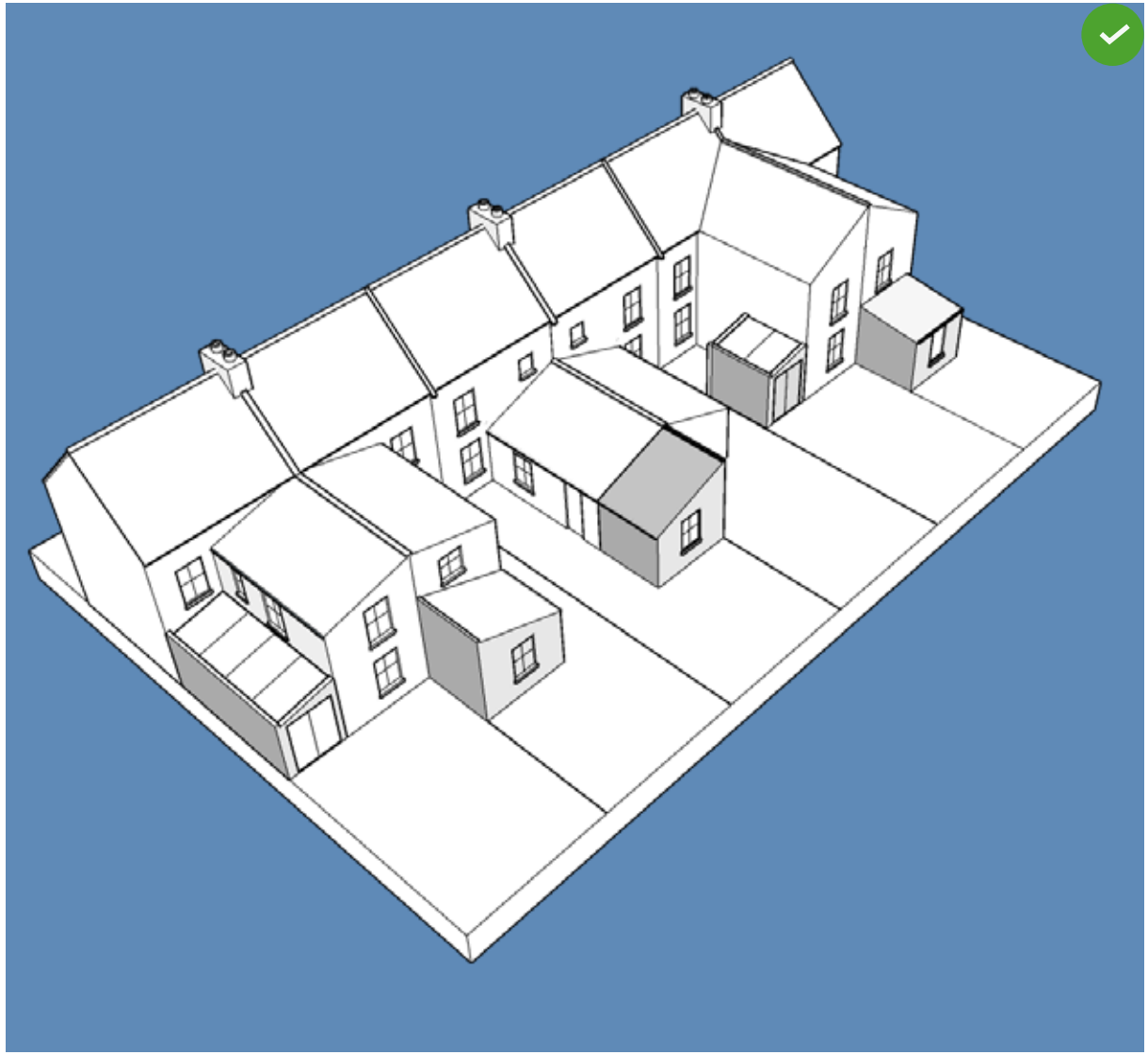


Figure 6: Acceptable infill extensions for heritage assets such as locally listed buildings and buildings in conservation areas.

Full Width Rear Extensions

4.57 A positive response to the host building is required under Policy Q11 (a) and subordination is required in Policy Q11 (b). Policy Q2 will also be a key consideration in relation to adjoining neighbours. Whilst a simple, full-width box across the rear of a residential property with a glazed elevation to the garden may be the most desirable extension further refinement to terms of the form and treatment will be required where the host building has a stepped rear elevation, especially to non-designated heritage assets and buildings in conservation areas in order to lessen the boxy horizontal effect of the built form and dominant character of the full-width glazing. Figure 7 shows how stepping the façade and introducing brick piers between the glazing can address this. Whilst 'contemporary' forms contrasting are often desirable they may not be appropriate in every instance. Especially on non-designated heritage assets or on buildings in conservation areas. Full-width extensions are unlikely to acceptable on statutory listed buildings.

4.58 For rear extensions on commercial premises consideration needs to be given to ensuring adequate space for servicing, refuse storage etc. Particular care needs to be taken with plant and other equipment and its impact on the amenity of adjoining residents. It some cases it may be preferable to extend parapet walls to screen ducts and low plant on flat roofs.

4.59 Policy Q11 (f) states that full-width two-storey extensions will be resisted if they fail to meet the design requirements in policy Q11 (a) (i) and (b). It should be noted that this policy will be applied to any full width extension of two storeys or above. Design integration with the host building (especially its roof) and the amenity of adjoining properties will be key considerations. Whilst flat roofs may reduce bulk they often fail to integrate the extension with the host building.

A full width extension on a modest terraced property

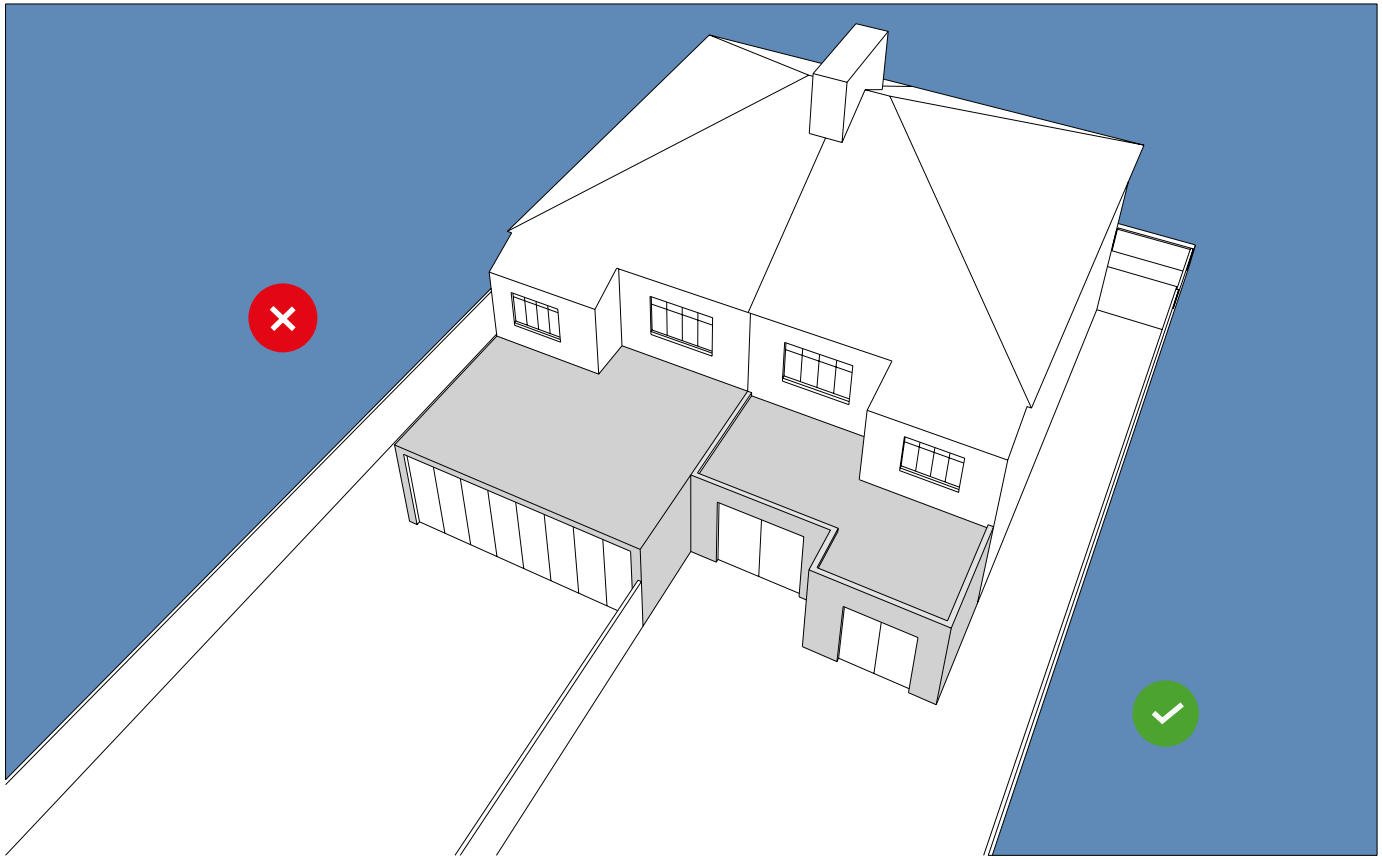


Figure 7: Stepped full width extension

Glazed Extensions

4.60 Fully glazed extensions are uncharacteristic above ground floor level and this built form at higher level often presents issues of overlooking / perceived overlooking and light spill, which can adversely affect the amenity of neighbours. For that reason glazed extensions will normally be limited to single storey height and limited to ground or semi-basement level at the rear of the buildings.

