

Design Guidance

Rear Extensions

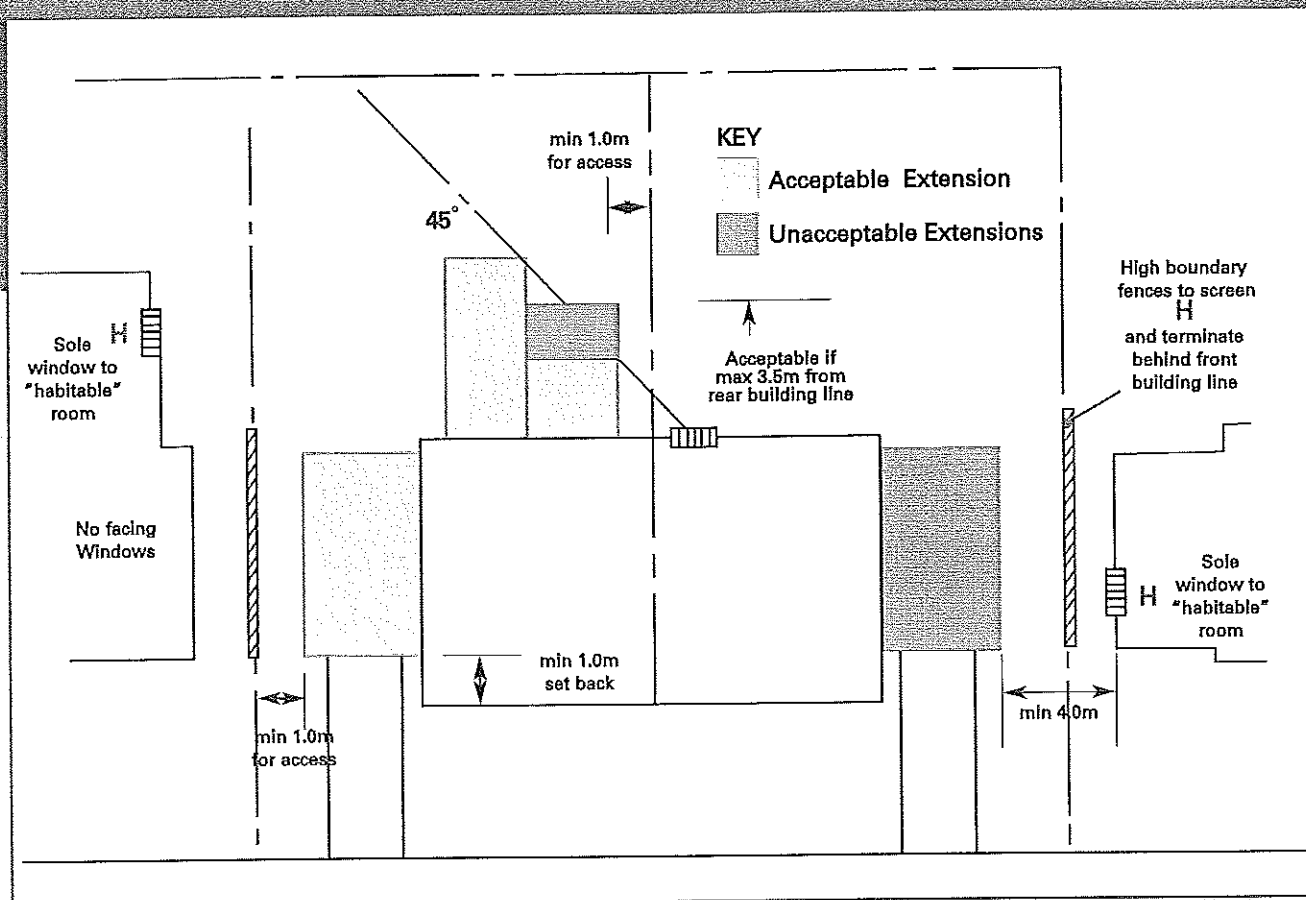


Figure 7 OVERSHADOWING
dimensional criteria for 1½ to 2-storey extension

Overshadowing (Figure 7)

Screen fences and structures resulting from "permitted development" and casting a shadow across the face of a neighbour's window or garden ground cannot be avoided. Therefore advice only applies to a 1½ or 2 storey extension i.e. it should not project from the rear building line beyond either:

- ◆ a line drawn at a 45° from the midpoint of the nearest ground floor window of the adjoining house, on the rear building line or
- ◆ a maximum of 3.5 metres from the rear building line of the house

whichever allows the greatest development.

Where in semi-detached house an existing extension already projects beyond the limits set above, a matching extension in the adjoining house will be accepted.

Any extension whose side faces onto a neighbouring house immediately opposite the only window to a habitable room must be no closer than 4 metres.

It should be noted that the loss of a view or outlook as a result of an extension is not generally deemed a material consideration in determining a planning application.

A 1.8 m. high fence may extend along a side boundary to conceal a window on a gable but should not continue towards the roadway at a height greater than 1.0 m. clear of the building line.

