

15 Arlington Road, London NW1 7ER.

Proposed Extension & Alteration.

Design & Access Statement, and Heritage Statement.



March 2024

GOTHAM

15 Arlington Road

Contents

1 - Introduction

2 - Location

3 - Site Context

4 - Historic Development

5 - Condition

6 - Proposal

7 - Heritage Planning Policy & Guidance

8 - Justification of the Proposal

9 - Access Statement

10 - Summary

15 Arlington Road

1. Introduction

This document forms part of an application for Planning Consent and Listed Building Consent for an external extension, internal alterations and the refurbishment of 15 Arlington Road, a private dwelling. It should be read jointly with the granted application 2021/3491/P & 2021/4084/L, which is incorporated and forms a significant part of the proposed external works.

The property currently comprises a Grade II Listed internally altered and externally extended four-storey, three bedroom early Victorian mid-terraced house situated on the west side of Arlington Road.

The surrounding area is primarily residential in nature, the application site forming part of a Grade II listed terrace of 15 houses constructed in the 1840s. The original cast-iron railings at no. 15 are specifically mentioned in the listing. Several of the neighbouring buildings in the terrace have deep single storey rear extensions and the immediately adjoining buildings, nos. 13 and 17 have a part single/part two storey and part two storey/part three storey rear extension respectively.

Official List Entry (entry number: 1387000)

List Entry Name: NUMBERS 3-31 AND RAILINGS TO NUMBERS 15 AND 21

Details:

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 toplights, 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.

2. Location

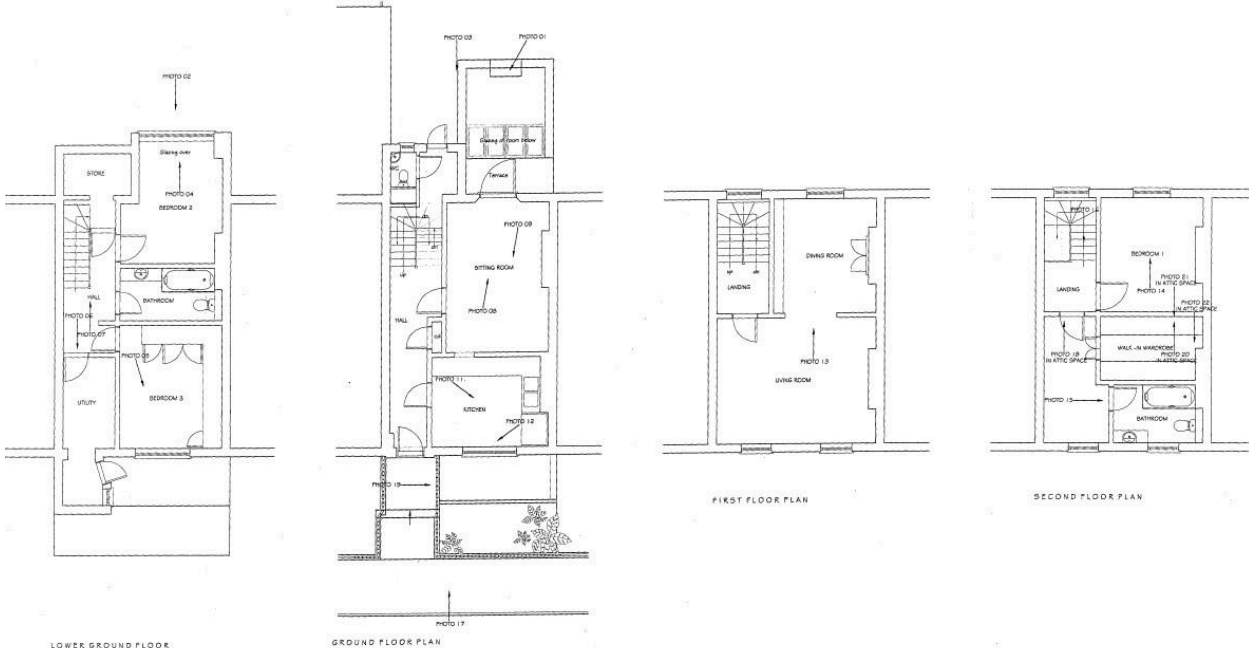
It is located on the south-easterly end of Arlington Road on its south-westerly side and facing approximately north-east. The address is 15 Arlington Road, London NW1 7ER.