Front Extensions

4.61 Policy Q11 (g) states that such extensions will not usually be appropriate if there would be an adverse impact on the host building or the building line. The existing contribution to the locally distinct forms, including any prevailing design uniformity on the street, will be key considerations; especially on non-designated heritage assets and buildings in conservation areas. Where considered appropriate they should be of a height, design and footprint that is proportionate to the size of the dwelling and the front garden.

4.62 On commercial premises with forecourts the erection of front extensions will be required to meet Policy Q11 (a) (i) and (b). The extent of the front extension requires careful consideration in terms of building lines, sight lines and pedestrian flow too. A canted corner is encouraged on corner units for this reason. In order to ensure the future extensions of adjoining units is not compromised the flank walls of any such extension should be blank brickwork. Care needs to be taken where such extensions adjoin entrances to residential upper floors to ensure the result is attractive and safe for users. In some instances it may be necessary to gate the access route between forward extensions to give residents secure defensible entrances.

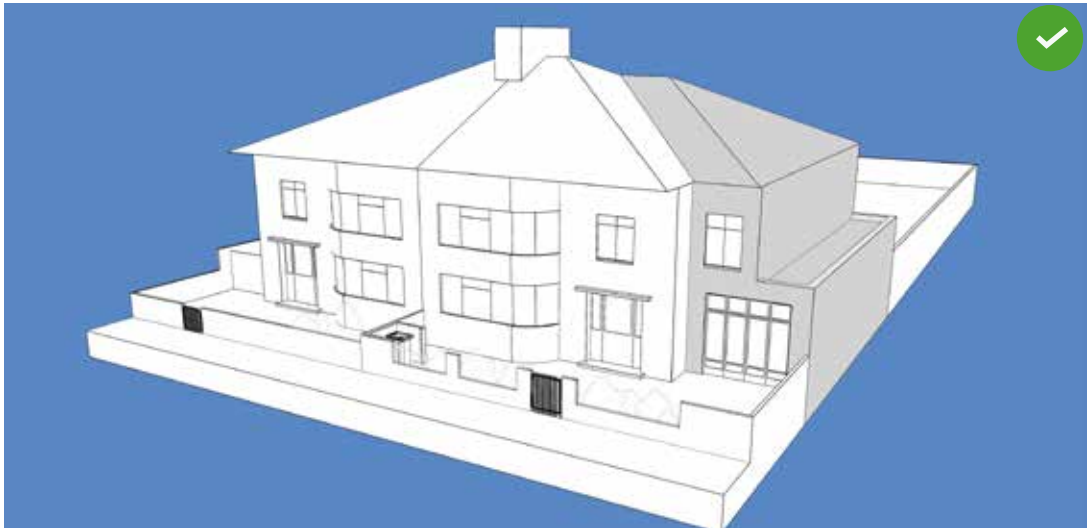
Side Extensions

4.63 The space between buildings can be attractive characteristic of the street scene providing relief from continuous frontages in urban areas where development is dense and giving suburbs their key spatial characteristics. Side spaces allow for views between buildings and therefore prevent overbearing enclosure along the street frontage. Side spaces also have value as visual amenity and domestic storage areas and allow residents direct access to rear gardens without the need to pass through the property.

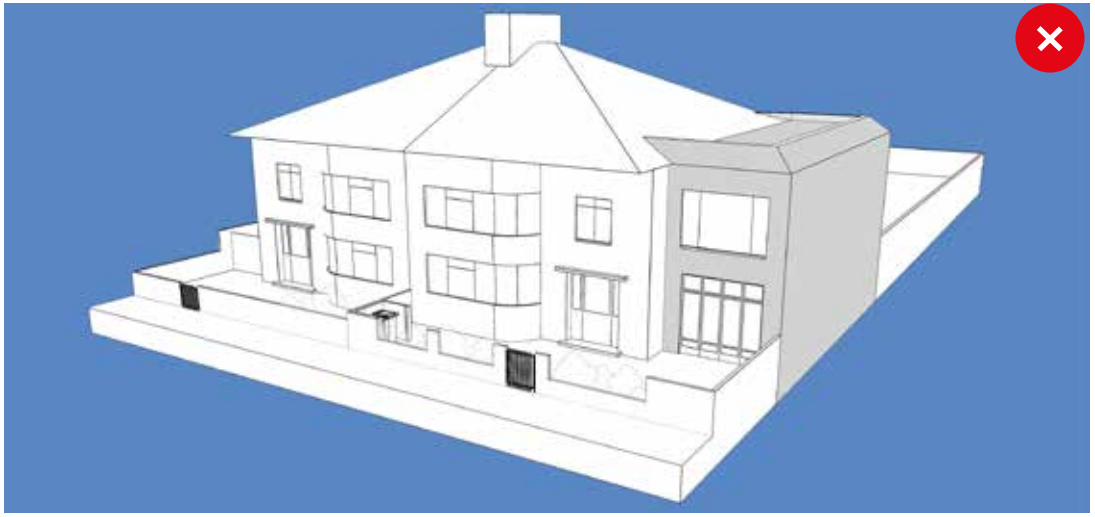
4.64 Within conservation areas the spaces around and between buildings is generally considered to be an important positive contributor to the special interest. For this reason the loss of contributory side spaces may be resisted.

4.65 Policy Q11 (h) seeks, as a general rule, to retain sufficient side space above ground floor level. It identifies that the minimum retained space should be 1m between the extension and the property boundary. There may be instances where much more than 1m will be required; especially in areas where side space is important to local character. Policy Q2 seeks to protect amenity. The residential amenity of adjoining residents will be a consideration when considering side extensions. Windows, balconies and roof terraces should not allow unacceptable overlooking.

4.66 Side extensions that unacceptably imbalance existing building compositions (especially semi-detached properties) are unacceptable. Elevations on party walls should be blank to allow neighbouring properties to extend in a similar manner. In order to achieve subordination, it may be necessary to set back side extensions on the corners and provide lower roofs. However, in some cases this type of subordination may not be appropriate; the approach will be dependent on the character of the host building and its surroundings. Dummy roof slopes (those concealing a flat roof) should have a sufficient size and pitch to have design integrity in their own right. See Figure 8.



This side extension is acceptable because it retains the minimum 1m side space at first floor level, it is set back from the façade of the host building to achieve subordination and the roof design is integrated with the main roof. On heritage assets the desire to maintain the design integrity of buildings and their spatial setting may preclude side extensions in some instances.



The side extension above is unacceptable because it does not retain side space at first floor level, it does not show subordination in relation to the host building façade and the design is poor.

Figure 8: Side Extensions

Extensions - Detailed Advice

Extensions - Party Walls

4.67 To minimise adverse impact, the party wall of any extension should be as low as possible. For simplicity parapet walls with parapet gutters are the strongly recommended. Designs with roof eaves, fascias and gutters on party walls or overhang onto neighbouring property will be resisted.

Extensions - Building Materials

4.68 When considering facing materials for extensions, the colour, texture and size of the materials on the host building should be taken into account to ensure a good match. Contemporary materials on modern or innovative design will be supported where the impact on the host building and wider area is not harmful.

4.69 For brickwork, the mortar mix and colour, the pointing technique, brick bond, and whether the bricks are hand or machine made can make a significant difference to the final appearance of the masonry. The use of reclaimed brick and other closely matching materials is encouraged. Re-use is sustainable the weathered appearance of old materials helps blend them in.

4.70 Render and timber cladding do not weather well in urban environments, and they both require regular treatment or redecoration to maintain a smart appearance, placing an unnecessary maintenance burden on property owners. For that reason they will generally be resisted on new work unless limited to ground floor at the rear. Even then designers should seek specification which ensure long-term durability and minimal maintenance. For example, through colour render and using sustainable hardwood cladding.

Extensions - Construction Detailing

4.71 Policy Q8 sets out the Council's commitment to good quality design and construction. Simple designs based on local precedents are often much easier (and cheaper) to construct than complex or bespoke ones. For example, parapets generally look better on flat roofs than exposed fascias and gutters. Designers should seek to design scheme which minimise the long term maintenance burden on the occupier.

4.72 Designers should provide as much information on construction detailing and materials as possible up front at application stage; otherwise the application may be delayed whilst further information is prepared or the Council may impose conditions to an approval requiring more information to be submitted. In accordance with Policy Q8 (a) detailed drawings may be required at application stage to demonstrate the design quality of complex or unusual features

4.73 Designers should not overlook the requirements of policy EN4 (b) which requires high standards of sustainable design and construction.

Q11

Q5

Q8

Q15

Sympathetic materials used on library extension

Unsightly balcony detail

Visually obtrusive roof detail

Lambeth's Roofscape

Revised Lambeth Design Guide Part 4: Building Alterations and Extensions

Lambeth's Roofscape

Lambeth's Roofscape

4.74 Deployment of solar PV in Lambeth is relatively low compared to other parts of the UK, and the council is keen to facilitate greater deployment of solar PV technology in order to tackle the climate emergency. In order to achieve this sensitively an understanding of Lambeth's roofscape is essential. Lambeth's roofscape is rich and varied there are a number of key roof forms that are found across the borough.

