

4.6

Residential Extensions



496 Small successful front extension



497 Range of porch designs

Front Extensions

Front extensions can be challenging to design as they can detract from the continuity of the street scene and significantly change the appearance of a dwelling. Modest front extensions that reflect the character of the existing property are more likely to be acceptable. When located close to a neighbouring property, front extensions should not normally project more than 1.4 metres in front of the dwelling.

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They should normally be designed with a pitched roof.

Porches & Canopies

Porches and canopies are not appropriate for all dwellings. For example, simple terraced properties can appear over-dominated by the addition of a porch. In such cases, an internal porch may be a more appropriate solution.

Porches and canopies should reflect the character of the original dwelling in terms of their scale, details and materials. When located close to a neighbouring property, they should not normally project more than 1.4 metres in front of the dwelling.



498 Alterations to frontage of terrace

Side Extensions

In built-up areas, the gaps between dwellings can often be small. Cumulatively, these gaps can make an important contribution to the character of an area. Extending at two storeys to the side of a detached or semi-detached dwelling can result in development right up to the site boundary, resulting in an inappropriate “terracing effect”. The problem can be exacerbated where an extension has the same roofline as the original building and where a neighbouring property already lies on or close to the boundary.

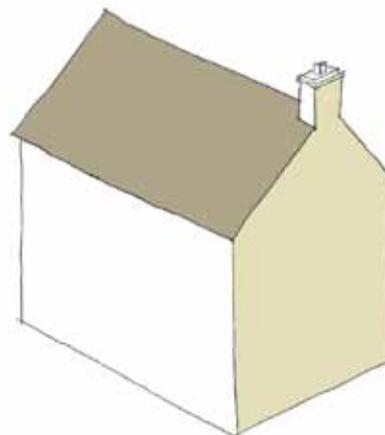
To reduce such “terracing effect”, it is desirable to maintain a gap between the extension and the site boundary and for the extension to have a lower ridge height than the main building. The extent of the gap should be determined by the pattern of development in the area but, in general, it should not be less than 1 metre wide.

An alternative way of avoiding a terracing effect is to set the first floor element of the extension back from the front elevation – it should be set back at least one third of the depth of the dwelling.

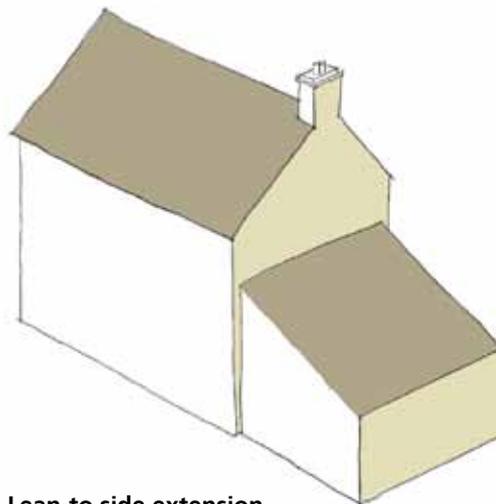
Where the original building has a pitched roof, two storey extensions should be constructed with the same angle of pitch as the existing roof.

Single storey side extensions will have a lesser impact on the appearance of a dwelling than two-storey extensions. It may be possible to increase the floor area of a single storey extension by ‘wrapping’ it around the rear of the property. A flat roof may be acceptable for a single storey extension, provided it is carefully designed – e.g. including a parapet wall with a coping stone on top.

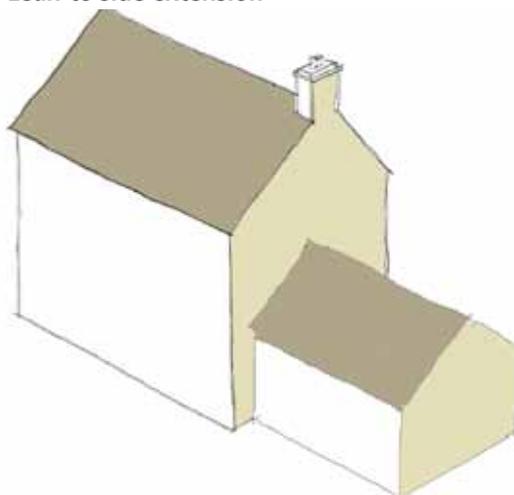
The design of all side extensions should take into account the impact on neighbouring properties in terms of overlooking, overshadowing and overdominance. Section 3.8 above provides information on how to prevent harm to neighbouring properties.