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Rear Extensions

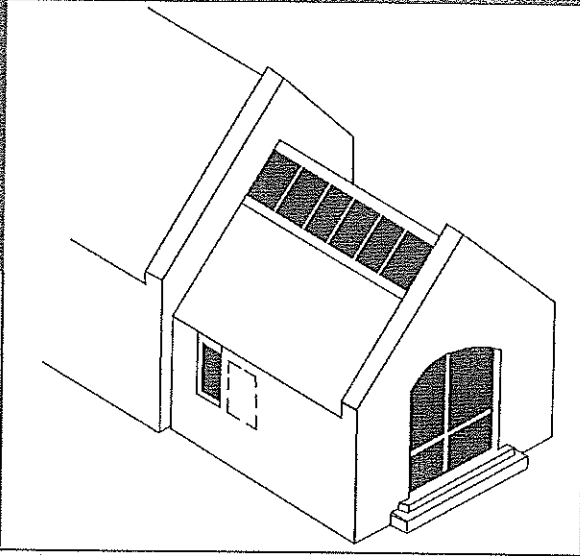


Figure 8 SUNLIT ROOM - alternative to conservatory

Conservatories

All-glazed conservatory extensions are a traditional means of linking house to garden. Issues to be considered are:

- ◆ **Amenity and Privacy:** a solid wall or obscure glazing may be necessary for privacy and a sunlit room might be an appropriate alternative, being more shaded, cooler in summer and warmer in winter. (Figure 8)
- ◆ **Shape:** over ornate shapes and details are to be avoided unless the character of the main house demands it.



Design Guidance

Building Form and Roof Types

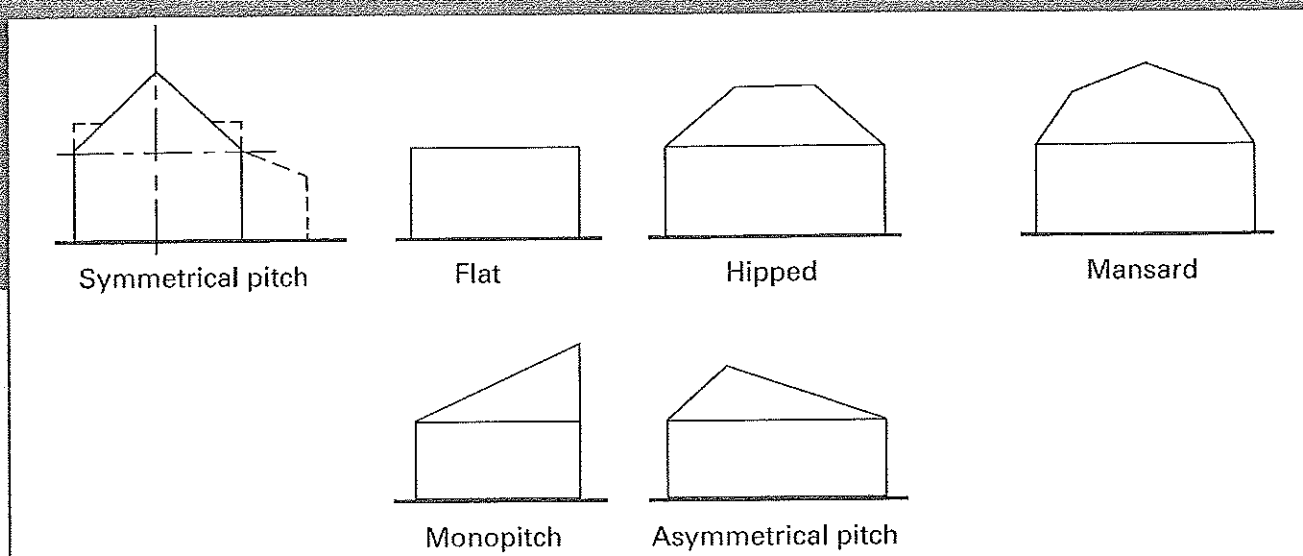


Figure 9 ROOF TYPES

2.4 Building Form and Roof Types (Figure 9)

Roof form determines the appropriate building form. In order to be in scale with the existing house the roof pitch of an extension should exactly match that of any gable to which it abuts. Where at right angles there should at least be a close match of pitch. If a frontage is altered to add a gable feature this should generally be no less than 45° .

A hipped roof may be used in particular situations to create the impression of space between buildings but must always complement the street pattern. It was used traditionally to terminate an extension to the rear (or to the side in a larger plot) disguising the poor visual impact of a lower pitched roof.

Lean-to or cat-slide roofs which continue a pitched roof, at the same or a shallower angle, are acceptable. (Figure 10)

Additional accommodation is made possible where this roof type creates an internal corner infill to a steeper pitched gabled extension to the rear. (Figure 11)

A lean-to roof from a gable end may also be acceptable.

Monopitch roofs have an abrupt, asymmetrical character and do not merge well with traditional pitched roofs. They may be acceptable where symmetry is recreated in groups of 2 or where a monopitch is already a feature of the main house.

Mansard roofs are only acceptable to the rear where an upward extension requires to retain the impression of a single storey building. (see Roof Extensions and Dormer Windows)

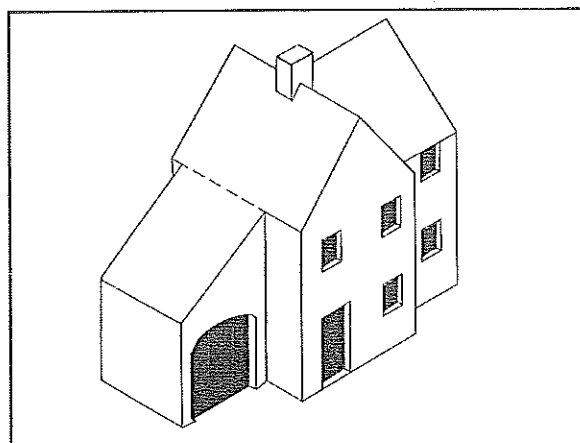


Figure 10 CAT-SLIDE ROOF - extends modern house

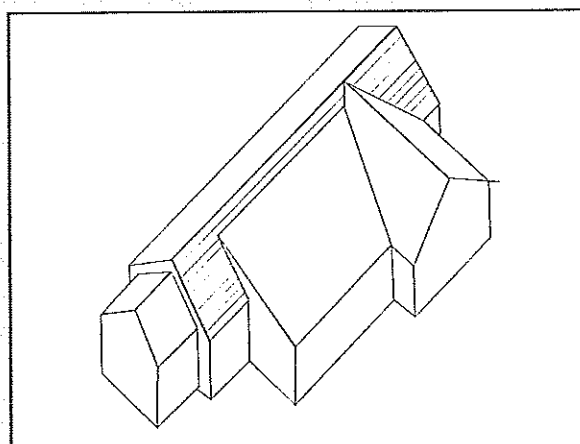


Figure 11 CONTINUITY OF SCALE
Side : reduced size & matching roof pitch
Rear : cat-slide infill absorbs additional accommodation