London Roofs

4.75 Two pitches aligned front to rear concealed behind a front parapet and sloping into a central valley that drains to the rear. The absence of front rainwater pipes was a design objective. The basic effect is that these roofs are hardly visible from ground level, therefore reducing the perceived bulk of the building. London roofs are a key aspect of London's local distinctiveness. These are common on early to mid-19th Century buildings in Lambeth.

Traditional Mansard Roofs

4.76 These typically rise from behind parapets and drain to the rear through concealed rainwater pipes. The absence of front rainwater pipes was a design objective. They typically have four roof pitches—two steep (70 degrees) lower slopes and two shallow (up to 30 degrees) upper slopes. On end properties mansards can terminate in full gables or be half-hipped or fully hipped. Some properties have a double mansard with a central roof valley running parallel to the façade. The dormer heads and internal ceiling height on traditional mansards typically align with the junction between the steep and shallow roof pitches. There are generally fewer dormers than windows on each floor below, in order to achieve visual subordination. These are common on early to mid-19th Century buildings. They can also be found on inter-war Council flats where they tend to be finished with traditional plain clay tiles.

Typical London roof c1870s

Earlier variation on a London roof c1810s when form was used to hide cheaper roofing materials such as pan tiles

Q11

Q5

Q8

Traditional Mansards

Double-pitched roofs

Mono-Pitched Roofs

4.77 These have a single roof slope and are most commonly found on rear returns where they drain into the site rather onto the party wall. They can also be found on Lambeth post-war housing estates.

Double-Pitched Roofs

4.78 The most common roof type in Lambeth. They comprise a front pitch and a rear pitch between gabled ends. The pitches can drain to parapet gutters but more commonly have conventional rainwater goods and down pipes.

Hipped Roofs

4.79 These are like double pitched roofs but instead of a gable there is a matching roof slope. They are particularly common on detached and semi-detached houses. On Victorian buildings the roof pitches are generally low to give a subordinate effect. On inter-war buildings the roofs are often plain clay tiled.

Flat Roofs

4.80 These are uncommon as the main roofs on traditional buildings (up to 1920) but flat lead roofs are common on closet returns where they tend to be enclosed by parapet walls. Flat roofs are more common on inter-war and post Second World War buildings where their treatment very much depends on the style of the building.

Chimneys and Other Roof Features

4.81 Chimney stacks are a feature common to most Lambeth properties built before 1939. They are a key aspect of Lambeth's roofscape. Decorative gables, dormers, hips, turrets, towers and ventilators also add important richness and ornamentation in places. Whilst internal chimney breast removal is common, care should be taken in relation to structural impacts. The Council generally discourages the removal of exterior chimneys given the adverse effect it has on roofscape character.

Revised Lambeth Design Guide Part 4: Building Alterations and Extensions

Roof Alterations

New Roof Lights

4.82 Some roof alterations benefit from permitted development rights and therefore do not require planning permission. These works can include, in some circumstances, roof lights and solar PV panels. For more information please visit - www.planngingportal.gov.uk . Where planning permission is required,

Policy Q11 (a) requires alterations to be respectful of the character of the existing building. Policy Q 11 (b) seeks subordination. This is essential at roof level, given the visibility and therefore potential wider impact of proposals. The design unity of architectural groups and the prevailing uncluttered character of many roofscapes mean that most roof alterations are best located to the rear. Features such as chimneys and parapet walls should not be removed or obscured by them. Proposed alterations that introduce alien roof configurations (such as cut-outs and add-ons) are likely to be resisted.

4.83 Roof lights are generally not an original feature of Lambeth's traditional buildings. Where historic examples exist they tend to be very small and placed at the rear, to light attic spaces and tank areas.

4.84 Policy Q11 (A) (i) and (L) seek to minimise the adverse impact of roof lights through careful placing and alignment. Roof lights are often the most sympathetic way of providing daylight and natural ventilation to a habitable attic space as they follow the line of the roof. Designers should:

1. Ensure roof lights are clearly subordinate features on the roof.
2. Align the roof lights with the windows or other features on the elevations below. This is particularly important on street facing roof pitches.
3. Not place roof lights on sensitive buildings (those with ornate or complex roof forms and including heritage assets and buildings in conservation areas where roof lights are not characteristic of the type) or on the steep slopes of traditional mansard roofs.
4. Avoid placing escape roof lights at low level on front roof pitches. Other less visually intrusive methods of escape should also be considered; for example the upgrading of internal staircases to provide a suitable escape route through the building. See illustrations in Figure 9 and 10.

4.85 Where deemed appropriate on heritage assets and on building in conservation areas, roof lights should be small. Roof lights which open up to form roof terraces will not be acceptable in these instances. Traditional style roof lights are most appropriate; small set flush into the roof slope, slim framed black painted metal with a vertical glazing bar.

Tube Lights

4.86 These bring light internally via reflective tube from an outside source. The outward appearance is normally that of a small glass dome. They can be particularly effective in bringing natural daylight to windowless spaces such as stairwells, corridors and bathrooms, reducing the need for artificial lighting. Their use is encouraged where they can be accommodated in unobtrusive locations; as a general rule front or side roof slopes should be avoided, in favour of rear locations on buildings in conservation areas and on local heritage assets.

Light tube

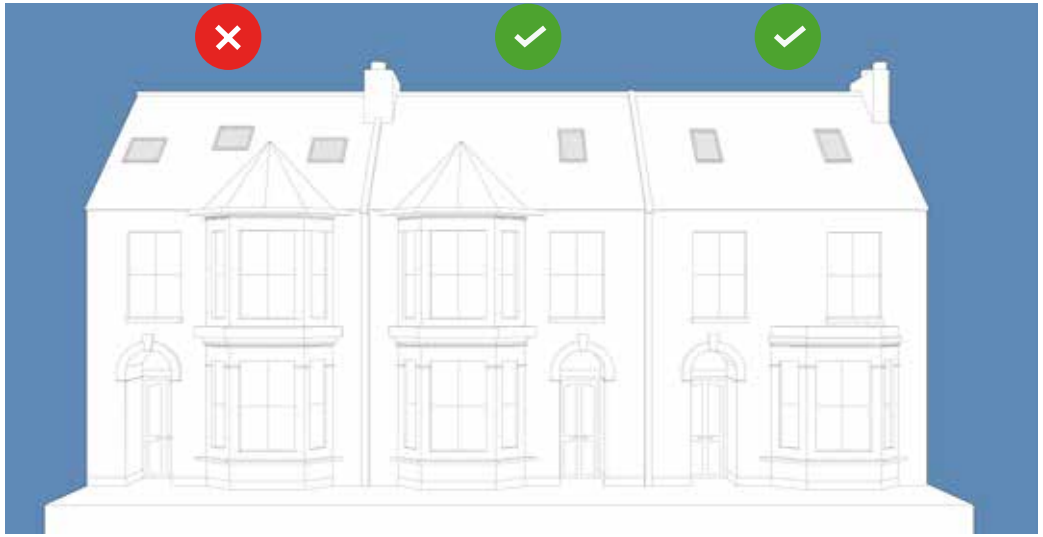


Figure 9: Front roof lights

Figure 10: The rear roof lights indicated are considered appropriate as a general rule on non-heritage buildings.

Existing Dormers

4.87 Dormers were not a particularly common feature of traditional buildings in Lambeth other than on mansard roofs. Where traditional examples do exist they are modest, of simple, robust appearance. Where dormers are an integral part of the character of a building their loss or unsympathetic alteration will generally be resisted. Many of the more modern dormers in Lambeth are unfortunately bulky and poorly detailed; their replacement with better examples will be supported.

Historic dormers are subordinate features and have slender frames.

New Dormers

4.88 Policy Q11 (k) seeks to ensure dormers are appropriately sited and subordinate to the host building. They will generally supported at the rear but resisted on front roof pitches where they are not characteristic features of the building type or group.

4.89 Dormers (Figure 11(A) are considered the most appropriate way to provide additional roof accommodation in conservation areas. The introduction of new dormers requires great care to ensure compatibility with the host building and their wider context. Designers should ensure dormers on conventional pitched roofs are:

1. Subordinate in height to the windows on the elevation below and set in from the sides of the roof (the roof must remain the dominant element).
2. Have a window cill that rests on the roof slope (around 1 metre above the attic floor level or 1m above eaves level if the floor has been lowered) and a dormer head at 2.1m above floor level.
3. Have a window type and style which is in keeping with or improves upon those on the main building.
4. Are of materials, construction detailing and form that is simple and robust. Bulky construction detailing, timber fascias etc. should be avoided in order to achieve subordination.
5. Are of modest size and aligned with the openings on the elevation below.

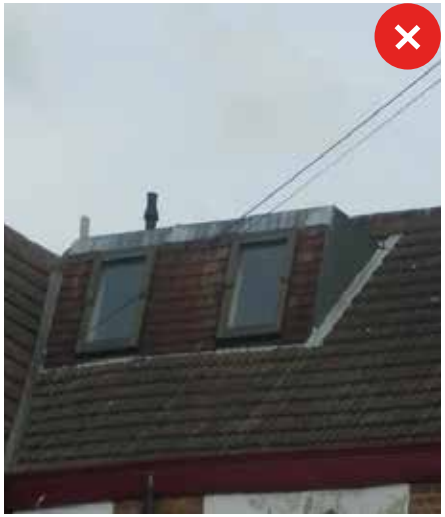
4.90 With all dormers careful design and construction detailing is essential. Forms should be graceful and considered; slim enough to accommodate insulation, but no bulkier. The dormer front face should contain only window - no wall. Fascias and bargeboards should generally be avoided as they add visual clutter. Thought should be given to the careful selection of materials, the design of rainwater gutters (if required at all) etc.

