

Design and Access with Heritage Statement

Ground Floor Flat
17 Arlington Road
London NW1 7ER

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Fig.1 front view 17 Arlington Road

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Introduction

17 Arlington Road is Grade II listed three-storey house with a lower ground floor. This application only relates to the ground floor flat.

The building is part of a terraced street in the Camden Town Conservation Area, built circa 1840 in a style typical of the period. The building shares its structural party walls with the neighbouring properties, occupying a long yet slim plot with a garden to the rear.

The proposal seeks to extend existing ground floor flat into the garden and renovate the flat internally from its derelict condition while preserving any original features.

The flat has exclusive access to a very long rear garden. The extension will improve the layout and increase the light and connection to the garden.

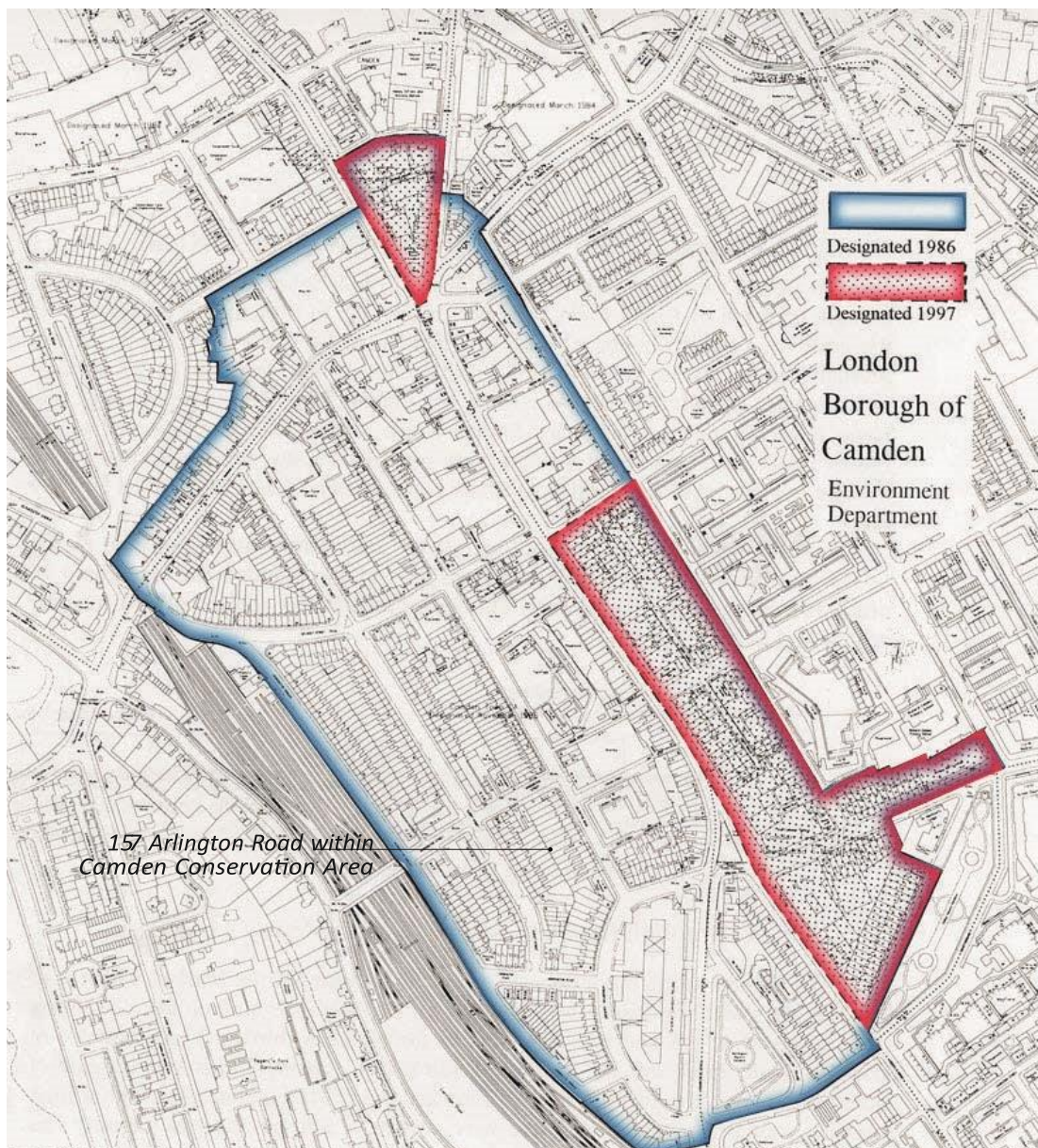


Fig.2 Map of Camden Town conservation area

Site Content

17 Arlington Road forms part of an arrangement of terraced houses; built from London stock brick, window surrounds are picked out in white render with Juliet balconies provided to the front. A parapet conceals the pitch of the London valley roof from the front elevation.

