

	17 Edis Street. Planning application Architect's Statement. Rev A - 12.05.2015
	Introduction This Architect's Statement has been prepared to accompany the application for Householder Planning Consent for a loft extension.
	Existing Context
	17 Edis street is a Victorian Terrace house in the Primrose Hill Conservation Area sub area 2. The house is part of a terrace with a uniform street façade below parapet level, and an eclectic mix of roof extensions. The rear / garden elevations have three storeyed outreach extensions, which have been altered over time with windows altered, extensions enlarged and changed and with roof terraces and roof extensions added.
2.	Planning History
	Application property: PEX0000862 – Planning permission was granted on 27/11/2000 for the erection of a first floor rear extension for residential use and the provision of a roof terrace with metal balustrades at first/second floor level and formation of new access gate to basement level. PEX0200713 – Planning permission was granted on 23/12/2002 for the erection of a mansard roof extension with two dormers windows at front. 2013/8239/P March 2014 Planning permission granted for the Erection of a mansard roof extension and single storey rear extension at lower ground floor and replacement of first floor rear window to residential dwelling house
3.	Proposed works
	The proposed works are to build a loft extension screened from street view by the existing parapet. On the street elevation the proposed extension is set back from the parapet. On the rear the extension has a pitched roof finished in slate and a dormer window. Similar to the neighbouring properties
4.	Analysis and Justification of the proposed scheme.
	<p>Planning permission already been granted (2013/8239/P) for a loft extension with a mansard roof with dormer windows. Although we realize that there is a presumption in favour of mansard extensions with a 70 degree pitched roof and dormer windows, we note that clause 5.15 of CPG1 Camden Planning Guidance also states that, "it should be noted that other forms of roof extension may also be appropriate in situations where there is a strong continuous parapet and the extension is sufficiently set back."</p> <p>In streets such as Fitzroy Road where there is a clear uniformity of roof extensions with Mansard roofs and identical dormers (image attached) it would be out of place and detrimental to the conservation area to add a flat roof extension. However, on Edis Street this uniformity does not exist therefore the extension as is proposed would not be out of place.</p> <p>Edis Street, a small side street not as wide as the primary avenues of Gloucester Avenue and Chalcot Road which run perpendicular to it, does not have a uniformity of roof extensions – as can be seen in the attached aerial views. No.16 has a flat roof extension and terrace, no.18 has a pitched roof, no.19 a setback extension with a terrace. This pattern of roof extensions continues all along the street on both sides of the road. So it can be argued the eclectic roof extensions actually form part of the character of this part of the conservation area.</p>

	<p>No.17 Edis Street is not a listed building and falls within sub area 2 of the Pimrose Hill Conservation Area (PHCA). It is not featured on the list of properties in clause PH19 for which a change in form of the roof is deemed unacceptable.</p> <p>The proposed roof extension will be barely visible from the pavement on either side of the road because of the strong dominant and continuous parapet (Refer to attached section drawing) and the homogeneous facade of the street would not be affected by the loft extension.</p> <p>We therefore contend that the proposed flat roof extension would not be detrimental to the nature of this part of the conservation area and is in line with <i>CPG1</i> and <i>CS14, DP24, DP25 of LDF Core Strategy and Development Policies</i>. The proposed roof extension will not affect any characteristic architectural elements such as the parapets and cornices in line with PH23 of PHCA statement.</p> <p>Furthermore the extension with a roof terrace provides better amenity for the inhabitants and is in line with <i>The London Plan - Making London Greener</i> which encourages green outdoor roof space. The houses on the eastern side of Edis Street have small rear gardens that get little sun. The proposed roof terrace provides an outdoor space which gets western sun. The large minimal frame sliding doors ensure sufficient ventilation to prevent the interior space overheating.</p> <p>The proposal does not increase overlooking significantly. The terrace overlooks the street and not the private gardens at the rear of the property. The brick parapet is at 1100mm and overlooking is not increased more than it would be if the house had a sloping roof and dormer windows.</p>
5.	Materials
	Minimal framed sliding windows - front elevation, Slate tiles – rear elevation
6.	Access
	Access to the house will remain unchanged.
7.	<i>Cycle storage & Transport</i> There is no provision for cycle storage within the existing house. The site is in central London and as such is within the Cycle Hire zone. The nearest bike station is on Grosvenor Crescent or at London Zoo Car Park both within a 5 minute walk from the application site. The area is also well served by public transport with the Northern Line stations at Camden Town and Chalk Farm approximately 10 walk away. Several bus routes also run nearby to the site the closest being 2 minute walk away.
8,	<i>Parking</i> There is no provision for car parking on the site and the occupants currently enjoy the use of resident parking permits for parking within the local CPZ.
9.	<i>Refuse and recycling provision</i> Storage space for waste and recycling is made available within the kitchen area of the existing house. This will comprise of at least 60 litres of split storage bins for all elements of recycling and waste in accordance with the requirement of the environmental policies set by the Borough. There are also numerous recycling facilities within the local area. The nearest is at the top of Chalcot Road a 2 minute walk away.