4.91 On buildings in conservation areas, where dormers are deemed appropriate, the number, style, size and materials should be based on traditional local precedents and be appropriate to the period of the building. On some local buildings the dormers historically have casement windows while others have sliding sashes. Detailed design advice and historic examples can be found in the English Heritage Listed Building Guidance Leaflet Dormer Windows which is available as a pdf from Lambeth's Conservation and Design team.

Good traditional dormers

Bulky and obtrusive

Neat construction detailing



Crude and ugly

Not subordinate

Linked Dormers

4.92 On small, two storey cottage-type properties (including those in conservation areas) where attic floor space is limited, the linking of two small individual dormers together to make one wide dormer may be an acceptable way of increasing head-room (see house B in Figure 11). This option is only acceptable for rear roof pitches and is unsuitable for heritage assets. Designers should:

1. Ensure that the link element is subordinate to the dormers—recessed back from the front of the dormer by one third of the depth of the dormer roof and no wider than 1 ½ of each dormers (otherwise the linking element can be inappropriately wide and visually dominant).
2. Clad the face of the link element to match the roof material
3. Design the link roof should be a seamless continuation of the dormer roof without fascias or gutters.

Inset Dormers

4.93 An inset dormer is shown in Figure 11(C). As inset dormer are formed by cutting into the roof slope they reduce the area of the interior accommodation and are generally not a popular option on terraced properties. This approach is inappropriate for heritage assets and buildings in conservation areas. Inset dormers are most likely to be used on building conversions to provide amenity space. In order to achieve subordination within the roof, adequate sections of the original roof surface must be retained to each side (aligned with the windows or building bays below) and below the ridge. Sufficient roof should be retained across the front of the cut-out to act as a 1.1m high balustrade to the roof terrace. Omission of this roof slope and the erection of conventional balustrades or projecting balconies is unacceptable.

Box dormers

4.94 Figure 11(D) shows a horizontal 'box' dormer, set well in from the edges of the roof to achieve subordination (aligned with the outer edge of the windows below); anything larger is unlikely to be considered subordinate and therefore would fail to meet Policy Q11 (k) (ii). This approach is inappropriate for heritage assets and buildings in conservation areas.

L-Shaped Dormers

4.95 These are roof extensions that extend out over the roofs of rear returns and are generally attached to rear mansards. See mansard advice at para 4.97.

Non-Standard Dormers

4.96 Large, dominant dormers and irregularly shaped dormers (such as those that wrap around hipped roofs or rise above roof ridges) are rarely acceptable. Whilst blank dormers are generally inappropriate, they may be supported where attic conversions require modest up-stands at the intersection of return roofs and mains roofs to provide the necessary headroom for access. Such proposals, whilst technically blank dormers, will be supported where their size is kept to the bare minimum, the design is neat and where visibility is limited.

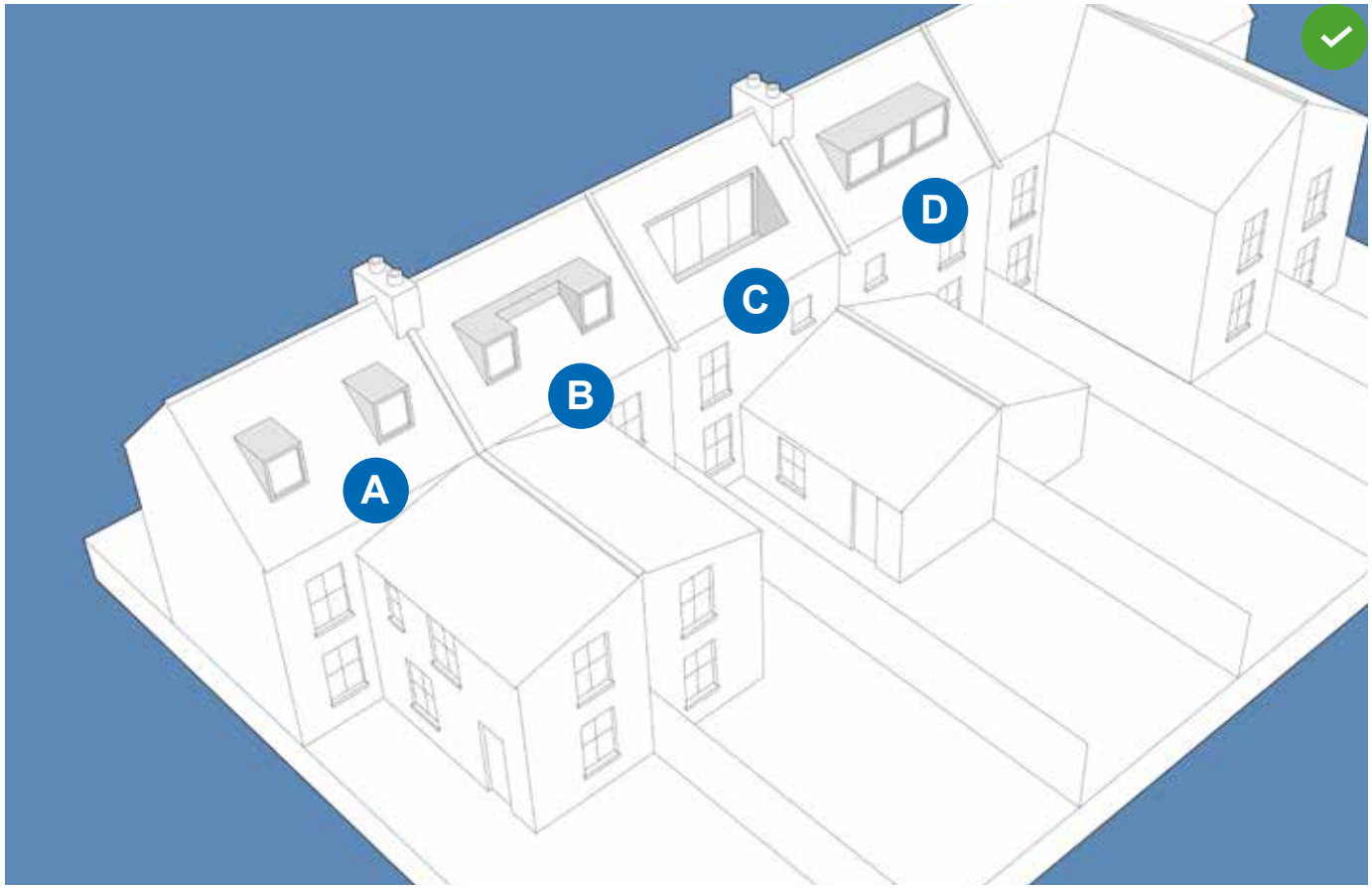


Figure 11: Acceptable rear dormers

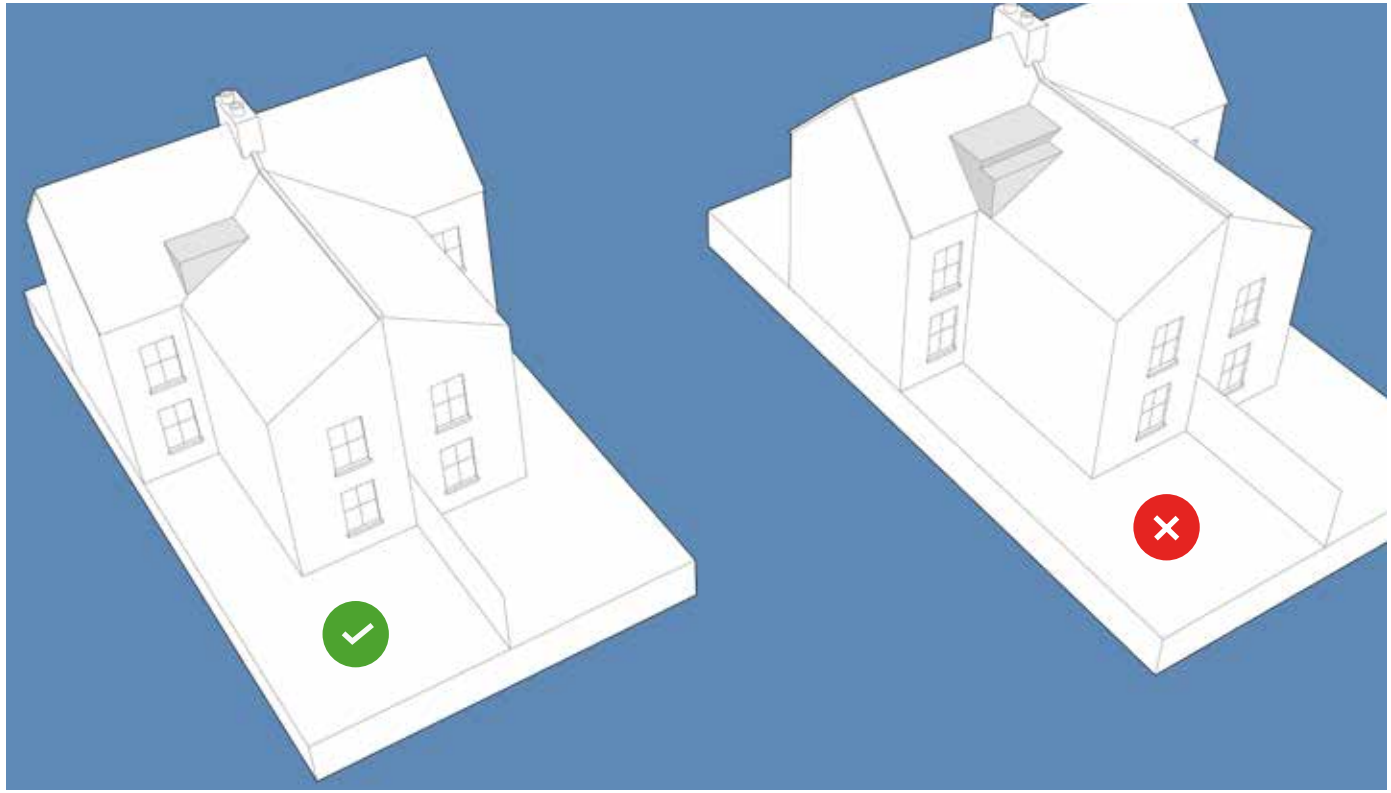


Figure 12: Non-standard dormers

Roof Extensions

Rear Mansard Extensions

4.97 The Council supports the principle of optimising accommodation through the use of roof extensions, within the constraints of achieving subordination and protecting the design integrity of the host building. Policy Q11 (B) seeks subordination of extensions. Policy Q11 (m) is clear that roof extensions will be resisted where harm would result to the building or its group.