Design Guidance

Building Form and Roof Types

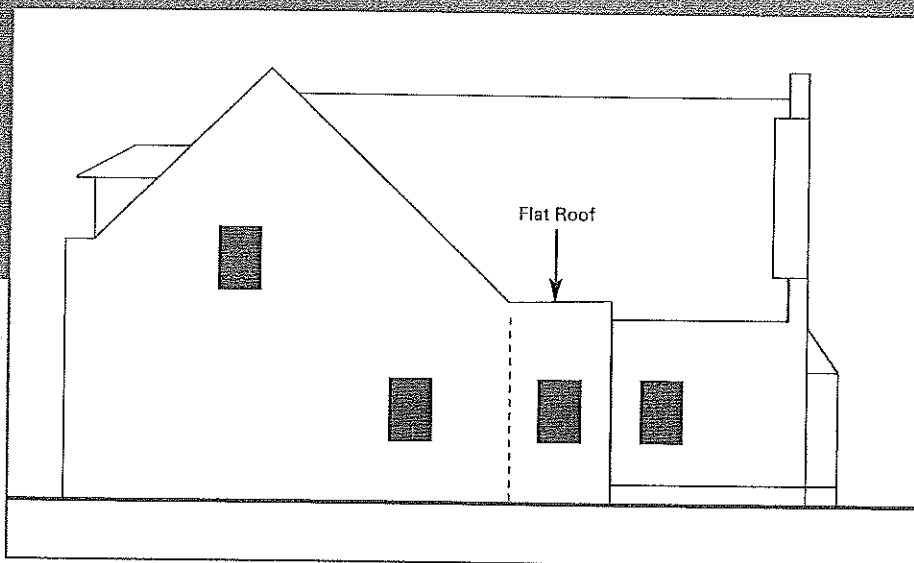


Figure 12 FLAT ROOF - Integrated at rear

Flat roofs will be generally discouraged. Despite technical improvements in recent years they still lack the natural properties of the traditional pitched roof i.e. shedding water and providing storage or additional accommodation, as well as creating a better appearance when seen from higher ground or at a distance. A flat roofed extension is not permitted on a street front but may be considered at single storey only where:

- ◆ creating an incidental and well integrated element to the rear (max. 6 sq. metres). (Figure 12)
- ◆ forming a plateau concealed by pitched roofs.
- ◆ a pitched roof cannot be accommodated.
- ◆ concealed behind a parapet.
- ◆ a characteristic feature of the original house.

The possible use of flat roofed dormers is noted below.
(see Roof Extensions and Dormer Windows)

Design Guidance

Elevational Composition

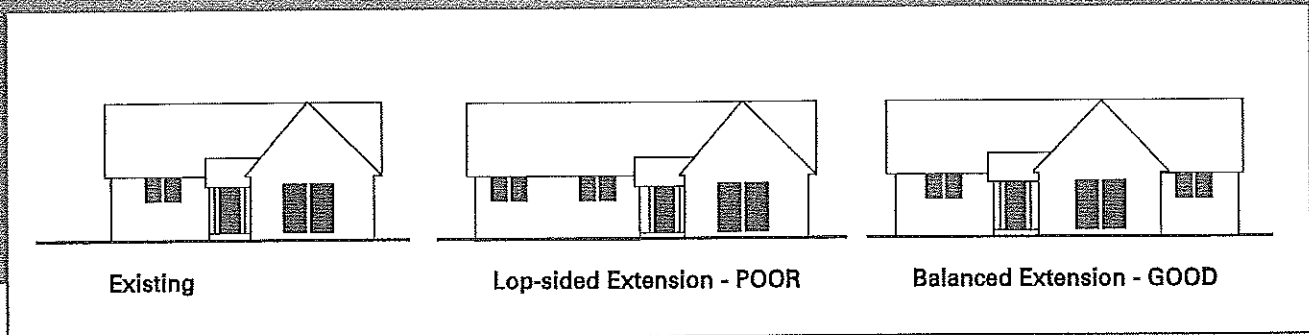


Figure 13 MAIN FRONTAGE GABLE - creating a balanced elevation

2.5 Elevational Composition

The placing, grouping and proportioning of window and door openings are important to the design of any extension elevation.

Placing and Grouping

The apex shaped gable and the rectangular front below the main ridge line are the elevational components of the traditional building form. Different principles of composition apply i.e.

GABLE ELEVATIONS (Figure 13 & Figure 14)

Any openings should be set comfortably within the "frame" of the gable. There are differing approaches to the composition of the formal frontage gable and the informal end gable as follows:

Frontage Gable: A main gable on a street façade should be formally composed with the large openings centred and any other smaller ones positioned to reinforce the symmetry. Where an extension is proposed which continues the street elevation, an existing main frontage gable should remain the focal point, preferably at the centre of the façade. This principle should determine at which end of the existing house the extension could best be attached. If the land available for development does not allow this, the extension should be sufficiently set back and understated in character to ensure that the original house frontage retains its visual integrity and dominance.