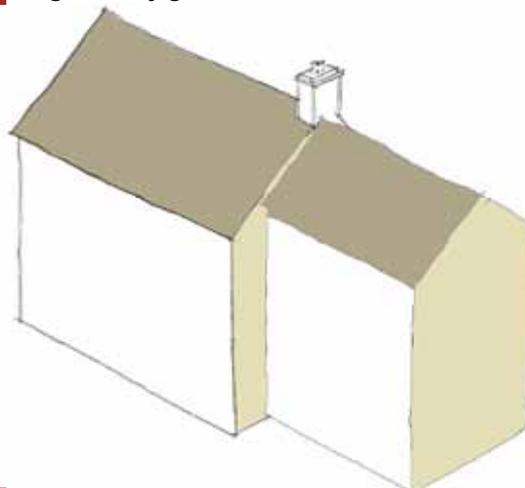
499 Original unaltered dwelling



500 Lean-to side extension



501 Single storey gabled side extension



502 Two storey extension, sub-ordinate to original dwelling

Rear Extensions

The design of all rear extensions should take into account the impact on neighbouring properties in terms of overlooking, overshadowing and overdominance. Advice on how to design two storey extensions to avoid having a harmful impact on neighbours is provided in Section 3.8. A general rule is that any two-storey element should not encroach beyond a 40 degree line taken from the edge of the nearest first-floor window of a neighbouring property. The length of single storey rear extensions should not normally exceed 6 metres on a detached dwelling, 4 metres on a semi-detached dwelling, and 3 metres on a terraced dwelling.

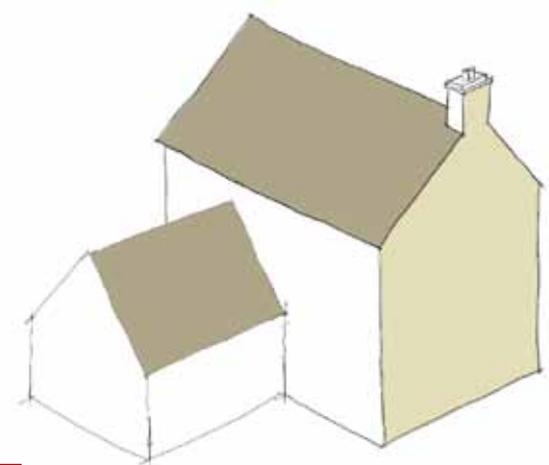
Extending terraced and semi-detached dwellings represents the most significant challenge in terms of potential loss of residential amenity due to the close proximity of neighbouring properties. Problems can be mitigated by limiting the scale of the proposed extension and applying the 40 degree rule. An alternative solution is for neighbours of adjoining properties to work together to extend both dwellings concurrently.

Where the original building has a pitched roof, two storey extensions should be constructed with the same angle of pitch as the existing roof.

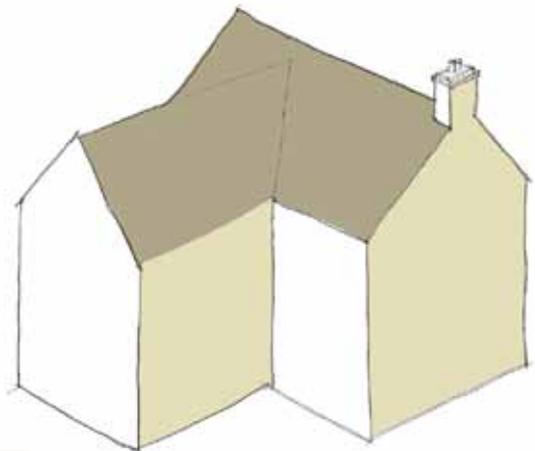
Single storey rear extensions and conservatories often do not need planning permission as they can be built under "permitted development" rights. Please consult the council's Planning Service for further advice.