4.98 Where visible front roof pitches and hipped ends contribute positively to the group character of buildings or a wider street scene, their loss or alteration will be resisted. This means that in most cases the preferred location for roof extensions is the rear. On heritage assets and buildings in conservation areas a presumption in favour of retaining historic roof forms means that there may be little scope for roof extensions or mansards; in these instances loft conversions with modest dormers or small roof lights are preferable.

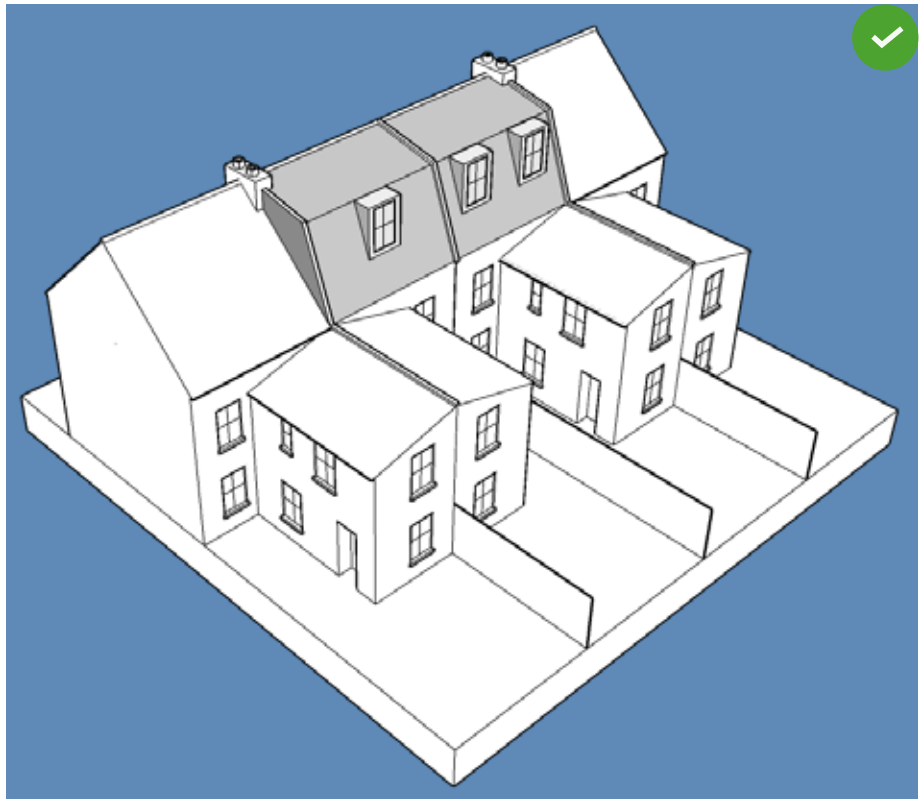


Figure 13: Rear mansard extensions

4.99 On traditional properties with double pitched roofs (but not hipped roofs), a rear mansard (see Figure 13) is the best option in terms of optimising space and headroom without altering the street facing roof pitch. However, this approach is generally not considered appropriate for heritage assets and buildings in conservation areas.

4.100 Whilst the basic principles are set out below, the dimensions and details of previously approved adjoining examples also need to be understood to ensure roofs align. Designers should:

1. Not alter roof ridges in pairs or groups of buildings with shared ridge lines. There must be sufficient internal headroom (2.1m) below the existing ridge or the principle of a rear mansard will not be acceptable.
2. Ensure the lower pitch of the rear mansard is 70 degrees and hung with slate (or clay tile is that is the host building roofing material).
3. Terminate the 70 degree pitch at the 2.3m height if all the rear mansards in a row are to link up.
4. Link the 2.3m top of the 70 degree pitch to the roof ridge with the top roof. Its treatment will be dependent upon its pitch, which will be dictated by the remaining height available between 2.3m and the ridge. The top roof must terminate below ridge level, allowing adequate room for a flashing and retention of existing ridge tiles.
5. Treat the join between the 70 degree pitch and top roof with a simple lead flashing. A fascia is not acceptable along this junction nor is a gutter.
6. Extend existing brick upstand walls between properties in matching brickwork with a brick-on-edge coping (following the 70 degree slope). If no brick upstand exists the party wall should be built up in the same manner to create one.
7. Extend any chimneys on the party wall up by 8 brick courses above the roofline and rebuilt the original chimney top with reinstated pots were appropriate.
8. Ensure that dormers meet the guidance in para 3.97.

Q5
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Q22
Q23
Q25E

L - Shaped Dormers

4.101 This is where a rear roof extension projects out over a rear return. The design objective should be to integrate well with the roof and remain subordinate to the host building. It should be noted that this approach is not considered appropriate on heritage assets or buildings in conservation areas. Where there is an existing roof extension the L-shaped part should integrate well with it and mimic its materials and detailing taking into account the advice below where relevant. Otherwise, designers should:

1. Bring L-shaped dormers forward with proposals for rear mansards to ensure an integrated approach.
2. Ensure the L-shaped element contains no more than one storey of accommodation and is no higher than the main roof ridge of the host building.
3. Finish the L shaped element in the same roofing material as the associated rear mansard with a matching 70 degree roof pitch along its long flank elevation, a vertical elevation at the end (flush with the end of the return and a flat roof.)
4. Retain the end gable of the rear return and dress the slate hanging to follow the line of the gable.
5. Extend party walls' upward in stock brick and provide a traditional parapet with brick on edge coping.
6. Extend chimneys on party walls upward to at least 8 courses above the junction with the roof / parapet line, replicating the chimney cap detailing and re-using pots etc.
7. Ensure no unacceptable impacts on neighbouring amenity and daylight which includes overlooking from new windows. See Para 2.7 – 2.25

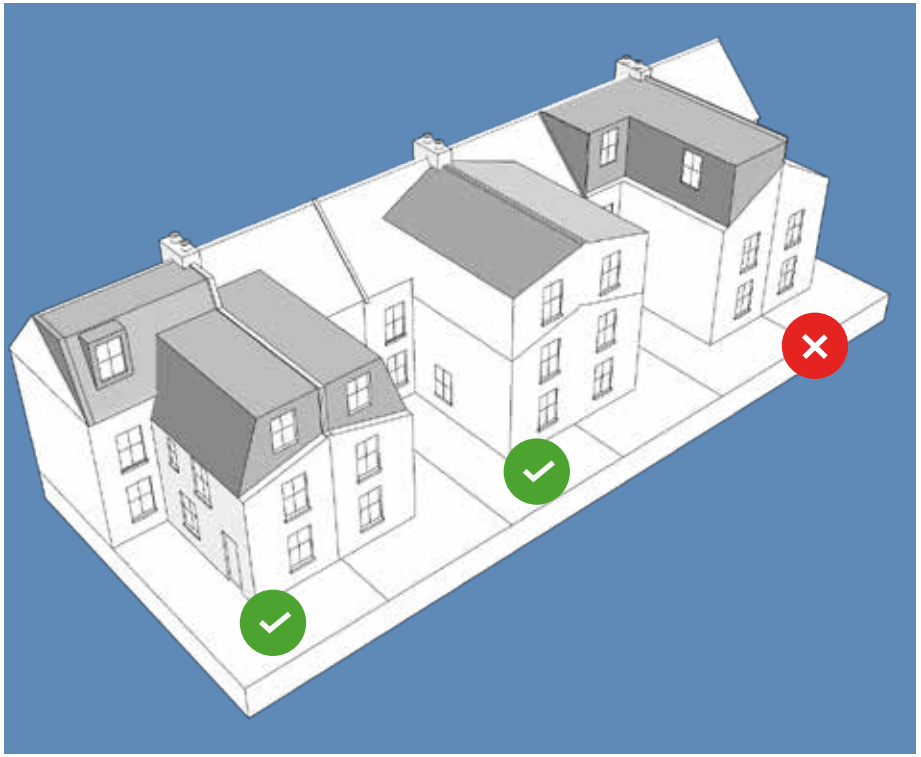


Figure 14: L shaped dormers

Extensions to Hipped Roofs

4.102 A hipped roof is a means of successfully achieving subordination and creating a sense of spaciousness between buildings. In Lambeth hipped roofs are common on detached houses, at the ends of some terraces and on semi-detached pairs; they are particularly common in suburban areas.