(see Main Frontage Gable above)

End Gable: The compositional arrangement described above should also apply wherever a formal gable is proposed with extensive window areas. However on standard end gables a less formal solution of one or two smaller openings in a balanced arrangement would be more appropriate. Such gables are often exposed to public view on street corners and may only be blank or windowless gables where essential for reasons of privacy/overlooking. Even here smaller non-habitable room windows should be inserted to give a more vital appearance.

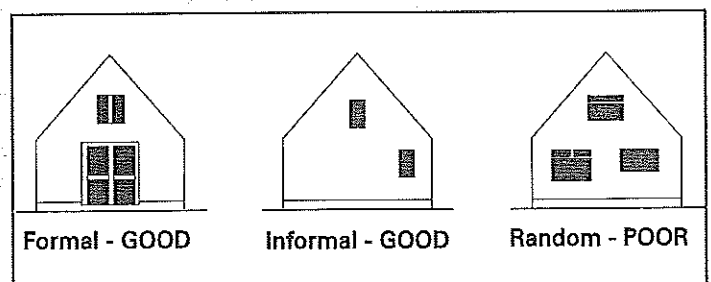


Figure 14 GABLE FORMALITY

Design Guidance

Elevational Composition

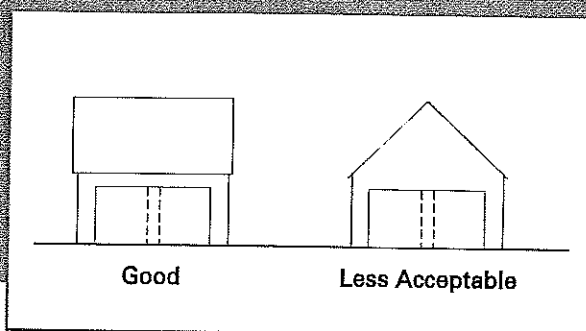


Figure 15 DOUBLE GARAGE ELEVATION -
2 Doors preferred

FRONTAGE ELEVATION (Figure 15 & Figure 16)

Generally speaking the rectangular shaped wall surface below the parallel roof ridge offers greater flexibility for inserting a variety of opening sizes and is a more natural location for wide areas of glazing and entrance doors. Vertical sub-divisions give contrast and balance. An elevation should be terminated by an opening rather than a blank area of wall and this should be more dominant than any adjacent opening. These principles will also apply to a hipped roof gable.

A double garage will appear more visually comfortable on a frontage rather than on a gable elevation, preferably with 2 separate doors.

Proportion

The traditional building elevation was wider than it was high and due to structural limitations contained tall, narrow windows. Despite the flexibility granted by technical advances these proportions should continue to inform building design i.e. a pattern of smaller vertically proportioned openings within dominant areas of solid wall in combination with larger areas of glazing. The larger openings are more appropriate on the street frontage where they have traditionally been formally composed to give visual focus and improve surveillance (see **Main Frontage Gable** above) but are increasingly popular to the rear as a means of better linking the house to its garden.

Modern daylight standards have encouraged wider, less well proportioned windows. Where these are characteristic of the main house, they may continue in the extension. However vertical proportions generally give a more handsome appearance.

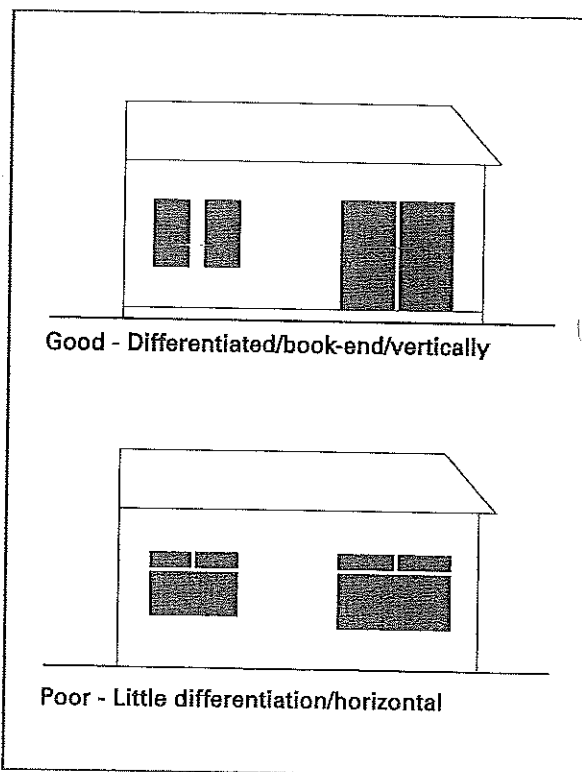
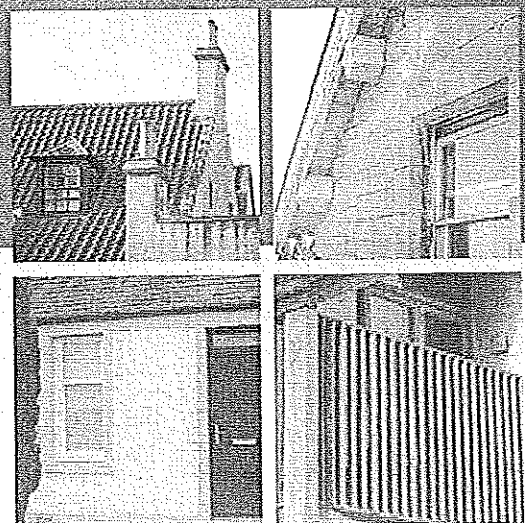


Figure 16 WINDOW PROPORTION/PATTERN

Design Guidance

External Finishes and Detailing



2.6 External Finishes and Detailing

Walling

External materials on an extension should match those on the main house or be simplified to reflect a lesser element.

