

**HERITAGE STATEMENT**

13 Egbert Street, Camden Town, London NW1 8LJ

**DESCRIPTION:**

The site is located within the Primrose Hill Conservation Area, which is split into four sub-areas, each one of which is unified by similarity of historic development, land use or architectural character.

The site is included in Sub Area 2 – Central Area

This sub area is located to the centre of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the north by the railway line and to the south east by Regent's Canal.

The area is urban in character with a high density of development with sporadic areas of greenery. It is dominated by long terraces of mid-19th century houses that are set back from the pavement with small lightwells and railings to basement areas, although there are some earlier and later buildings within the area.

The main building types in the area are classified as:

- Mid Victorian Residential Terraces
- Late Victorian Terraces
- Shops, Small Businesses and Public Houses
- Late 19th Century Multicoloured Brick Buildings

**PROPOSAL:**

The application relates to the construction of a ground floor replacement side extension and alterations to the rear facade. There is an existing side extension, 2014/5447/P, which the new proposal does not exceed in terms of scale and mass.

The proposed ground floor extension will increase natural light levels into the lower ground floor space and improve connectivity to the rear amenity space. The proposal includes the demolition of the existing glazed side extension and oriel window, which have aged poorly and are at odds with the original architecture of the building.

The proposal has been sympathetically designed to ensure that the extension respects and enhances the characteristics of the existing property. The side extension will have an aluminium framed glazed pitched roof to allow natural light to flood the proposed new living space. There will be a concealed gutter and downpipe to drain the proposed roof.

A set of French doors will be introduced to the rear elevation of the outrigger, centred on the window above and maintaining the brick corner of the existing outrigger. The rear façade of the side infill will include another set of Crittall doors and provide further natural light into the space and an improved connection to the garden.