4.103 On heritage assets and buildings in conservation areas the loss of hipped roofs is not considered acceptable. Elsewhere, hip to gable extensions should not harm the design integrity of the host building and where necessary chimney stacks should be extended so that they look comfortable on the enlarged roof. On residential properties with clay tiled roofs (characteristic in suburban Lambeth) full hip to gable conversions will be resisted in favour of a half-hip solution which is more in keeping with the traditional style of this property type.

New Mansards on Traditional Buildings

4.104 London roofs are part of Lambeth's and London's local distinctiveness. For that reason the loss of London roofs on heritage assets and on buildings in conservation areas is not acceptable. Elsewhere the Council will only support the replacement of a London roof with a traditional full mansard roof in full accordance with the guidance in below.

4.105 Where deemed appropriate, new mansards on traditional buildings should match any adjoining historic example closely to ensure a unified approach. Where there is no adjoining historic example designers should:

1. Ensure the mansard has two 70 degree lower roof pitches and two 30 degree upper roof pitches.
2. Provide an internal head height of 2.1m. The steep roof slope should terminate externally 2.3m above internal floor level.
3. Retain existing front parapet heights and ensure there is adequate space front and rear for parapet gutters. Where sloping parapets exist at the rear these can be raised level to accommodate parapet gutters. 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.
4. Finish roof pitches in natural or reconstituted slate with a lead flashing at the junction of the two slopes. Fascia or gutters on the roof junctions are not acceptable.
5. Raise party walls in stock brick following the profile of the roof slopes, and coped with bricks on edge. Party walls should terminate set in behind the front and rear parapets, not rise off them.
6. Extend party wall chimney stacks upward in brickwork rising eight brick courses above the point the chimney intersects the roof. The historic chimney stack brick detailing should be replicated and pots reinstated.
7. Locate dormers on the steep pitches only, ensuring that they are equal or fewer in number than the windows on the elevation below and be aligned with them. The top of the dormer should terminate where the 70 degree slope meets the 30 degree slope (2.3m). This should allow the 2.1m ceiling height inside to align with the top of the window. Windows should match those on the elevation below. Dormers should have lead cheeks and their cills should rest on the roof pitch approximately 1m off above the internal floor level. Wide dormers or those containing a glazed door and Juliette balcony, if proposed, should only be located on rear elevations.

8. Achieve subordination on end properties by half-hipping the mansard - the flank wall being built up to the height of the top of 70 degree slope. The built up flank wall should match the existing flank.
9. Avoid windowless mansards.
10. Ensure their submissions include sufficient information (including section drawings to show that points 1-9 above have been met.

4.106 The approach described will is not appropriate for all building types. For example on 20th Century and modern properties a more contemporary approach may be required. Such approaches are best explored through pre-application discussions.

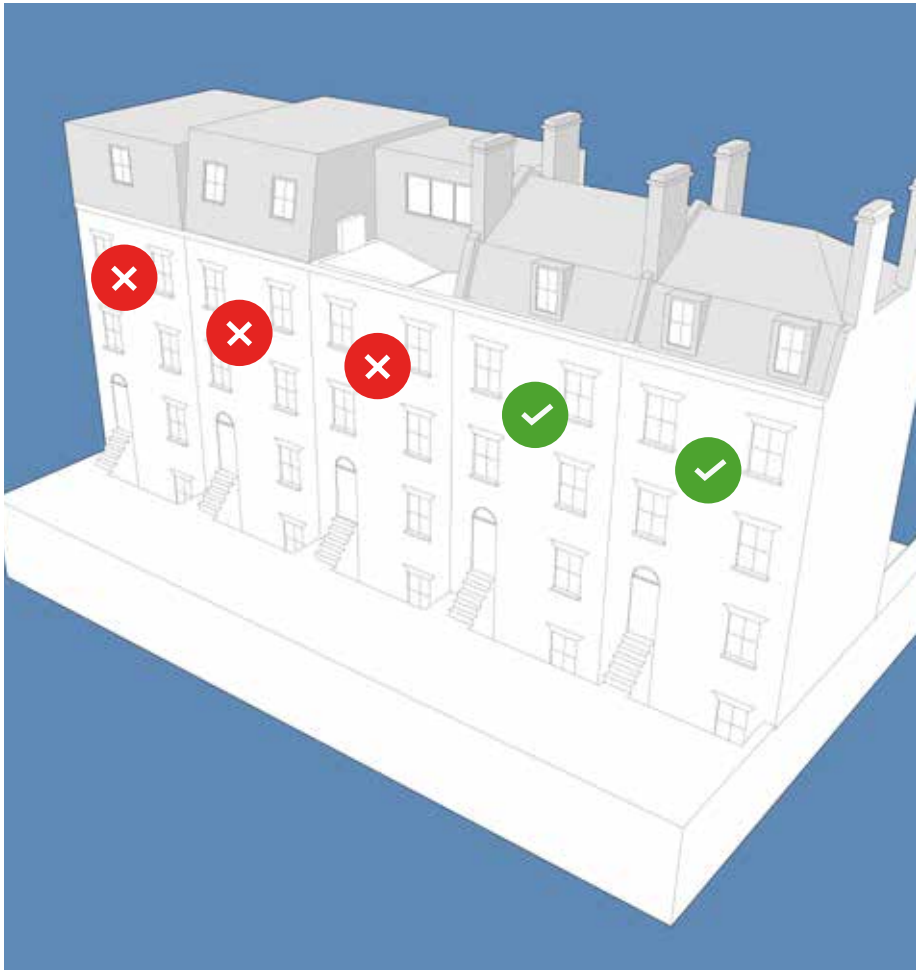
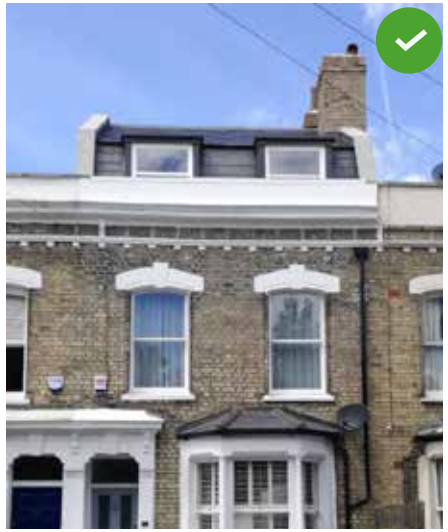
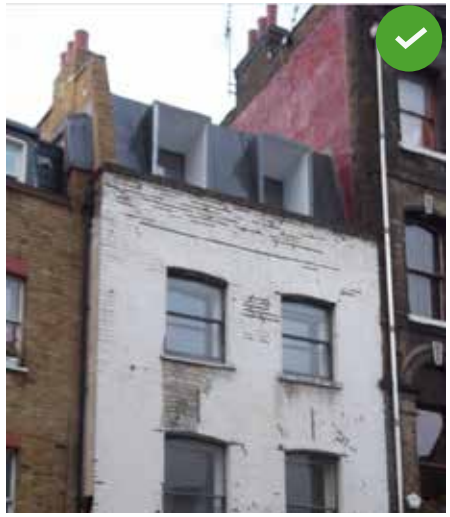


Figure 15: Traditional mansards (front view)





Additions to larger buildings

4.107 This section looks are the approach that can be taken to stand-alone buildings such as blocks of flats and offices.

4.108 In the recent past a fairly standard approach to ensure roof extensions were subordinate was to set them back form 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 property. When approaching upward extensions designers need to consider which approach is best taking into account the character of the host building to meet the requirements of Policies Q5 (local distinctiveness) and Q 11(a) (i) (Building alterations and extensions).

4.109 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. To ensure that this approach is a success designers should ensure that all detailing is accurately replicated.

4.110 In some instances it may be possible to combine replication with the addition of a traditional mansard storey.

4.111 On buildings that already have a mansard storey the sympathetic upward extension of the mansard roof may be the best way to ensure compliance with Policy Q11 (a) (i).

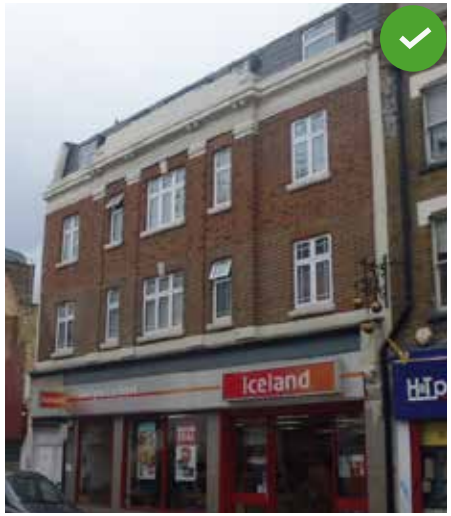
4.112 Simple contemporary forms may provide the best option for post-war buildings. However, care needs to be taken with junction between the old and new. In the case below the parapet of the host building was extended upward and the brickwork cleaned for a unified effect.

4.113 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. For example the roof of the building on the left could be replaced by a mansard like that on the right.