Where the original house is stone faced an extension should generally be in stone or painted wet dash or smooth render, traditionally used in concealed areas to the rear. Replica stone may be acceptable where it closely matches natural stone, having a smooth ashlar rather than a split block appearance. Stone or replica stone should not be used on an extension to an original rendered or brick house. Facing brick may be used to match an original brick clad house or as a limited feature in a muted colour, in stone block-like panels or as a base course.

The external finish should be generally uniform on all faces. Fussy corner "quoins" or different materials cladding ground and first floor levels will be discouraged.

The use of other facing materials, e.g. vertically lined timber or metal may be appropriate for understated rear extensions within building forms which continue the scale and pattern of the original.

Roofing

Roofing materials and colours should generally match the original although sympathetic contrasts may also be acceptable for the lesser extension. A smooth slate or tile may be appropriate in an extension to a pan-tiled roof but not vice-versa.

Roof ridges and eaves details should generally have a slender elegance and match the original house. Features such as chimneys or skew gables, which give character to the roofscape, should be retained or added to any extension where appropriate.

The design of new rainwater goods should respect the character of those existing on the original house.

Design Guidance

External Finishes and Detailing

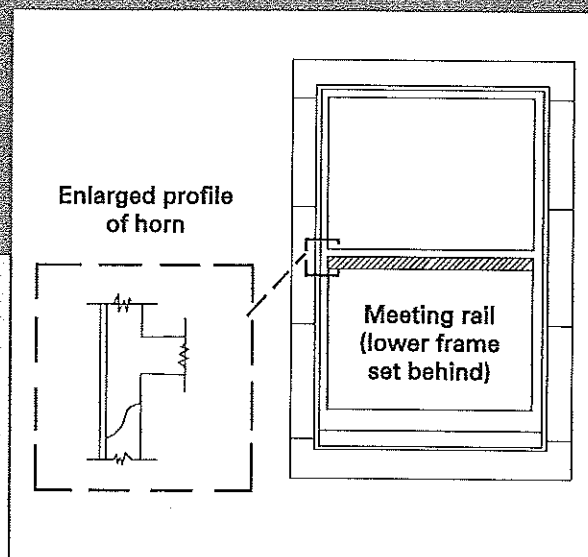


Figure 17 SASH AND CASE WINDOW

Windows and Doors

On Listed Buildings and within Conservation Areas the most common window type has been the sash and case type and this may also be required in any extension to a house covered by these designations. Elsewhere window design should continue the pattern of sub-divisions and materials existing in the main house. (Figure 17)

Timber windows and doors will be almost always preferred to UPVC, especially in the context of Listed Buildings and Conservation Areas, for reasons of long term maintenance and recycling. Fussy, fake period styling or wood grain "effect" for windows and doors is to be generally avoided especially in the context of simpler modern house designs.

Design Guidance

External Finishes and Detailing

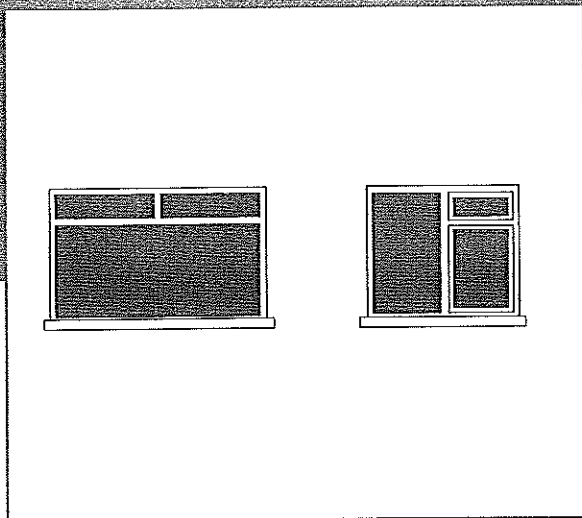


Figure 18a WINDOWS - Poor
modern horizontal patterns accepted
where matching main house

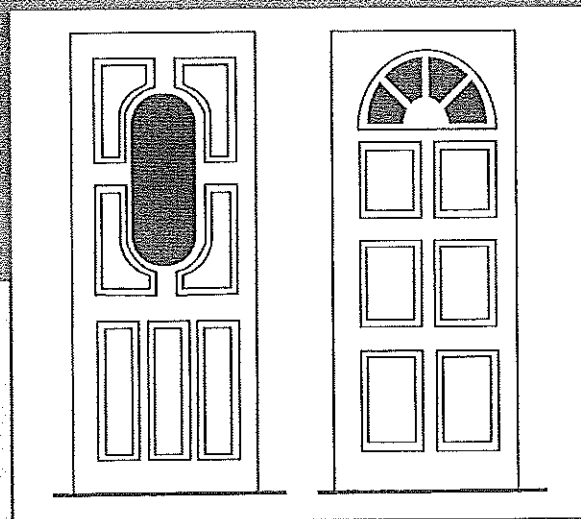


Figure 18b DOORS - Poor
fussy period designs discouraged

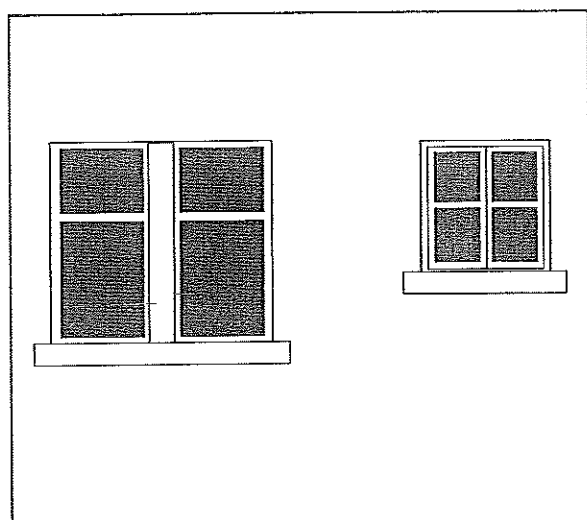


Figure 18c WINDOWS - Good
vertically and simplicity encouraged
traditional patterns preferred