17 Arlington Road is Grade II Listed and it is situated in the Camden Town Conservation Area.

Neighbouring properties match the massing and proportions of Number 17, forming a terraced row of similar details on the front elevation. However, to the rear of the property, neighbouring properties have extended out into the garden; creating a divergent series of spaces finished in a wide array of materials at ground and lower-ground level.



Fig.3 Location plan



Fig.4 Street view of Arlington Road



Fig.11 OS site location map

Design Proposal

Our application relates to the ground floor flat to add an extension at the rear.

The existing was occupied by an elderly lady who lived at the flat for a long time. The bedroom is a small room in the existing closet extension accessed through a narrow glazed corridor. The original rear wall and the rear window has been removed in the 20th century to create a small extension housing a kitchenette which was open to the dining room. The fireplace from this room has also been removed.

The front reception room is the only space that resembles the original layout with sash window to the street including shutters (the shutters are reconstructed). The room also has a fireplace in its original position although its age is unknown.

Small bathroom backs on to the bedroom in the closet extension which accessed by 3 steps at lower level to the main living space.

Our design is to remove the dilapidated existing extension and construct a larger glazed single storey extension which would project in to the garden. This will allow the installation of a more appropriate kitchen and a small dining space connection to the garden. It will also act as a lantern to draw light into inner spaces.

The existing bedroom because of its size would be used as a study and the front reception would be converted into a bedroom. The central space will act as a living space, open plan to the kitchen and dining.

The extension is a largely glazed structure approximately two thirds the width of the building, ensuring that it remains subservient to the main building and also allowing light and ventilation to the study. It will be constructed from timber and thermal glazing to provide sustainable, modern and quality addition to the building.

The proposed rooflights are carefully positioned to bring light on to the central living room and also to relate to the extension itself. The roof lights are positioned within a living roof that would blend in to the garden.

The proposals do not require any structural alterations to the existing layout and the design will combine original spaces and features with contemporary design.

