

Upper flat 133 Philip Lane half-mansard roof extension

Additional information

Since I moved in in November 2022, I have invested in a lot of maintenance work on my property. For example, in December 2024 I paid for a new roof to be installed by a reputable local company, and during this job they also carried out maintenance work on the parapet walls by replacing the defective coping stones and renovating the valley gutter; this has helped to preserve the character, appearance and aesthetic principles upheld by the Clyde Circus Conservation. Furthermore, I have invested in repainting work on the walls on the front of the house as my workman said it had undergone erosion.

I am just about to commence works on my front garden driveway to replace the old and worn concrete slabs with new block paving. This job will amend the unevenness of surface and make it as flat as the conjoining pavement that runs parallel to the property. A better parking space will be created which I am pleased to allow fellow residents of the Clyde Circus Conservation Area to use whenever the space is vacant. It is mentioned that further investment in the public realm would be desirable and my actions are congruent with this whilst, on the other hand, many of the properties within the conservation area are subject to neglect. My works thus far have enhanced the attractiveness and amenity of the historical Philip Lane building in which I reside.

It is noted by the Victorian society that ‘high quality new developments can make a positive contribution to the setting of historic buildings.’

The sheer faced attic storey of my property is currently uninhabitable owing to lack of standing space, and is an unsafe area to walk on because of the insulation required by the government. The new dormer room, if approved, will be well-designed and add a much needed extra room to the property. It will enable sufficient space to raise a larger family and create a bigger living area. This will, in the long run, help contribute towards boosting the local area’s revenue through council tax contributions. The lack of available housing is a widely documented societal issue and this renovation could enable me to play my part in addressing this.

My property is part of Philip Lane South Side (para 4.59 of the conservation area appraisal).

The visual cohesion of the properties on Philip Lane will be disturbed minimally by the proposed works. Having observed the roofs both from street level standing opposite the property and whilst up on my roof, I have seen that there is variability between adjacent roofs of the street and they in many cases look aesthetically quite dissimilar from one another.

The proposed works would affect the rear part of the roof and would be very discreet when viewed from the pavement opposite and hardly noticeable from other roads. The casual pedestrian observer would be hard pushed to spot the difference between my roof post construction and the neighbouring ones, and would be unlikely to be bothered by it even if they did.

The original character appearance of the property wouldn’t be altered and existing tiles and materials would be reused thus the visual quality of the area wouldn’t be disrupted. The front and side of the roof would still have a sheer face, for example.

The conservation area appraisal suggests that (paras 8.12) ‘front dormers should be avoided and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.’

However, as stipulated, with my professionally designed architectural sketch, in response we have avoided altering the front of the roof at all, have stepped the proposed half mansard well back from view, are not changing the type of materials already in use, and the rear mansard design is carefully thought-out to create minimal visual intrusion and noticeability.