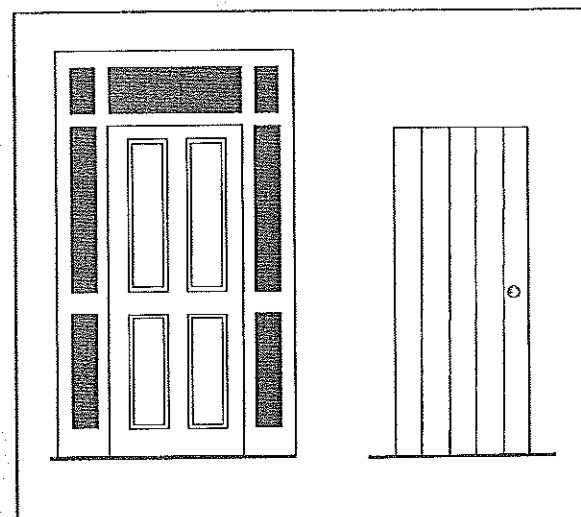


Figure 18d DOORS - Good
verticity and simplicity encouraged
traditional patterns preferred

Replacement and Removals

Outwith the context of Listed Buildings and Conservation Areas "permitted development" will allow most minor works to be carried out without Planning Permission. However, whether or not permission is required householders should recognise the value of repairing and replacing in sympathy with the original window and door designs to retain the character of an area with the benefits outlined above (see Introduction). Removing central mullions between two vertically proportioned windows to create picture windows is especially to be avoided.

(Figure 18a, 18b, 18c & 18d)

