

Victorian Semi-detached House:

Ornate character and original detail retained.
Unspoilt roof-line without dormer
Traditional rooflight possibly to rear pitch.



Victorian Semi-detached House:

Flat roof dormers to front and rear
Dormer windows large and dominating
Dormers spoil symmetry of dwellings



Georgian Terrace House:

Elegant character and original detail retained.
Unspoilt roofline without dormer.
Traditional rooflight possibly to rear pitch.



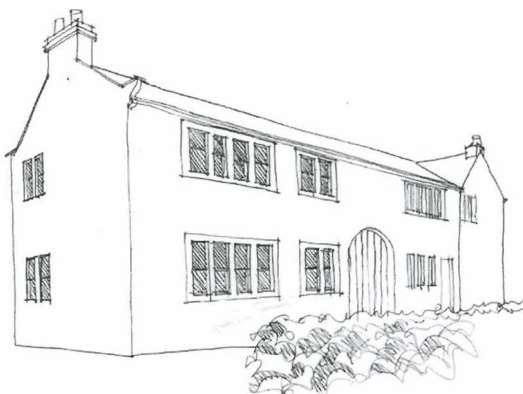
Georgian Terrace House:

Large flat roof dormers spoil roof line.
Dormer windows large and dominating.
Dormers out of character.



West Yorkshire Vernacular Dwelling:

Strong local character: Stone slate roof:
Large stone quoins.(not illustrated)
Gable kneelers.



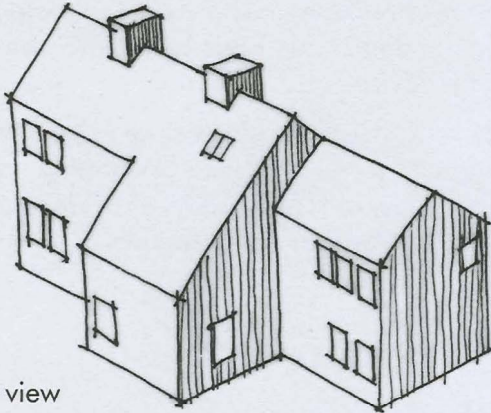
West Yorkshire Vernacular Dwelling:

Picture window dormer obtrusive and
detracting from local character.



Sympathetic House Extensions:

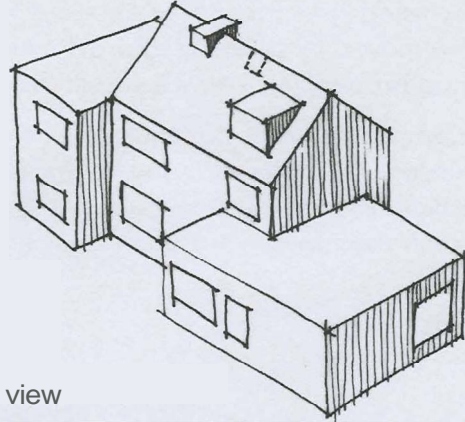
Roof slope same as host building.
Catslide roof to single storey extension.
Traditional rooflight possibly to rear pitch
Matching roof materials to retain character.



rear view

Unsympathetic House Extensions:

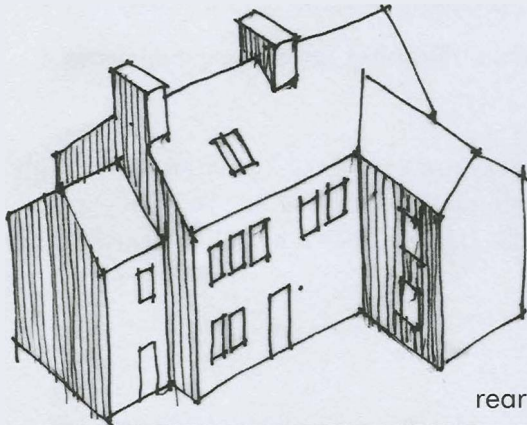
Flat roofed side extensions do not harmonise with host building.
Extensions dominate the host building.
Felt flat roofs requiring maintenance.



rear view

Sympathetic House Extensions:

