

No 5.  
Edis Street  
London NW1 8LG

Design & access Statement

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Prepared by Ecos Maclean Ltd



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## Context

The property is a terraced property in the Primrose Hill Conservation Area.

The proposal is for a single storey glazed rear extension with access from the first floor to the flat roof formed by the terrace.

The extension is not visible from the public realm and will have no impact on the neighbouring properties because of its scale and location. The immediate neighbour has a three storey extension which steps forward of the existing closet extension.

The guarding of the terrace will be traditional steel railings with a painted rendered rubble stone front elevation and a modern single storey side extension added in the mid 1980s.

The creation of the roof terrace has the potential to create a loss of privacy for the neighbours – however because the neighbour at No 6 has an extension which steps forward of the line of the extension and there are already several windows on the rear extension with views down into next door courtyards there is no increase in overlooking.

## Material

The roof of the extension will be part glazed and part sedum roof to soften the impact and reduce the area of impermeable surfaces.

The rear façade will be a combination of London stock brick to match existing and open-able glazed panels in white painted wooden frames.

The terrace guarding will be black painted vertical railings,

## Access

The alterations have no impact on access.