

25 Marquis Rd  
London  
NW1 9UD

Heritage Impact Statement

29 October 2014

Prepared by Ecos Maclean Ltd



**Ecos Maclean Ltd**  
*Engineering - materials, energy, structure*

8A Chamberlain St London NW1 8XB  
Tel: 020 7722 7525 • Fax: 020 7722 9711 • [office@ecosmaclean.co.uk](mailto:office@ecosmaclean.co.uk)

## Heritage Impact

The property is on the edge of the conservation area and the terrace makes no special contribution to the heritage assets of the area.

The alterations being proposed are to the rear of the property and not visible from the street or from neighbouring properties.

The materials for the extension and the garden studio have been selected to minimise the visual impact of the alterations. The sedum roof of the extension combined with the glass panel in the centre of the roof ensure that the extension is perceived as a light weight structure and appears as part of the garden. The full width glazed elevation is framed by black ceramic tiles which further emphasis the lightness of the structure. The whole extension is a modern and light addition to the rear elevation of the terrace, it is designed to add to the character of the conservation area.

The garden uses predominantly timber external cladding appropriate for a garden structure and replaces two garden sheds. It is screened by shrubs to the rear and sides and is backed onto by other garden buildings in the neighbouring gardens. The studio will have no significant impact on the character of the conservation area and will not be visible from the street.

The addition of a skylight to the front pitch of the roof facing onto Marquis Road does have the potential for a detrimental impact on the conservation area. There are few dormers and skylights facing onto the street and any alterations need to be done in a way which avoid new areas of visible glass being introduced.

The skylight has been positioned in the centre of the roof and because of its elevation is not visible from the street.