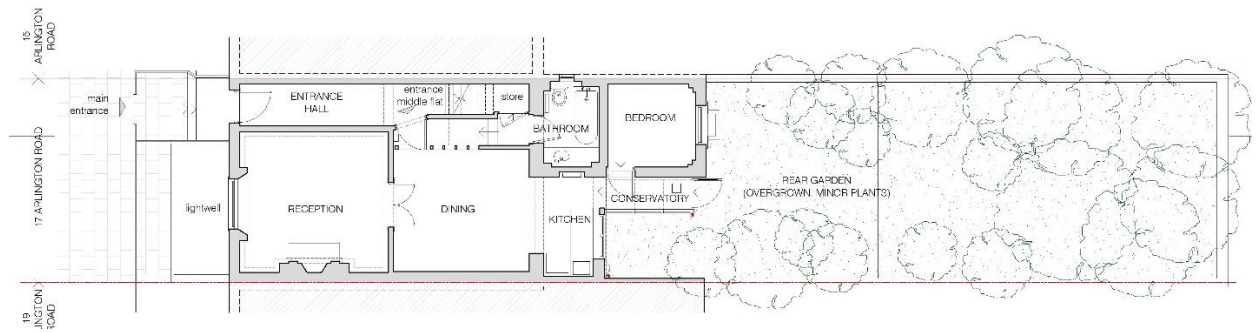


Fig.5 Existing ground floor plan

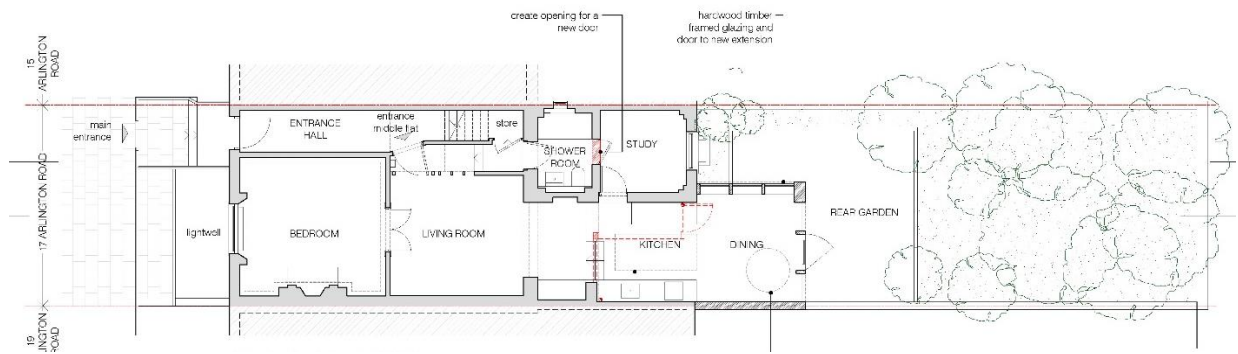


Fig.6 Proposed ground floor plan

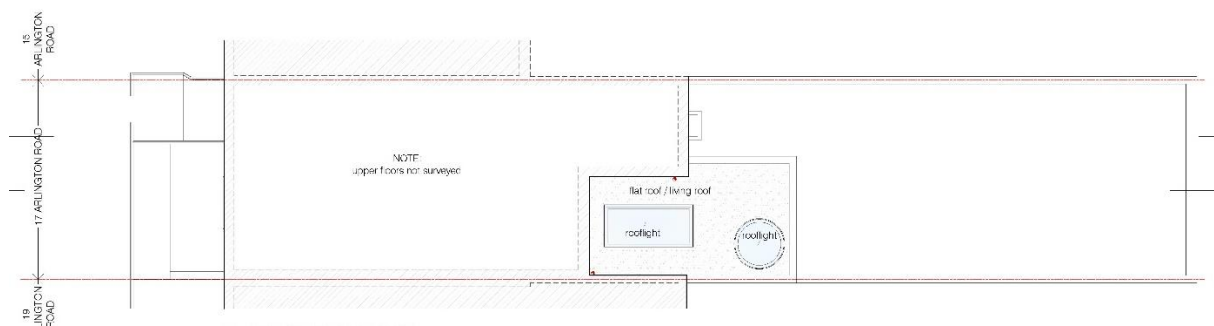


Fig.7 Proposed extension roof plan



Fig.8 Existing rear elevation



Fig.9 Proposed rear elevation

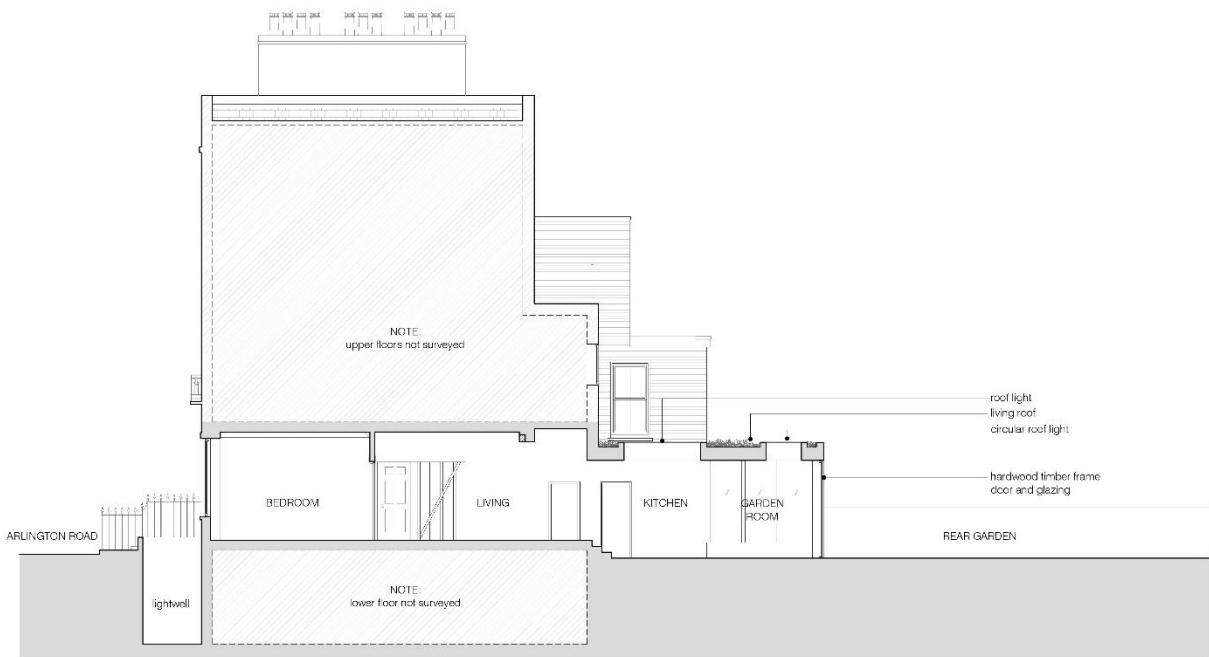


Fig.10 proposed section AA

Materials

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

All proposed works will incorporate the use of authentic materials that are sympathetic to the character and appearance of Camden Conservation Area.

Throughout the extension, a limited palette of high-quality materials will be used, selected for their robustness and ability to complement the character and appearance of the existing building and surrounding structures.

