

ARCHOPINION

AI Architectural Review Report

Project Information

Address:	128 CITY ROAD LONDON EC1V 2NX
Project Type:	Residential - Loft Conversion
Local Authority:	Not specified
Planning Reference:	None
Analysis Date:	10 June 2025

Regulatory Framework Analysis

NPPF

Key Considerations: The NPPF emphasizes sustainable development, good design, and protecting the historic environment. This loft conversion must be visually attractive, sympathetic to the local character, and provide a high standard of amenity while respecting the existing building and its surroundings. The impact on neighboring properties (noise, privacy) needs to be considered.
Relevant Policies: Para 126, Para 130, Para 134, Para 135, Para 130(f), Para 185, Para 189, Para 194

PDR

Key Considerations: This project appears to be a loft conversion, so compliance with Class B Permitted Development Rights is crucial. Key factors are the volume allowance, height restrictions, setback from eaves, and prohibition of balconies. Materials must be similar in appearance to the existing dwelling. Adherence to these limits will determine if planning permission is required.
Relevant Policies: Class B

Building Regulations

Key Considerations: All aspects of the loft conversion must meet building regulations. This includes structural integrity (Part A), fire safety (Part B, specifically fire separation and means of escape), sound insulation (Part E), ventilation (Part F), drainage (Part H), thermal performance (Part L), and access (Part M, though limited in a loft conversion context), glazing safety (Part N) electrical safety (Part P) and security (Part Q).
Relevant Policies: Part A - Structure, Part B - Fire Safety, Part C - Site preparation and resistance to moisture, Part E - Resistance to the passage of sound, Part F - Ventilation, Part G - Sanitation, hot water safety and water efficiency, Part H - Drainage and waste disposal, Part J - Combustion appliances and fuel storage systems, Part K - Protection from falling, collision and impact, Part L - Conservation of fuel and power, Part M - Access to and use of buildings, Part N - Glazing - safety in relation to impact, opening and cleaning, Part P - Electrical safety - Dwellings, Part Q - Security - Dwellings, Part R - Electronic communications infrastructure, Part S - Infrastructure for charging electric vehicles

Plan-by-Plan Review

Proposed Loft Conversion Plans and Sections

Positives:

- The drawings show a dormer window to the rear of the property, which is a common feature in loft conversions.
- Clear sectional drawings illustrate the new loft space and its relationship to the existing structure.
- Stair access is clearly shown.

Areas for Consideration:

- Precise dimensions for the dormer window's height, width, and projection are not readily available, making PDR compliance assessment difficult.
- The materials proposed for the dormer are not explicitly stated on the drawing. The drawing only shows 'New Roof Finish'.
- The drawings do not detail how the increased noise transmission will be addressed to comply with Part E of the Building Regulations.
- The drawings do not show any details on fire safety or means of escape.

Compliance Notes: Without specific dimensions, it is impossible to definitively determine compliance with Class B Permitted Development Rights (volume allowance, height restrictions, setback from eaves).

Policy Compatibility Summary

Policy Area	Status	Details
Permitted Development Rights (Class B - Roof additions)	Partially Compliant	Due to the lack of specific dimensions on the provided plans, full compliance cannot be confirmed. Key dimensions like dormer height, projection, and total roof volume change are needed. The materials of the dormer must be similar in appearance to the existing roof.
Building Regulations - Part E (Resistance to the passage of sound)	Non-Compliant	The drawings do not show any soundproofing measures to prevent noise transmission between the loft conversion and other parts of the property, or to neighbouring properties. This is necessary to ensure compliance with Building Regulations Part E.
Building Regulations - Part B (Fire Safety)	Non-Compliant	The drawings do not show any fire safety or means of escape. This is necessary to ensure compliance with Building Regulations Part B.

Permitted Development Rights (Class B - Roof additions)

Status: Partially Compliant
Details: Due to the lack of specific dimensions on the provided plans, full compliance with Class B PDR cannot be confirmed. Key dimensions like dormer height, projection, and total roof volume change are needed. The materials of the dormer must be similar in appearance to the existing roof.
Recommendations:

- Provide detailed dimensions of the dormer window (height, width, projection).
- Confirm the total volume added by the loft conversion.
- Specify the materials for the dormer construction.
- Check that the height of the extension does not exceed the highest part of the existing roof.
- Ensure the dormer is set back at least 20cm from the eaves.

Building Regulations - Part E (Resistance to the passage of sound)

Status: Non-Compliant
Details: The drawings do not show any soundproofing measures to prevent noise transmission between the loft conversion and other parts of the property, or to neighbouring properties. This is necessary to ensure compliance with Building Regulations Part E.
Recommendations:

- Provide details on sound insulation measures to be implemented during the loft conversion.
- Specify the materials and construction methods used to reduce sound transmission through the floor, walls, and roof.

Building Regulations - Part B (Fire Safety)

Status: Non-Compliant
Details: The drawings do not show any fire safety or means of escape. This is necessary to ensure compliance with Building Regulations Part B.
Recommendations:

- Provide details on fire safety and means of escape.
- Specify the type of door and fire rating

AI Recommendations Summary

The proposed loft conversion has the potential to comply with planning regulations, but further information is needed to confirm this. The key areas of concern are compliance with Class B Permitted Development Rights due to missing dimensions on the drawings, and building regulations Part E and B due to lacking details on sound insulation and fire safety. Before construction can proceed, detailed dimensions, material specifications, soundproofing measures and fire safety considerations need to be explicitly documented and assessed.

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