

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 good design, residential amenity, and sustainable development. This project will be assessed on its visual impact, contribution to the area's character, optimization of the site, and creation of a high standard of amenity for residents, as well as noise and pollution impact.

Relevant Policies: Para 126, Para 130, Para 134, Para 135, Para 130(f), Para 185

PDR - Class B - Roof additions

Key Considerations: The proposed loft conversion must adhere to volume allowances, avoid extending beyond the existing roof slope facing the highway, maintain height limits, have sufficient eaves clearance, and exclude balconies or raised platforms to qualify as permitted development. Verification of property type (terraced, semi, detached) is crucial for volume allowance.

Relevant Policies: Volume allowance: 40m³ (terraced), 50m³ (semi/detached), No extension beyond plane of existing roof slope fronting highway, Maximum height not to exceed highest part of existing roof, Minimum 20cm from eaves, No verandas, balconies or raised platforms

Plan-by-Plan Review

Existing Second Floor Plan

Positives:

- Clear layout of existing rooms is shown.

Areas for Consideration:

- Stairwell location is noted. However, it is unclear if this stairwell will provide access to the proposed loft conversion.
- Requires review of other plans to determine property type (terraced/semi/detached).

Compliance Notes: Compliance will depend on the proposed plans and whether the property is terraced, semi-detached, or detached, which will affect volume allowances for PDR Class B.

Existing Roof Plan

Positives:

- Clearly shows the existing roof structure.

Areas for Consideration:

- No dimensions are provided on the existing roof plan. This makes assessing compliance with height and volume restrictions impossible without other drawings.
- There are two existing dormer windows.

Compliance Notes: Without dimensions, no compliance check can be performed. Existing dormers will affect the allowable volume for the loft conversion. Must see proposed drawings to assess impact on roof height and volume.

Policy Compatibility Summary

Policy Area	Status	Details
Roof Additions (PDR Class B Volume)	Cannot Determine	No dimensions are present on the provided plans to determine whether the
Roof Heights (PDR Class B)	Cannot Determine	The existing roof plan does not contain any height dimensions. Without prop
NPPF Design Quality	Cannot Determine	Without proposed plans and elevations, no meaningful assessment of design

Roof Additions (PDR Class B Volume)

Status: Cannot Determine

Details: No dimensions are present on the provided plans to determine whether the proposed loft conversion complies with volume restrictions. The existing drawings do not give any indication as to whether the property is terraced, semi-detached or detached.

Recommendations:

- Provide proposed plans and accurate dimensions (including existing volumes and proposed volume) for the proposed loft conversion.
- Specify whether the property is terraced, semi-detached or detached.

Roof Heights (PDR Class B)

Status: Cannot Determine

Details: The existing roof plan does not contain any height dimensions. Without proposed elevations, compliance cannot be assessed.

Recommendations:

- Provide accurate height dimensions for the existing roof, and any proposed changes.
- Provide elevation drawings, existing and proposed.

NPPF Design Quality

Status: Cannot Determine

Details: Without proposed plans and elevations, no meaningful assessment of design quality can be conducted.

Recommendations:

- Provide proposed plans and elevations.

AI Recommendations Summary

Based on the provided existing floor plans and roof plan, no conclusive determination of compliance with NPPF or PDR can be made. Crucially, the proposed plans are missing. The existing roof plan lacks dimensions, and the type of property (terraced/semi/detached) needs confirmation to assess volume allowances. Provide proposed plans, elevations, and accurate dimensions to complete the review.

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