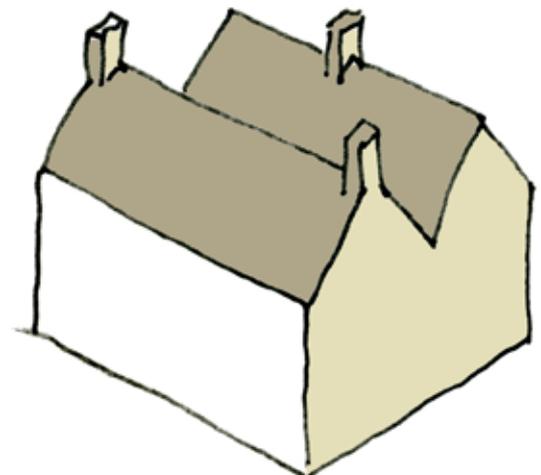
503 Two storey extension, shared with neighbour



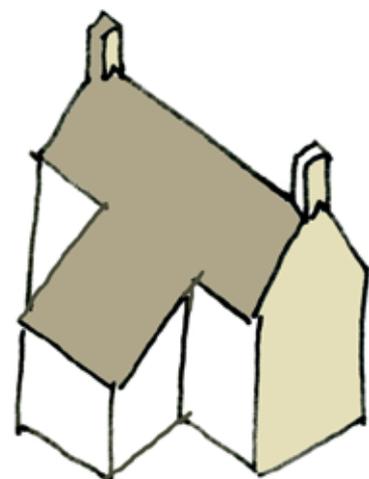
504 Single storey gabled extension



505 Two-storey gabled extension



506 Double "M" shaped gable



507 1.5 storey catslide extension

Loft Conversions & Roof Extensions

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. The most significant challenge associated with loft extensions is how to introduce roof lights and/or dormers that are appropriate to the character of the original building.

Dormer windows should be designed as features principally to provide light and ventilation. They should be small and should sit appropriately in the roof-slope, well above the eaves line, well below the ridge line and set in from the gable ends. Two or three smaller dormers are often more successful than a single large dormer. Flat roof or pitched roof dormers can be successfully integrated into the majority of building designs. However, the choice of design should be informed by the character and appearance of the existing dwelling and the surrounding area.

An alternative means of providing light and ventilation to a loft conversion is by introducing roof lights or windows into gable walls. Where possible, roof lights should be included on rear elevations where they are less likely to be visible in the street scene. In sensitive locations such as on listed buildings and in conservation areas, 'conservation type' roof lights should be used.

Self Contained Annexes

Residential annexes generally provide self-contained accommodation and offer a degree of separation from the main dwelling. However, they need to be linked to the main dwelling, both physically and in terms of the inter-dependence of the use of the annex and the main dwelling.

The design of residential annexes should follow the same principles as other residential extensions. In addition, they should share the front door and entrance hall of the main dwelling, and they should be designed to be capable of being incorporated into the main dwelling at a later date.



508 Successful and unsuccessful loft conversion



509 Successful and unsuccessful dormers and roof lights



510 Example of a residential annex



Density & Plot Coverage

The extension to the Old Bakehouse, Kingston Bagpuize is a relatively large extension, with a frontage width similar to the width of the original building.

The extension, however, is successful because the site is large enough to accommodate the development and it has been well designed with the use of good quality materials.

Design

The design of the extension to the Old Bakehouse is strongly influenced by the original house. The extension is subordinate to the original house as the front elevation is set back and the ridge line is lower. This ensures the extension remains subordinate and reduces the bulk of the overall building.

A successful feature of the extension is the simple arrangement of the windows and doors.

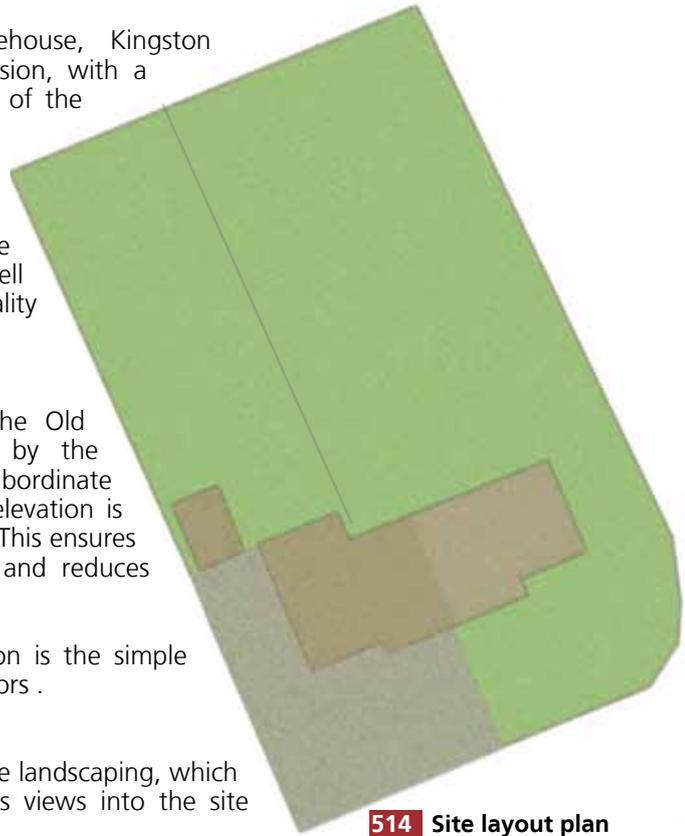
Landscaping & Materials

The development is framed by mature landscaping, which has a softening effect and channels views into the site towards the attractive front elevation.