The proposal is for a timber framed glazed structure with a living roof and glass rooflights. The use of timber as a traditional material used in contemporary detailing creates a real and tactile space and means that it does not impose itself on the existing traditional building.

The living roof will enable the extension to appear to bed into the garden and look seamless from above while making a further connection with nature.

Accessibility

Access to the house is unchanged from the existing building but the additional space will make a better access to the garden from the house and the improved light will enable better use and circulation within the space. All appliances will be accessible.

Sustainability

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this building for future use but in a way that does not change the appearance of the house.

We aim to employ the following sustainable elements:

- High levels of insulation for new parts of building
- Controlled use of water through appliances
- Reduced consumption of electricity by use of low energy lighting and appliances
- Improved natural lighting
- High thermal glazing
- Controlled ventilation from bathroom and kitchen
- Living roof and rainwater harvesting.
- Use of durable and recyclable materials in construction

Heritage statement

Arlington Road is one of the residential streets that were developed around Camden Town and the railway cutting from Euston in 1840's. It runs parallel to Albert Street which is more of a complete streetscape. The houses on Arlington Road are more modest in size and form than those on Albert Street. 17 Arlington Road was listed in 1999 with no's.15-21.

The extract below is taken from Historic England.

TQ 2983 SW ARLINGTON ROAD (South West side) 798-1/83/1854 Nos.3-31 (Odd) And railings to Nos.15 and 21

Terrace of 15 houses, one with contemporary shopfront. 1840s. Stock brick with rendered ground floor and projecting bands, parapets and architrave surrounds, slate roof with party wall stacks. 2 windows wide with door to left, 3 storeys and basements. All windows with glazing bar sashes in moulded architrave surrounds, those to first floor with cast-iron balconies with crossed spear decoration. Rendered parapets to Nos 11 and 23-31. Doors with moulded doorcases and console bracket porches. Patterned panelled doors to Nos 15-23; long rectangular panelled doors to Nos 5-13, 29-31; all windows with square top lights, decorated with tracery to Nos 5, 15, 27-31. No.31 also with door on right return, where original shopfront remains; this now in office use. Nos 3, 13 and 21 with mansard roofs not of interest. INTERIORS not inspected. SUBSIDIARY FEATURES: cast-iron railings survive to Nos 15 and 21.

Brian O'Reilly Architects has a lot of experience with listed and historic buildings and we understand Victorian methods of residential construction. Our intention is to deal with the renovation of the ground floor flat in a sensitive way that will respect the original building.

Our proposal aims to keep all original fabric intact and the main works are to the rear where we propose an extension. This area has already been modified in the 20th century and there are no original doors or windows to the rear.

The main elements to preserve are: front window, any original floor finishes presently covered with carpet, fireplace in front room (not sure if it is original), any remaining plaster or cornice internally, remaining original stud walls, remaining original brickwork.

Existing photos



Fig.12 Arlington Road street view

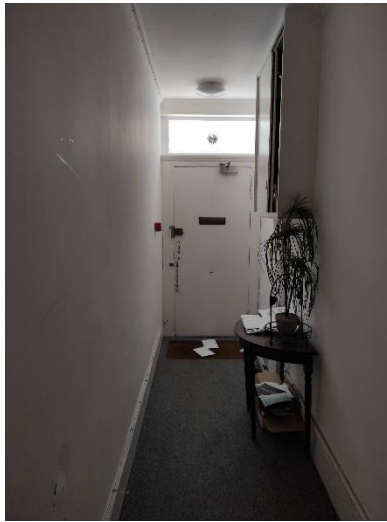


Fig.13 Communal entrance



fig.14 Entrance to flat A



Fig.15 view of living room



fig.16 front room



fig.17 view towards kitchen



Fig.18 dining room



Fig.19 bathroom



Fig.20 bedroom



Fig.21 view from conservatory



Fig.22 view from kitchen to bedroom



Fig.23 kitchen



Fig.24 Rear view from garden

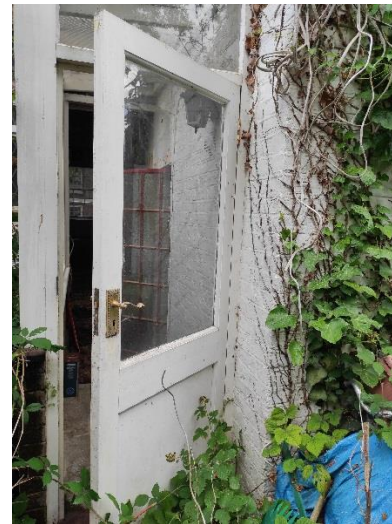


Fig.25 garden door



Fig.26 bedroom window from garden