Design Guidance

Roof Extensions and Dormer Windows

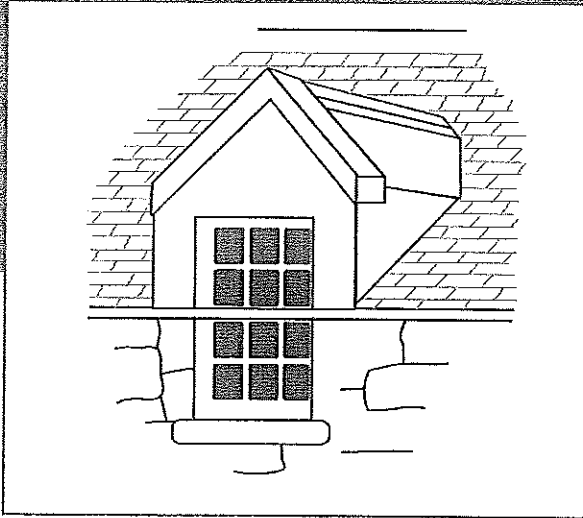


Figure 18a DORMER WINDOW TYPES
Wall Head/ 1st Storey

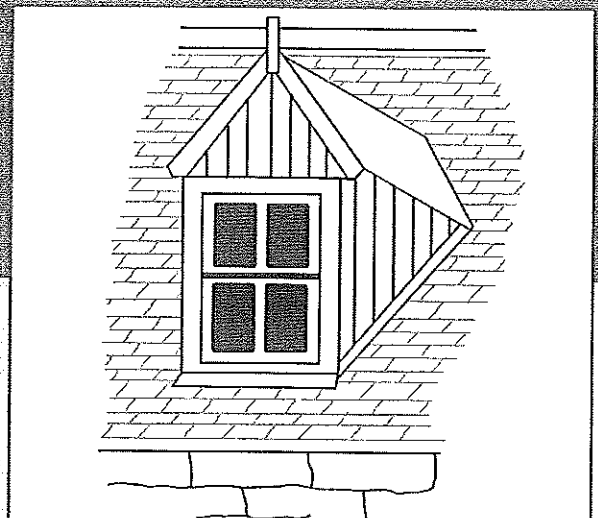


Figure 18b DORMER WINDOW TYPES
Straight Gable

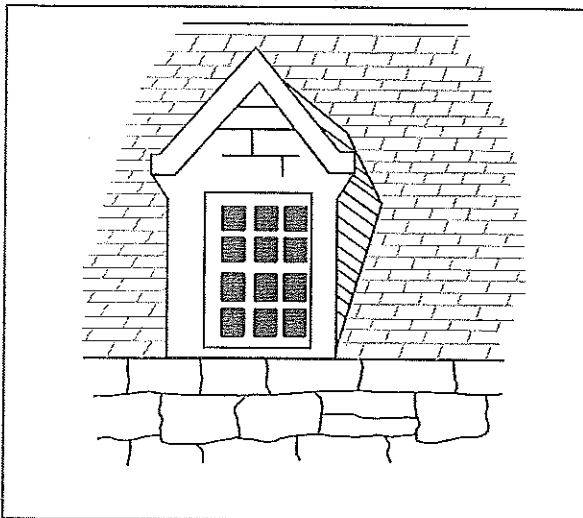


Figure 18c DORMER WINDOW TYPES
Wall Head

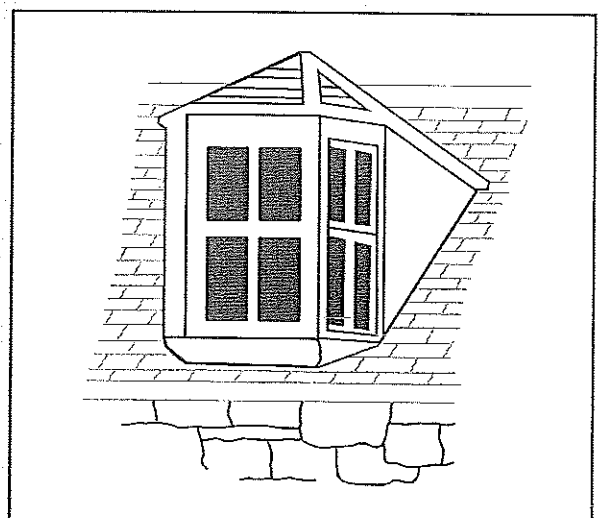


Figure 18d DORMER WINDOW TYPES
Angled Bay/Hipped Roof

2.7 Roof Extensions and Dormer Windows

Dormers

An additional bedroom upstairs is a popular householder aspiration. Habitable roof space with dormer windows is a therefore a fairly common feature in the area. It maximises use of the house, is less costly than a rear extension and avoids loss of garden ground.



The traditional dormer window sought only to marginally extend the floor area of the roof space and was positioned and proportioned as an integral component of the overall elevation. Although, within the Falkirk area, there is a predominance of angled bay dormers set within the roof plane with hipped roofs, there are also examples of square bays with gabled fronts and some dormers continue straight from the wall head. Cat-slide roofs and neat flat roofs are also occasionally in evidence as are windows set half below the eaves creating a 1 ¾ storey house. The traditional dormer is mainly glazed under a slate roof. (Figure 18)

Design Guidance

Roof Extensions and Dormer Windows

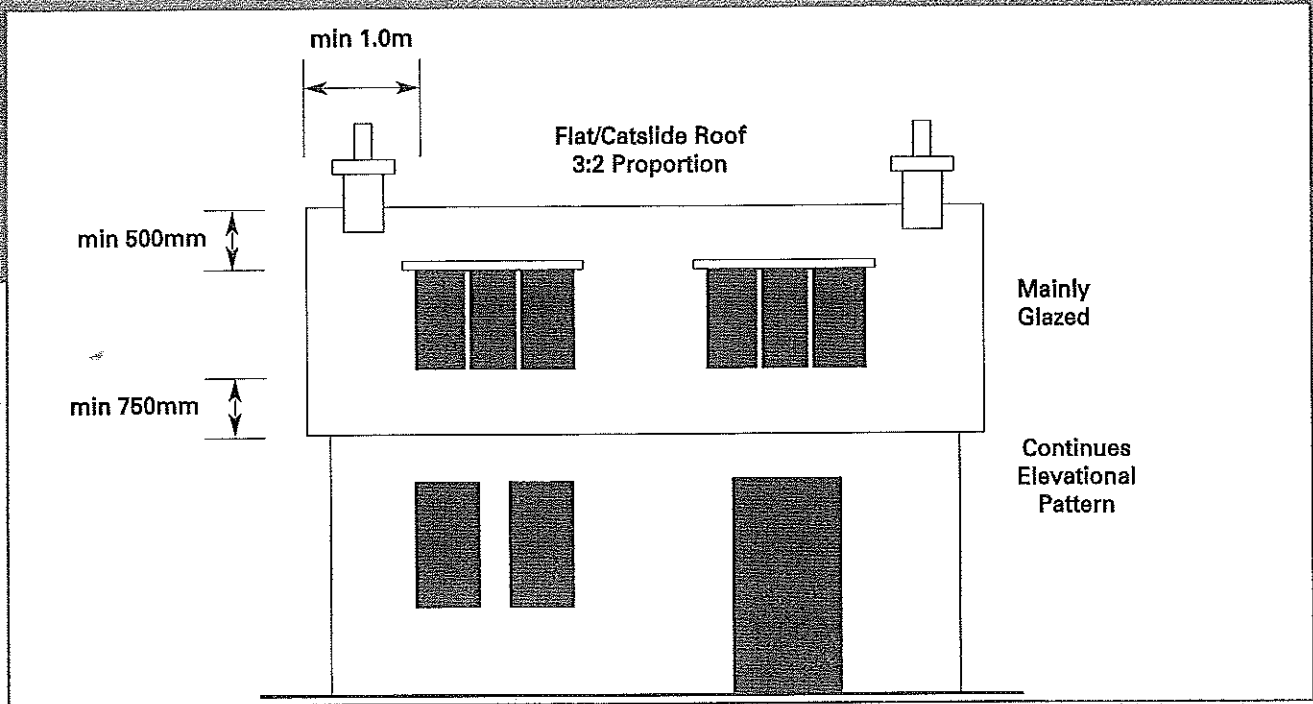


Figure 20 BOX DORMERS - Dimensional/elevational constraints where applicable

The problem with many modern roof/ dormer extensions is that too much accommodation has been sought, contained within overlarge boxes which are too bulky or out of proportion and spoil the character of the original house. Where a dormer extension is proposed, therefore, the following standards will apply:

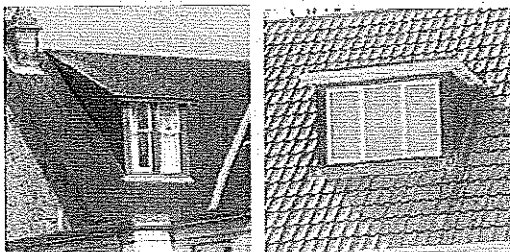
- ◆ Roof lights ("conservation" type to the front) and gable/ end hip windows should be considered first.
- ◆ No new units will be permitted on a uniform frontage presently without dormers.
- ◆ Proposals for the design of new or replacement dormers will be considered in relation to the house itself and to the streetscape. Where this varies a traditional-type dormer will be permitted on the frontage.