Additional landscaping has been introduced in front of the original building and the new extension. The parking and circulation area has been laid with gravel, which is appropriate to the context of the site and offers the benefit of sustainable drainage.

The palette of materials is appropriate to both the existing dwelling and to Kingston Bagpuize. The materials include coursed limestone, red/orange brick and buff brick window surrounds, and slate on the roof. A successful feature is the replicated ornate brickwork on the window and door arches.

A less successful element is the use of UPVC double glazed windows on both the original property and the new extension. On the front elevation, a more appropriate solution would have been to retain and refurbish the original timber windows and incorporate new timber windows of a similar design.



511 Space is maintained



512 Successful design



513 Successful materials

514 Site layout plan



515 UPVC Windows



516 Alternative timber windows

4.7 Conversions of Agricultural Buildings



4.7 Conversions of Agricultural Buildings

The conversion of traditional agricultural buildings such as barns, stables and cartsheds is the most common form of conversion in the Vale.

Continuation of the original agricultural use is usually most appropriate to preserve the character and appearance of such buildings. However, if a building is no longer needed or suitable for modern agricultural purposes, its disuse can result in the building falling into disrepair. Conversion to an alternative use is a successful way of securing the future of such traditional agricultural buildings.

This section examines the design approaches that should be adopted when converting agricultural buildings to residential use. It should be noted, however, that residential conversions are not always the most appropriate solution, particularly where the building is listed or is situated in an isolated location in the open countryside.

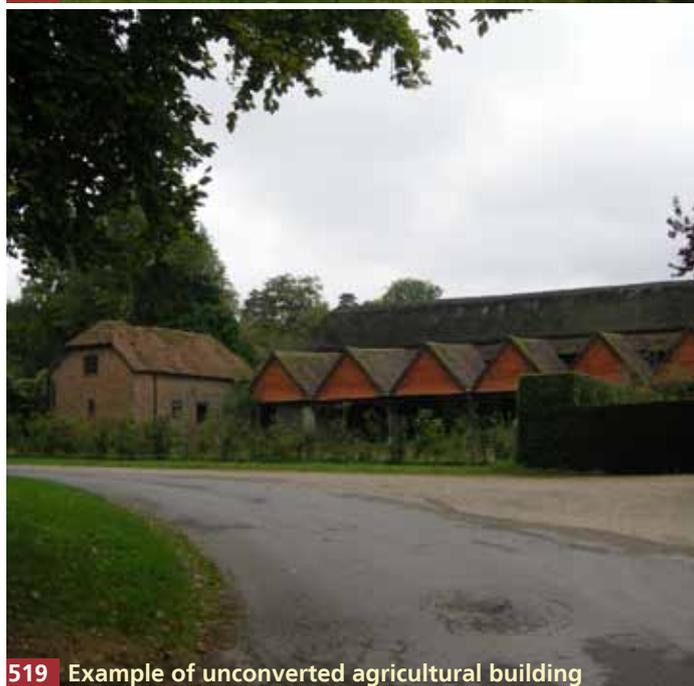
Structural Integrity

Many agricultural buildings will have been unused for extended periods of time or they may not have been well maintained – consequently, their structure may have suffered. The structural integrity of a building will be a critical factor in determining whether it is capable of conversion without substantial rebuilding or extension. If substantial rebuilding or extension is required, it is unlikely that planning permission will be granted as the proposed works would no longer constitute a conversion.

A structural report will need to be submitted with any planning application to demonstrate that the building is capable of conversion without substantial rebuilding or extension.



518 Example of unconverted agricultural building



519 Example of unconverted agricultural building



520 Buildings must be structurally sound for conversion

4.7 Conversions of Agricultural Buildings

Architectural & Historic Characteristics

The importance of an agricultural building to the history, character and appearance of an area can be assessed with reference to its age, design, form, materials used, roof structure and the presence of any architectural detailing.

