

Heritage Statement for 146 Peabody Cottages, Lordship Lane N17 7QN

History

In 1905, 154 cottages were constructed as part of Peabody Cottages. Its buildings make up the Peabody Cottages Conservation Area (PCCA).

Between the 1990's to present day, many of the cottages were modernised. .

The Property and its surroundings

146 Peabody Cottage is a middle terrace house on the western edge of the estate. The sides of the property borders the neighbouring 147 & 145 cottages. The architectural style of PCCA is simpler, built in Yellow London Stock Brick with red brick detailing around doors and windows to the front elevation only, and with simple pitched slate roofs. Rear elevations have less architectural quality and are less consistent across the estate featuring extensions and adaptations of varying periods and quality.

The interior of the property does not feature any notable historic features.

The Proposal

To rear extensions and part of the rear of ground floor were badly damaged by fire. It is proposed to remove the debris and asbestos structure. It is proposed to build a new rear extension. The extension will hold a new bathroom and di rear bathroom and replace with rear extension built to current building standards. This extension will hold a modern kitchen.

Internal alterations to provide new Ground Floor bathroom.

The proposed new rear extension is same size and height as existing extension.

Impact

The removal of asbestos from the environment will protect the health and safety of local residents.

The extensions will be built using Yellow London Stock Brick matching the original house with red brick detailing. This will be a positive improvement on the current rear facade of the property.

Further it is proposed to remove the chimney breasts t ground and first floor level. The chimney stacks will be retained but cat the pots.

The modernisation of the house will provide thermal, and spatial, improvements to the house inline with today's modern living. This would include improving the thermal insulation to the new extension.

A new gas boiler will be provided for hot water and central heating.

No works are intended to the front elevation. The rear of the building is of lesser importance as a heritage asset. The proposed development would not be visible from the street and would therefore have minimal impact on the appearance, character and setting of the building within the conservation area.