Before additional storey

Before additional storey and mansard

After additional storey



After additional storey and mansard

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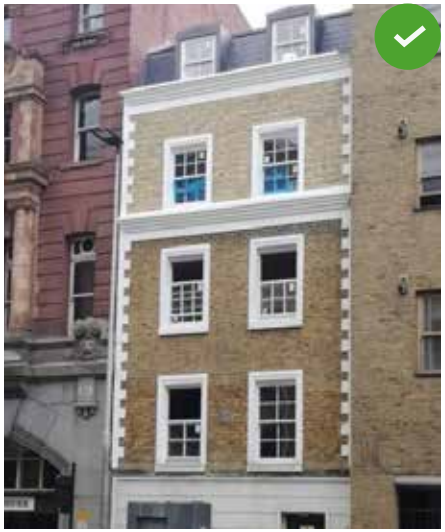
Q11

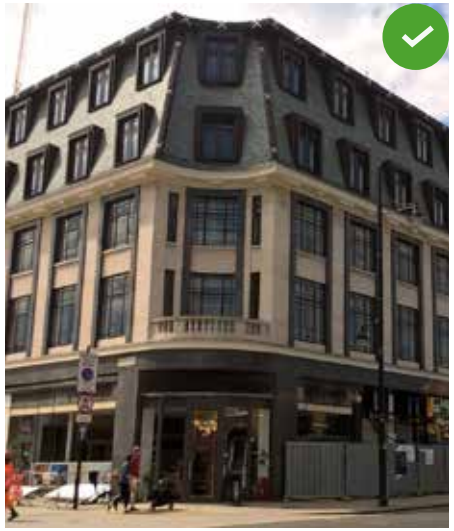
Q25E

Before



After to additional storeys

Before



After additional mansard storey

Before

After two additional storeys

Before

After mansard

Living Roofs

4.114 The provision of additional residential units in upward extensions requires careful thought in relation to the provision of access to the upper storeys (stairs, lifts and means of escape), the provision of adequate cycle and refuse storage on site and the delivery of the required private and communal amenity space.

4.115 Examples of original, purpose built roof terraces are uncommon in Lambeth before 1930. After that time the popularity of flat roofs made it possible but examples are few. The creation of roof terraces on existing flat roofs is possible under Policy Q11 (o) but designers need to take care with the design of balustrades and access structures to ensure the proposal integrates well with the character of the host building to comply with Policy Q11 (a) (i). Incongruous proposals will be resisted. The amenity impact on the occupiers of adjoining rooms and neighbouring properties needs careful consideration.

4.116 Blue / green/brown roofs can be very efficient in slowing rainwater run-off, providing new habitats for wildlife in urban areas, helping to reduce heat loss and reduction in energy use and can be visually attractive. Careful consideration will need to be given to ensure that such roofs, when added to existing buildings, are carefully integrated both structurally and architecturally.

Best practice on green roofs can be found here: https://cdn.buglife.org.uk/2019/07/Creating-Green-Roofs-for-Invertebrates_Best-practice-guidance.pdf

https://livingroofs.org/

Best practice green roof (buglife.org.uk)

Sedum roof

Q5

EN4

EN5

EN6

Sustainability

4.117 The Council supports efforts to reduce consumption and generate energy from sustainable sources. This has clear environmental benefits and is a key means of addressing fuel poverty in Lambeth. The three most important influences on a building's energy use in operation are:

1. Built fabric: the effectiveness of the building envelope in providing a suitable indoor environment (including heating and cooling, natural ventilation, and lighting). Fabric should be sufficiently energy efficient to support the installation of a low carbon heating system.
2. Equipment: the efficiency of building services (such as the heating, hot water, cooling, ventilation and lighting systems, and the cooking facilities, equipment, and lifts) and the use of low carbon energy sources (switching from gas to electricity). Fabric should be sufficiently energy efficient to support the installation of a low carbon heating system.
3. People: how the building is occupied and used.

Built Fabric

4.118 The council supports a fabric first approach to retrofit, and fabric should be sufficiently energy efficient to support the installation of a low carbon heating system.

The built fabric of an existing building should be assessed to understand its thermal weaknesses. Upgrading can help performance and to reduce energy demand. Cavity wall insulation and internal insulation are strongly recommended although care must be taken to ensure buildings remain ventilated and that the insulation does not pose a risk of condensation

4.119 When making changes to properties internally, consideration should be given to space heating. The removal of internal doors and walls to create open plan interiors makes it more difficult to heat spaces. Removing doors and walls to stairwells will allow heat to rise unimpeded. By contrast, traditional cellular rooms can be individually heated to suit each user's personal needs.

External Insulation

4.120 Externally applied insulation normally comprises an insulation layer with a weatherproof finish (render, brick slips, cladding panels). This approach is one of the best ways of thermally upgrading solid wall buildings however, it requires very careful consideration and should be done in a way that is sympathetic to the outward appearance of buildings (including detailing and colour selection). Particular care needs to be taken to avoid water ingress, and adequate ventilation is essential to prevent condensation.

4.121 Where it is proposed, designers should take care to ensure that the design integrity of the building is retained and or improved. In most cases reproducing the colour palette, finishes and textures of the original architecture will generally be expected. Particular care must be taken with the treatments tall buildings given visual presence over their locality. New colours and treatments will generally be expected to reflect local distinctiveness (in accordance with Policy Q5) —buffs, creams and natural stone tones. See below.

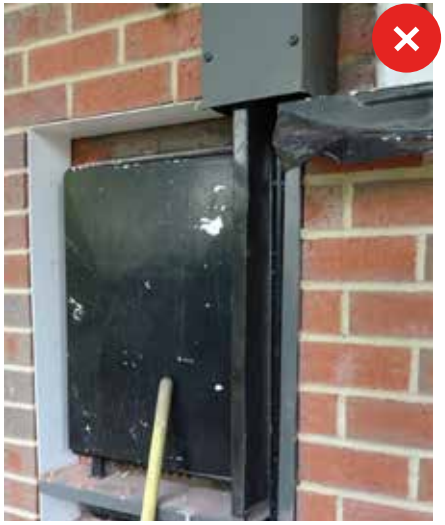
4.122 The main technical challenge for the application of external wall insulation to existing buildings is the avoidance of thermal bridging which can cause internal condensation. To avoid thermal bridging around window and doors the insulation should be continued around into the window and door reveals. This will reduce window and door sizes and in some cases may necessitate door and window replacement. It is similarly important that the detailing around pipe penetrations and openings in the insulation are fully weather tight to avoid thermal bridging. Where penetrations are unavoidable (vent extracts / intakes and utility supplies), appropriate weather tight detailing is also essential. External wall fixtures (rain water goods and waste water pipes) and obstructions (such as boundary walls and lean-to outbuildings) abutting the external property wall will also present a cold bridging risk. Fixtures should be removed for the application of the insulation and re-attached. Obstructions should be removed also but if reinstated a gap should be retained between them and the insulation.

4.123 All external fixings (for rain water goods, satellite dishes, cables etc.) must be compatible with the insulation system and anchored firmly. If not there is a high likelihood that the fixing will fail and the fixture will come loose (water ingress can result if rainwater goods are loosened and holes / damage to the insulation will harm its performance). To minimise the risk of damage to the insulation by cables being snagged they should be tightly clipped at maximum 250mm intervals (horizontal runs) and 300mm (vertical runs).

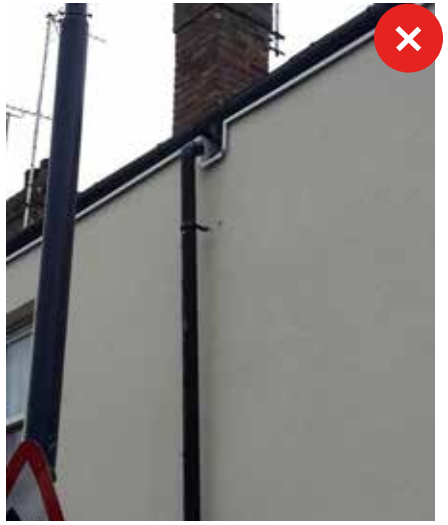
4.124 To avoid water ingress property roofs should be extended to project beyond the face of the external insulation by a minimum of 35-40mm. Rain water gutters should be adjusted accordingly.

4.125 Given that the application of external insulation will naturally reduce the quantity of air infiltration into the property it is essential that adequate ventilation is provided to ensure that moisture laden air can leave the building; otherwise condensation, damp and mould growth will result.

Before



Risk of thermal cold bridging



Poorly executed eaves detail

After external insulation

External insulation of a modern terraced house.

Internal Wall Insulation (IWI)

4.126 IWI can be installed on most construction types provided the risks have been well understood and mitigated. Pre 1930s terraced houses are the most common building type in Lambeth, and these properties will have solid walls rather than cavity walls. The insulation of these buildings could apply external or internal wall insulation, but IWI has the added benefit of retaining the building's external aesthetics and appearance. Additionally, other factors like heritage designations or technical limitations (such as geometry or excessive external services) may point to IWI as the preferable or only option. When internal insulation is applied, the hygrothermal characteristics of the building may change and moisture management should be a major consideration for the installation.

See best practice guide for retrofitting IWI by the Department for Business, Energy and Industrial Strategy in 2021: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1019707/iwi-guidance.pdf

Cavity Wall Insulation

4.127 Cavity wall insulation is strongly recommended for those buildings with cavity wall construction. A survey or specialist advice may be required to determine whether a building is suitable for cavity wall insulation (generally buildings constructed before the 1930s have a solid wall so are not suitable).

Roof Insulation

4.128 Roof insulation is strongly promoted for every building. It can often be done with little intervention into the building fabric, for instance by laying insulating materials between the rafters in the roof space. Roof insulation may also be applied to the underside of the roof itself, but care should be taken to ensure that it will not trap or lead to the build-up of moisture.