The form of traditional agricultural buildings typically comprises substantial stone or brick walls, uninterrupted roof slopes, long ridge lines, few openings apart from the large waggon doors, substantial timber roof structures, and large internal spaces. Architectural detailing may include patterned brickwork, dentil courses, buttresses, arrow slits and gable parapets. These features are essential to the building's character and, therefore, need to be retained as part of the proposed conversion.

Agricultural buildings typically have an informal farmyard or open field setting. The proposed conversion should respect the building's setting, either as part of a group of traditional buildings or as part of the surrounding landscape.

Design Approach

The primary objective of all conversions must be to retain the character and appearance of the original building. This may require compromises in terms of the residential layout and the provision of natural light into all habitable rooms.

The introduction of conspicuous domestic features such as chimneys, satellite dishes, aerials, porches and additional window or door openings tend to be out of character with the original building and, wherever possible, such features should be avoided. Natural light can be provided by introducing glass roof tiles, glass insertions into honeycomb brickwork and slit windows. Existing openings in elevations can be used for windows or doors, and to "borrow" light into the more central parts of the building. A simple window design is usually most appropriate.



521 Existing hay doors contribute to the barn character



522 Large doors contribute to the barn character



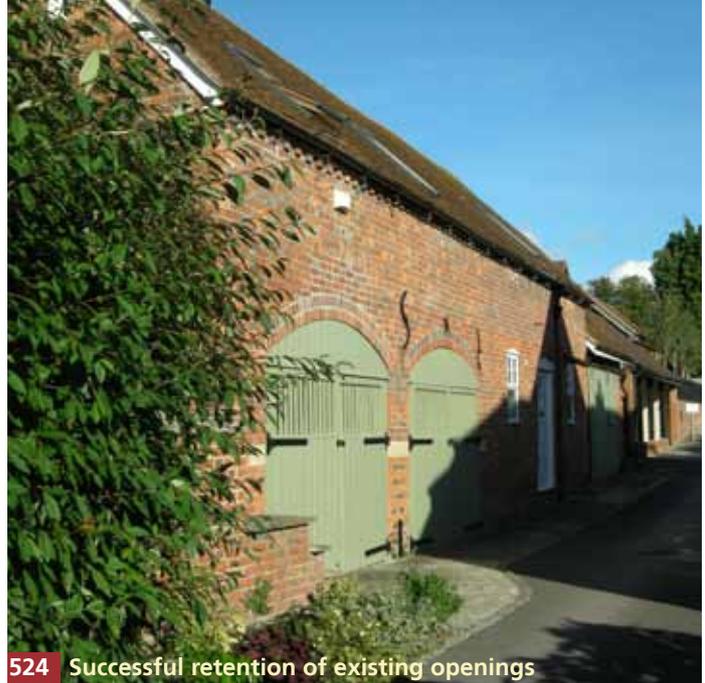
523 Traditional courtyard arrangement

4.7 Conversions of Agricultural Buildings

Internal walls should be retained and the introduction of additional walls kept to a minimum. Timber roof trusses should be retained and not cut or removed to provide head height at first floor level.

Large extensions or ancillary buildings are not usually appropriate for conversions. Such elements can dominate the original building and so detract from its character. Wherever possible, existing ancillary buildings such as cart-sheds should be used as garaging to avoid the need for new buildings.

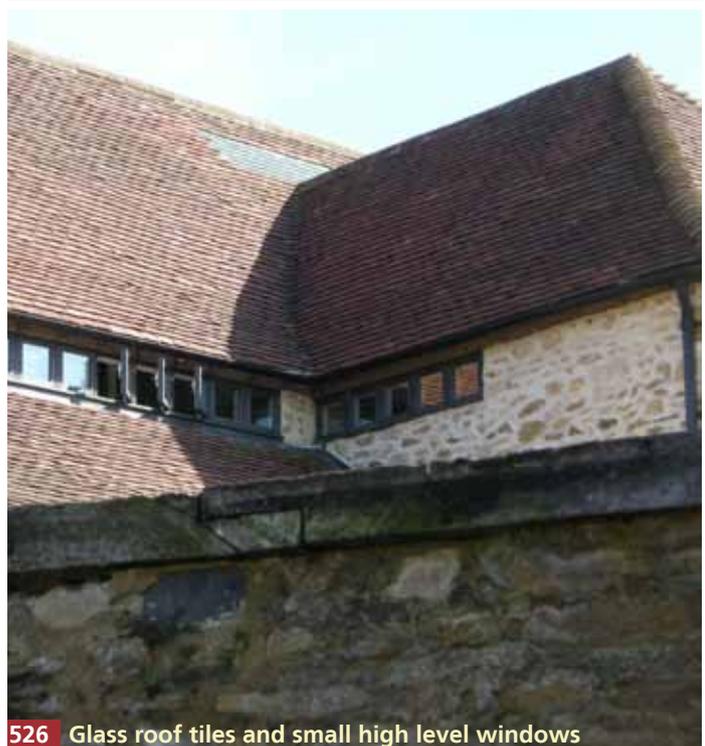
Landscaping and boundary treatments need careful attention and should be designed to be as simple as possible. Hard and soft landscaping should be kept informal, and walls, fences, kerbing and any other urban features should be avoided where they would harm the building's agricultural character or farmyard setting.