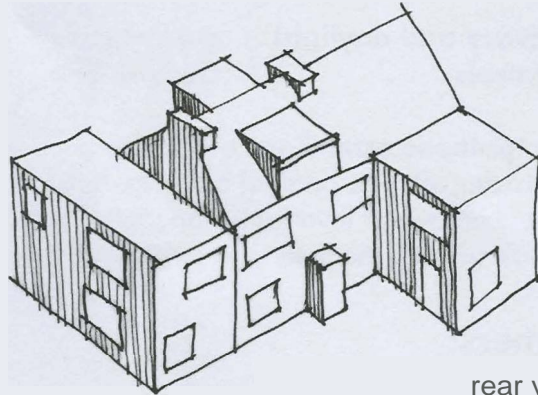
Roof slope same as host building.
Valleys conned to pitched gable roofs.
Side extension set back and lower than main roof.
Matching roof materials to retain character.



rear view

Unsympathetic House Extensions:

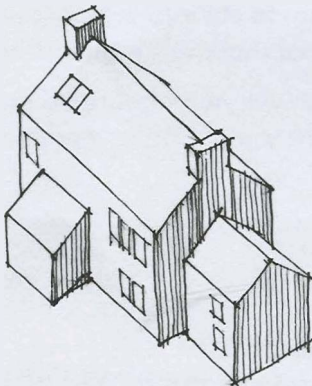
Flat roofed side extensions do not harmonise with host building.
Extensions dominate the host building.
Felt flat roofs requiring maintenance.
Flat roof dormers spoil roof line.



rear view

Sympathetic House Extensions:

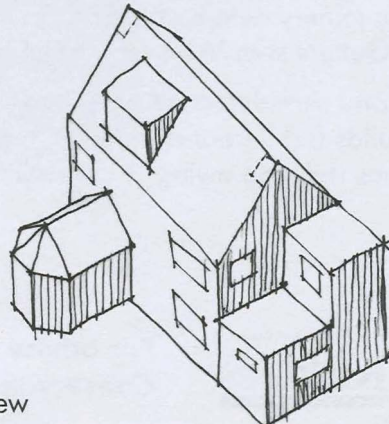
Roof slope same as host building.
Possible catslide to rear.
Traditional rooflight possibly to rear pitch.
Matching roof materials to retain character.



rear view

Unsympathetic House Extensions:

Flat roofed side extensions do not harmonise with host building.
Single storey extension out of character.
Felt flat roofs requiring maintenance.



rear view

Principles of House Extension Design: Harmonising with the host building.

The principles of design which respect the host building and enhance local distinctiveness are quite simple to follow. The basic principle is to respect and harmonise with the character of the host building. This is achieved by using the same materials, details and colours of the host building. Where original details have been removed by previous 'improvements', models for original details can often be sought from neighbouring properties or advice sought from the local Planning Service.

The extension should never dominate the host building either by bulk, height or by protruding beyond the principal elevations. At the roof and eaves, a two storey extension can either be joined by forming valleys or by a catslide roof. Single storey extensions should have leanto, gable or hipped roofs of a similar slope to the original roof. Extensions should always be set back from the corners avoiding quoins.

Checklist:

Roofs:	same slope as the original same materials as original same gutter details as original
Form:	does not dominate original set back from original
Windows and doors	same proportions, design and detail as the originals (not always as existing which could be modern inserts.)
Walls:	same material, same coursing, properly bonded and pointed
Privacy and daylight controls:	guidance obtainable from Kirklees Planning Services, Development Control Teams

Unsympathetic extensions are easily recognisable because they are usually obtrusive and obviously out of character with the original building. Invariably, unsympathetic extensions have flat felt roofs, large 'picture' windows of invariably horizontal proportions, have walls built of different and invariably cheaper materials and plastic gutters and rainwater goods.

Dormers:

It is invariably difficult to install a dormer window in an historic or traditional building without considerably affecting its character. Sensitivity to roof form and materials is an important consideration. Generally speaking, dormer windows should not be considered unless there are original dormers which can be replicated. Where daylight is required for a proposed loft extension, the gable ends or the rear pitch are usually the most favourable locations for windows, rooflights and, possibly, dormers (and in this order of preference) Rooflights are preferable to dormer windows and high quality design's which harmonise with traditional buildings are available. In rare cases where dormers appear to be an acceptable design solution, then they should be designed to minimise obtrusiveness and constructed in the same materials as the roof using joinery details copied from the building. It is advisable not to cut into major structural rafters and purlins. Gutters should be sympathetically designed using traditional materials e.g. cast iron.

For terraced and semidetached properties, it is good practice to consult with neighbours because if each neighbour builds a different dormer, then the pristine character of the house will be compromised and the property values reduced owing to the roof clutter.



Kirklees
METROPOLITAN COUNCIL

**For advice or further information contact:
Conservation and Design Section - telephone 01484 221614/5**