◆ Box-dormers will be permitted at the rear of a property and on a frontage where over 50% of the houses have them already, subject to the following :

- a position no less than 500 mm. below the roof ridge, 1.00 m. from the gable or party wall and 750 mm. above the eaves
- a proportion no greater than 3 wide:2 high
- a lightness of appearance, mainly glazed
- concealed rainwater goods
- vertically proportioned windows immediately over or related to the pattern of openings
- a tidy flat or cat-slide roof (Figure 20)

On a hipped roof the box dormer should be set 1.00m. from the hip slope on both faces (i.e. on the end hip if no overlooking).

Where box dormers are permitted, the option to create recessed infills between existing traditional dormers may also be considered as the less preferred option.



Design Guidance

Roof Extensions and Dormer Windows

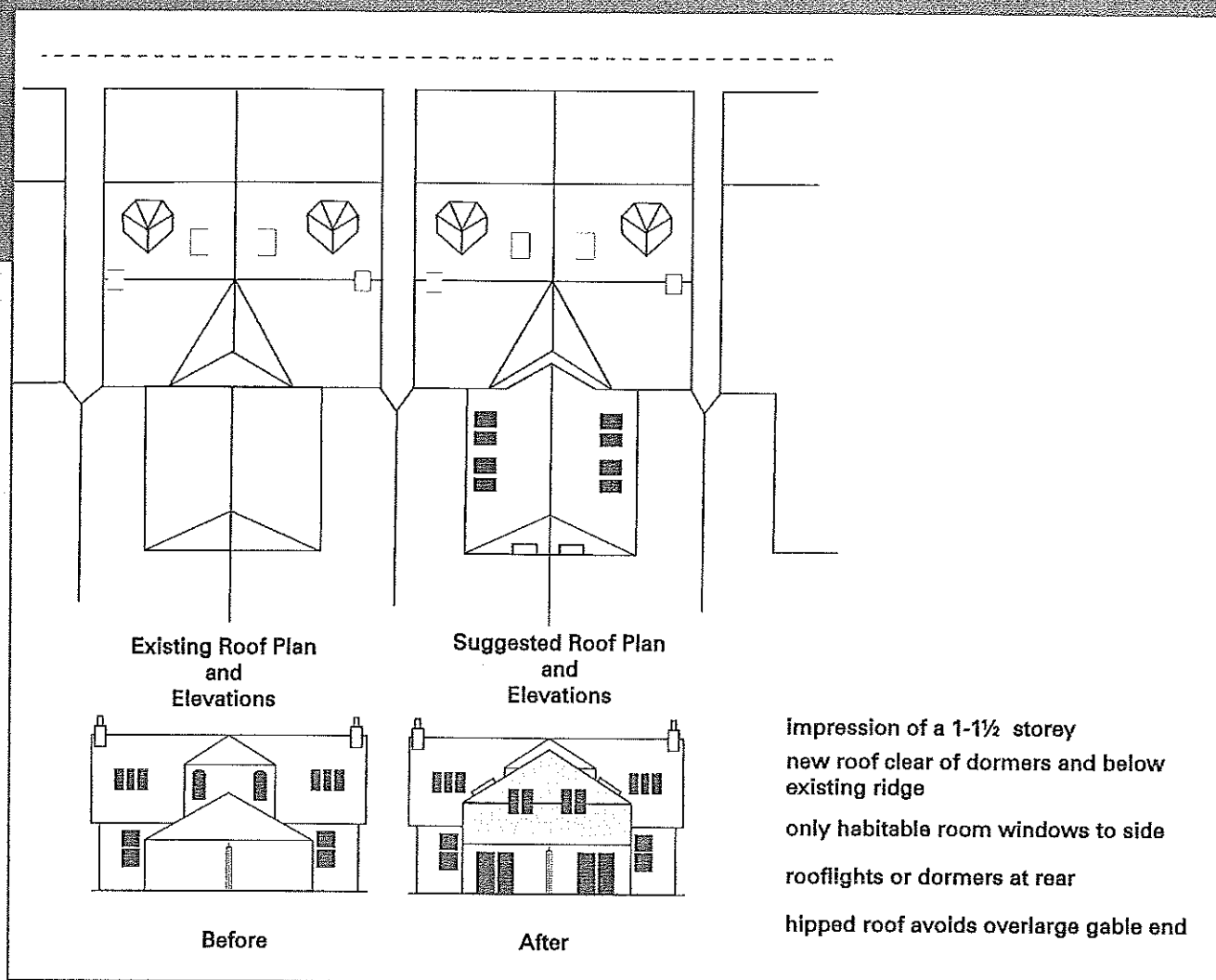


Figure 21 "HALF-COTTAGE" - Advice : adding upper floor to original single storey portion at rear where executed jointly with neighbour

"Half-Cottage"

A traditional house type found commonly in the Falkirk area is the semi-detached sandstone "half cottage" where the original single storey extension to the rear is twinned with its neighbour under a hipped roof. It is common practice to add an upper floor to this element which will be acceptable subject to the following conventions in combination :

- ◆ an integrated design, perhaps a mansard roof, avoiding the image of a box landed on the roof
- ◆ adequate clearance of any dormer window on the rear of existing house
- ◆ the impression of a 1-1½ storey building
- ◆ a hipped end to minimise any effect of a shallow, over wide gable
- ◆ non-habitable room windows, perhaps opaque, on upper side elevation
- ◆ a strong vertical emphasis to any openings

Householders should consider advantages of a joint upper extension with neighbours.
(Figure 21)