

No 5.
Edis Street
London NW1 8LG

Heritage Impact Statement

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Prepared by Ecos Maclean Ltd



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Heritage Impact

The property is an unlisted property in a line of terraced residences which make a special contribution to the Primrose Hill Conservation Area.

The front façade facing onto the street form a regular town style residential terrace and contribute to an important view from Gloucester Avenue to Chalcot Road.

The rear elevation is close to and enclosed by an industrial premise and so the rear of the property has a small courtyard garden.

The proposal is to add a modest single storey side extension with part glassed roof and to introduce a glazed opening which takes in part of the existing closet extension and part of the new extension.

The potential impact on the Heritage Asset is therefore entirely upon the ground floor level of the rear extension.

The guidance in the Conservation Appraisal states:

“PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

PH28 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.”

Impact on Conservation Area and special character

The extension has a partly glazed roof with a sedum roof thereby avoiding an extensive area of glazing

The extension is modest in size and doesn't come forward of the line of the closet extension to either side.

The enclosed nature of the rear courtyard means that the rear façade at ground level makes no contribution to and has no impact on the conservation area.

There are a great variety of existing rear extensions on the north side of Edis Street which means that there is no uniformity to the rear extension and the rear elevation of the terrace has undergone piecemeal change.

The glazed opening has been reduced in size to retain brick panel to either side to ensure that it remains in harmony with the existing extension and is framed by London brick to match the existing elevation.