524 Successful retention of existing openings



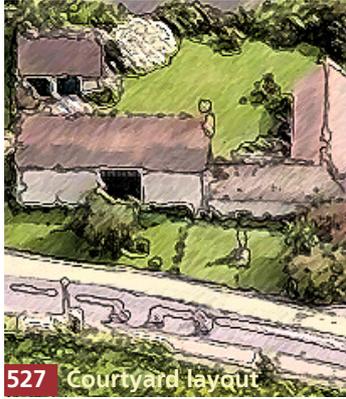
525 Domestic style porch alters the barn character



526 Glass roof tiles and small high level windows

4.7 Conversions of Agricultural Buildings

Case Study Tithe Barn House, Cumnor



527 Courtyard layout

Site Layout

Tithe Barn House has a traditional agricultural layout comprised of the primary barn with ancillary outbuildings sited at right angles. The layout provides good opportunities for privacy and shelter, as well as enabling domestic features such as cars and garden paraphernalia to be concealed from the streetscene.



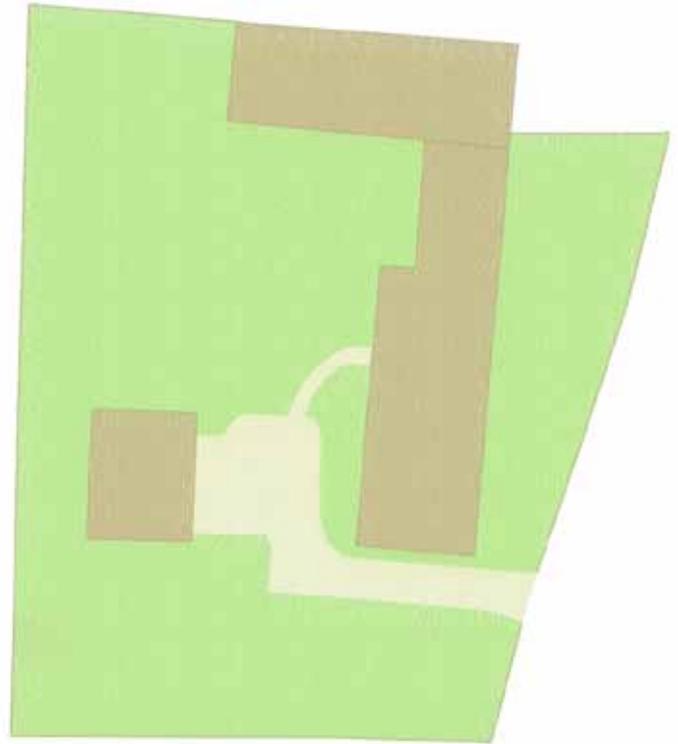
528 Street elevation

Design

The design of Tithe Barn House includes the introduction of very few domestic features into the elevation facing the street. The windows that have been introduced on the street elevation are high level and informal and, as such, do not detract from the agricultural character of the building. In addition, it is clear that efforts have been made to ensure the new external materials used match the building's original materials as closely as possible.



529 Side elevation



530 Site layout

However, two windows have been introduced on the side (east) elevation. These windows are visible from the street and are domestic in scale and design. These windows dilute the overall quality of the conversion. A further domestic feature is the chimney that is visible on the western end of the main barn. This is an incongruous feature on a traditional agricultural building. In addition, the rear elevations have more fenestration and a more domestic appearance which, although not visible in the street scene, detract from the agricultural character of the building.



531 Existing courtyard elevations



532 Alternative courtyard elevations

4.8

Conversions of Chapels, Churches & Schools

