

# Design Surgeries

5/10/26

## 1) 13 Birkbeck Road - Daniel

One-off house with 2 butterfly roofs, behind a parapet on street frontage. Terraced. Really small back garden with at least 1 (poss 2) large trees. But bigger than neighbours? (unclear!)

Neighbouring terraced houses all much smaller - single frontage (room) rather than this double fronted, narrower plots, lower floor-to-floor & overall heights, front/back pitched roofs unlike this -

Butterfly roof behind quite high parapet - at rear meeting rear elev in gables, not hipped. Rear elev steps back & has small lean-to extension. All props in street & behind (Bruce Castle Rd) short (generally shorter cars have deeper building plots cars outriggers).

They're proposing converting & extending from 2x flats to 8x HMOs (double), inc mansard additional floor.

In design terms, seems reasonable in principle - after all, this is a considerably larger house than its neighbours & exceeds the min existing (original) floor area in Article 4.

A mansard is a reasonable form of additional floor for this sort of property, with a flat or butterfly roof behind a parapet, & they've made some good decisions, particularly following the window design & location (lining up with below).

It's not in a conservation area, so not reasonable to demand a double pitched mansard (shallow upper pitch rather than flat), even though that would be preferable.

But they seem to be trying extremely hard to keep overall height down, even though I don't see that as a major concern; as a result the floor-ceiling height in additional floor does not appear sufficient (albeit drawings are unclear & contradictory) & front windows are mostly hidden behind parapet - so they will get no outlook & really poor daylight! Unacceptable living conditions.

Proposed "stair tower" at rear is excessive & likely to have unacceptable impact on neighbouring rear gardens. I'm sure they could get stair in mansard! Section needed!

Where are bins & bikes to be stored? Bikes in rear garden (need to be shown), bins front (needs enclosure & to show there's sufficient!)