Further information on roof insulation may be found in detailed advice from Historic England:

- https://historicengland.org.uk/images-books/publications/eehb-insulating-pitched-roofs-ceiling-level-cold-roofs/
- https://historicengland.org.uk/images-books/publications/eehb-insulating-pitched-roofs-rafter-level-warm-roofs/
- https://historicengland.org.uk/images-books/publications/eehb-insulating-flat-roofs/

Under floor Insulation

4.129 The type of floor insulation will depend on the construction of the building. Generally solid floors are trickier and less effective to insulate than suspended timber floors. For guidance on insulating floors, please refer to the following documents:

- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/898872/suspended-timber-floors-underfloor-insulation-best-practice.pdf
- https://historicengland.org.uk/images-books/publications/eehb-insulating-solid-ground-floors/

Windows

4.130 See para 4.14 for guidance on window replacement. Draught-proofing, secondary glazing and open chimneys. Draught-proofing around windows and doors is one of the most cost effective and least intrusive ways of improving the comfort of occupants and reducing energy used for heating with little or no change to a building's appearance. It also has the added benefit of helping to reduce noise and keeping out dust. The addition of heavy curtains, blinds or shutters can also help significantly in decreasing heat loss through windows. Further information on draught-proofing may be found in detailed advice from Historic England: https://historicengland.org.uk/images-books/publications/eehb-draught-proofing-windows-doors

Secondary Glazing and Window Draught-Proofing

4.131 Another effective means of cutting draughts and reducing heat loss through windows is by introducing secondary glazing. This is an internal independent window system. The original windows remain in position in their unaltered form. Secondary glazing, which is available as openable, removable or fixed units, can usually be installed in listed buildings, subject to detail. In order to limit visual impact, any new secondary glazing should normally be set within the window reveal and any sub-divisions should respond to the glazing pattern of the adjacent window. Impact on existing historic shutters needs to be carefully considered.

Chimneys and Flues

4.132 Open chimneys and flues are a useful sources of passive ventilation but they can often let too much warm air out. Insulation can help but venting is essential. Whether used or unused, fireplaces and chimneys can have an important role in improving the energy efficiency of a building. Further information on energy efficiency of chimneys and flues is available from Historic England: https://historicengland.org.uk/images-books/publications/eehb-open-fires-chimneys-flues

Thermal Bridging

4.133 A thermal bridge occurs where there is a direct connection between the inside and outside through one or more building elements which are more thermally conductive than the rest of the building envelope, resulting in heat loss outwards, and a local internal surface which is cooler than other, better-insulated internal surfaces, which encourages condensation, and potentially the growth of mould. Thermal bridges can occur in areas such as floor/wall junctions and at door and window surrounds.

Designers should consider potential reductions in thermal bridging as part of the design strategy to avoid the risk of localised condensation, thermal discomfort or other issues.

Equipment

4.134 Energy consumption can be significantly reduced by using efficient appliances and equipment. Designers should carry out an energy audit to identify current consumption; smart meters (gas, water, electricity) can assist with this. Measures to reduce energy consumption can include the installation of a condensing boiler, air source heats pumps (ASHP), efficient appliances and using low energy lighting. Water efficient toilets, taps and shower heads can also significantly reduce water usage. When it comes to new boilers, care needs to be taken to ensure that flues are not on front or other visible elevations; Policy Q11 (a) (ii) needs to be considered. New systems need to be user friendly to be effective.

Replacing gas boilers

4.135 Current national policy states that gas boilers will be banned from new homes by 2025, and no new gas boilers will be installed at all beyond 2035. The use of heat pumps, or a connection to a low carbon heat network are strongly encouraged.

Heat Pumps

4.136 The Government's Ten Point Plan for a Green Industrial Revolution (published in November 2020) has pledged 600,000 heat pump installations per year by 2028. Heat pumps are likely to form a major part of the borough's decarbonisation strategy.

For planning guidance on air source heat pump installation visit the planning portal. In many instances installation may be permitted development.

Information on heat pump installation is available from Historic England: https://historicengland.org.uk/images-books/publications/eehb-heat-pumps

Ventilation

4.137 The importance of ventilation in retrofitted buildings, particularly those with historic significance, cannot be over-stressed. Draughts can be reduced in traditional buildings but maintaining adequate ventilation is vital to ensuring that the building fabric remains in good condition, and for the mitigation of damp and mould. In some cases, mechanical ventilation will be required – mechanical ventilation with heat recovery (MVHR systems) are advisable in such cases.

Heating Controls

4.138 Including heating controls, such as a time programmer and weather compensation, can help to reduce heat energy use. When a heating system is replaced the heating controls should be upgraded accordingly.

South-facing rooftop solar photovoltaic panels

Heat pumps located within a considered enclosure

In prominent locations screening may be required

Water Consumption

1.139 Retrofitting and service upgrading works should seek to minimise water usage. This is best achieved by incorporating water efficient toilet cisterns, appliances and systems. Simple features such as low-flow showers and rainwater harvesting measures such as the use of water butts are strongly encouraged. See Local Plan Policy EN6 and London Plan policy SI5.

Smart Meters

4.140 Smart energy and water metering should be considered to allow occupants to monitor their own consumption of energy and water.

People

4.141 For all these measures to be effective, building occupiers must be aware of their own energy use and seek, where possible, to reduce it. Switching off lights, appliances and gadgets when not in use, adjusting thermostats, and wearing adequate clothing etc are simple measures that everyone can make. Drying clothes outside prevents problems of condensation internally and reduces energy consumption. Water butts reduce the need to use the mains water supply to water plants.

Energy Generation

4.142 Solar panels/cells tend to be most efficient on unshaded south facing aspects, and are often viable on east and west aspects. They should be designed sensitively with a view to the appearance of the building

Whilst roofs are the most common location the facades of buildings can be used as well. The installation must respond well to the character of the host building and not detract from it. Given the scale of action needed to decarbonise Lambeth's building stock and tackle the climate emergency, the council strongly supports the wide scale rollout of roof-top solar power.

Further information is available from Historic England: https://historicengland.org.uk/images-books/publications/eehb-solar-electric

4.143 Wind turbines are not particularly efficient in urban areas and other options for generating renewable energy can be more effective. They are also normally visually prominent and vibration can make integration into existing buildings difficult. When considering a wind turbine, there is also a need to assess issues such as siting, structural loading, vibration, noise generation, height, prevalent wind direction and average speed, and proximity to trees and other buildings or structures. Noise and visual 'strobe' effect may be an amenity issue. Turbines are not normally considered appropriate on designated heritage assets or within conservation areas.

More detailed information is available in the Mayor of London's Sustainable Design and Construction SPG, (2014).Link:

https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes/sustainable-design-and

For more information on energy efficiency for traditional buildings please see Historic England's extensive range of practical guidance documents. See link below: https:/historicengland.org.uk/advice/find/a-z-publications/#ptocE

Gardens

4.144 Local Plan Policy Q14 sets out the criteria required to support residential curtilages as suitable locations for new residential development; advice on this matter is contained within part 2 of this document. Other policies relevant to gardens include Policy Q9 which seeks to secure high quality landscaping, Policy Q10 which recognises the importance of, and seeks to retain, existing trees and encourages the planting of new trees; Policies Q12 and Q13 which set out the Council's approach to refuse storage and bicycle storage respectively; and Policy Q15 provides the policy approach to boundary treatments.

4.145 Policy Q14 (b) recognises the importance of front gardens and seeks to protect them from inappropriate development. The important amenity value of small urban front gardens, is particularly vulnerable to hard paving and car parking, with its associated loss of soft landscaping and boundary walls. The associated paving can be problematic as it often prevents natural drainage. Many small front gardens are no bigger than a parking bay and when a vehicle is parked it often affects the outlook of occupiers and can restrict daylight into habitable rooms.

4.146 The creation of additional vehicular crossovers results in the loss of an on-street parking bay which is facility to the whole community. The loss of on-street parking bays removes parked cars from the road and the resulting open carriageway allows motorists to drive faster which presents a threat to other road users, especially pedestrians and cyclists.

4.147 Blue badge parking bays in front gardens must meet the Council's minimum standards and can be accessed without risk to highway or pedestrian safety.

4.148 Consideration should always be given to securing natural drainage by using permeable paving and soak-aways, maintaining a sense of enclosure through the use of appropriate boundaries, gates, and soft landscaping. The use of appropriate traditional surfaces such as natural stone slabs or granite setts is strongly encouraged in conservation areas. The texture and colour of any new materials should be sympathetic to the setting of the building and wider street scene. Loose gravel will be resisted as it tends to drift out onto the footway, becoming a hazard to pedestrians and blocking gutters

Structures in Gardens

4.149 The Council wants all residents to be able to enjoy their gardens and optimise their use as private amenity space. It is supportive in principle of development such as sheds, greenhouses, domestic garages, summer houses / home offices in rear gardens. However, structures in gardens need to be carefully considered to ensure that they don't harm visual amenity, lead to the unacceptable loss of garden space or harm the amenity of adjoining neighbours etc. For that reason Policy Q14 seeks to keep such structures 1m back from boundaries to removes the physical bulk away from neighbouring properties and allow adequate space around the structure for maintenance of it and the boundary treatment.

4.150 Garden sheds and other similar tall structures in front gardens (especially small front gardens) will rarely be acceptable due to their adverse impact on visual amenity.