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Camden Planning
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

File Code:

DAS Additional Information_135 Arlington Road - Fabric Improvements_230322

Date:

22nd March 2023

Dear Jenna

RE: DAS additional Information - 135 Arlington Road – Fabric Improvements

Additional Information Requested

Further to your email of the 20th March, requesting further information, the items required are as below:

Please provide:

- *An amended site location plan so the site is outlined in red.*
- *Detailed drawings of the existing and proposed rear window and access hatch (elevations and sections) at a scale of 1:10.*
- *Detailed drawings of the roof terrace including details of how the terrace would be bound (elevations and sections). Details of all materials. Further details on how the terrace is fixed/ demounted and impact this would have on the roof structure.*

Response:

Site Location Plan:

The site location plan has been submitted separately with the line-coloured red.

Detailed Drawings of the Existing and Rear Window and Access Hatch:

See below a photograph of the existing second floor rear garden window. As you can see from the photograph, the sash window is a non-traditional type with a modern surface mounted spring mechanism. The previous owner, who was a builder developer, fitted this window. I presume this was because it is the smallest window in the house. As you can see, it has suffered damage from condensation due to the single glazing and is of poor quality.

1. View of existing second floor garden window

Below is a photograph of the first floor Arlington Road window with the standard lead weighted cord and pullies (again fitted by the builder developer). The second-floor garden window will replicate this window, save for the fact that it will be fitted with slim line double glazing units and draft strips to remove the problem of condensation. The manufacturer of the sash window will be Mumford and Wood, their conservation range:

https://www.mumfordwood.com/product/conservation-range/box-sash-windows

2. View of first floor sash window to Arlington Road

This is a view of the access hatch looking up from the loft hatch. As you can see, the hatch is a mixture of plywood and FSB board. The hatch itself is wrapped in roofing felt. All of the roof timbers, sarking felt, artificial slates, and this hatch were rebuilt in 1999 by the previous owner. He was a builder developer and he purchased the house with the sole intention to quickly fix up and sell on.

3. View of the roof access hatch taken through the loft hatch.

Construction of the Roof Deck

The details of the roof deck have been submitted separately. As previously described in the DAS statement, the deck is made from recycled plastic decking by Twinson. The subframe is formed with 100% recycled plastic joists by Kedel, and bolted together with stainless steel bolts. These joists then sit on top of compressible rubber strips by Delta Rubber. That in turn sits on the existing roof.

The deck will have to be pre-formed and modularised as it has to be capable of being assembled and disassembled through the proposed roof light.

In order to keep the decking to a minimum, there is a stainless-steel balustrade with two wires between it and the top of the integrated decking / seat.

As with all decking, it will not be required to be ‘fixed down’. The normal practice is that decks such as this are laid on battens or pads directly on top of a roof.

Prejudicial Point of View

I note from your email, that the Conservation Officer has come to a prejudicial view on this application even before he or she has properly considered or viewed the additional information that you have requested.

I have made an initial assessment of your application with advice from a Conservation Officer and the proposed roof structure would likely be refused permission as it would alter the historic pattern of the roofscape along this terrace and would also damage historic fabric through increasing the size of the roof hatch opening. I wanted to advise you of this before asking for additional information.

The view of the conservation officer is clearly not correct nor properly considered:

As demonstrated above, and in the DAS, there is no historic fabric present in this roof. Therefore, there will be no damage to the historic fabric by increasing the size of the roof hatch.

The historic pattern of the roofscape along this terrace is not altered by this proposal. The proposal sits on top of the existing valley gutter roof and cannot be viewed from the public realm.

In Conclusion

Just to reenforce the benefits of this scheme: the proposals improve the fabric of the building, create a sustainable cooling ventilation strategy for the house (in the face of world global warming), and provide the added benefit of an intimate family amenity space.

They neither damage the historic fabric (as there is none); nor, cause damage to the historic pattern of the roof scape (as the proposal is demountable, sits on top of the butterfly roof, and cannot be seen from the public realm).

If you have any queries, then please come back to me.

Yours sincerely

Director
for and on behalf of Emrys Ltd