3. Site Context

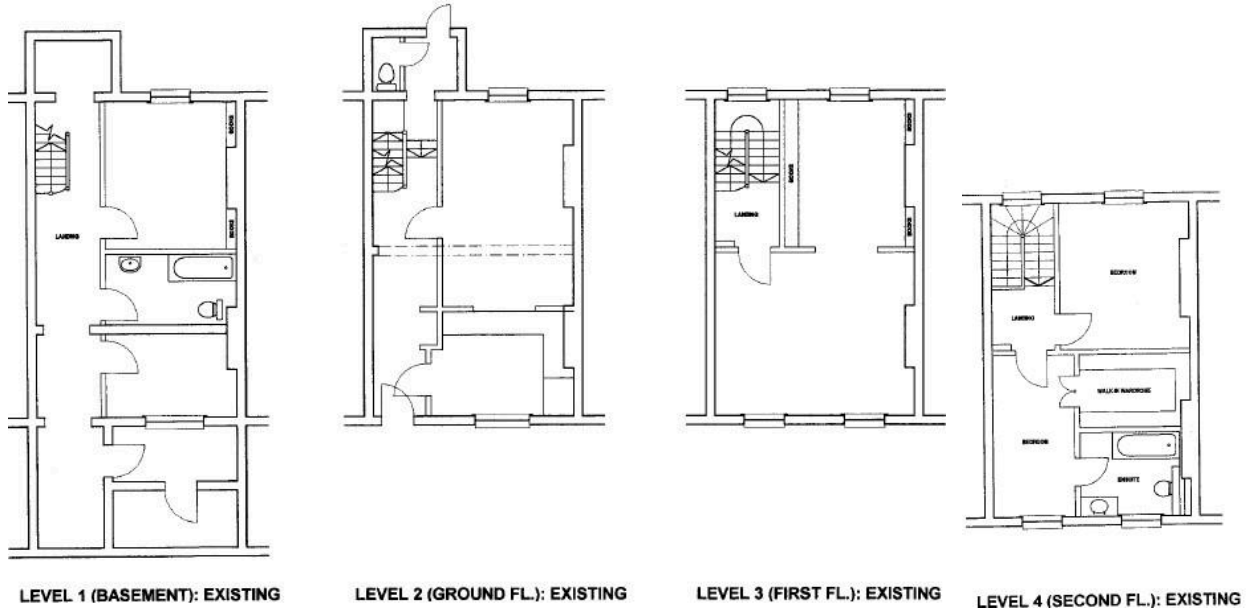
The street is relatively wide and is tree lined with neighbouring properties that match in massing and proportions of Number 15, forming a terraced row of dwellings. Similar details on the front elevations described by the listing gives visual continuity, rhythm & interest to the streetscape. However, 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.

4. Historic Development

Camden Town's early houses had been designed for middle class families. These houses, in yellow stock brick, were typically of three storeys, with a basement service area. Over the years since its original construction Number 15 has progressively been altered with very little untouched. Externally the rear facade has seen a number of variations affecting ground level glazing and alterations to levels. The lower ground extension incorporating a zinc covered flat roof with a tiled finish forms an external terrace. The upper ground rear addition has brick walls with an asphalt flat roof. Internally with the exception of the staircase the room arrangements has seen multiple reorganisations to better accommodate occupant needs and lifestyles of the day.



April 2006. Prepared by Ashton Design Company



April 2004. Prepared by Anthony Richardson and Partners

Planning History:

2022/4530/P permit (Feb 2023)

Grant of Non-Material Amendments to planning permission

Alterations to fenestration pattern of rear extension and rear doors, and increase in size of extension rooflight, to erection of replacement single storey rear extension approved under planning permission 2021/3491/P dated 09/08/2022.

2021/3491/P permit (Aug 2022)

Householder Application Granted

Removal of existing single storey rear projection and erection of replacement single storey rear extension; provision of replacement timber framed doors on rear elevation (lower ground and ground floor levels), replacement metal railings on terrace, insertion of new door within front lightwell, replacement paving to front garden.

2021/4084/L permit (Aug 2022)

Listed Building Consent Granted

Associated with the above application.

15 Arlington Road

2006/2475/L *permit (Sep 2006)*
Listed Building Consent Granted

Internal alterations with partial demolition, including removal of stud partition walls, opening-up of fireplace, removal of plasterboard ceilings at 2nd floor level. Replacement of glazed roof with new flat roof to semi-basement, replacement of single doors with double doors and replacement of window to WC.

2004/1807/P *refuse (Jun 2004)*
Full Planning Permission Refused

The erection of mansard roof extension to provide additional residential accommodation.

2004/1808/L *refuse (Jun 2004) - associated with the above application*
Listed Building Consent Refused

The removal of the butterfly roof form and erection of a mansard roof extension.

Relevant planning history at neighbouring properties:

2023/4216/P + 2023/4756/L – Ground Floor Flat, 17 Arlington Road – Planning permission and listed building consent Granted 31 January 2024
Erection of a single storey extension to the rear at ground floor level and internal renovation to the existing ground floor flat.

2014/6767/P + 2014/7215/L – 13 Arlington Road – Planning permission and listed building consent Granted 24 March 2014
Alterations to rear openings at ground and 1st floor levels, including a glass balustrade, and installation of new sash windows facing the rear and side.

2004/3061/L – 19 Arlington Road – Listed building consent Granted 22 September 2004
Alterations and extension, rooflights to flat roof areas and alterations to window and door openings and replacement of existing rear extensions.

5. Condition

The dwelling has been in continual ownership by single families for a large number of years and the condition of the house is generally good.

The external walls which vary in thickness from part 340mm to mainly 225mm, are built mainly of brick and part rendered masonry incorporating decorative stone features and are of solid construction.

The property has one chimney stack in fair structural order, but appears partly redundant and any unused flues should be capped and ventilated. The property has two fireplaces which contain an old redundant open fire in the kitchen and a coal effect feature gas fire in the first

floor front living room. The remaining fireplaces have been covered over and blocked up but no provision has been made to ventilate the redundant flues internally.

Dampness is noted to the concrete floor beneath the timber floor inside, adjacent to the lower front light-well. High damp meter readings were also recorded to the concrete sub-floor beneath the floorboards and floor hatch providing access to the front drainage inspection chamber, most likely causing the contortion to the timber floorboards closeby. This dampness internally is possibly caused by a combination of the lack of an effective damp-proof course and/or failure of the damp-proof course and tanking system along with restricted ventilation.

6. Proposal

The applicant is a single family with young children looking to progressively increase their time spent at home through raising a young family and working from home. It offers the family a unique opportunity to realise their aspirations and a way of life within the local area, including their own small business a stone throw away. There is a commitment from the applicant to quality and longevity of design and the use of natural materials that will over time blend into the surroundings gracefully. The proposal seeks to adapt the existing accommodation to the requirements of the family and increase the living accommodation by a new extension. The rear addition is proposed to provide a home office studio which will be crucial to the ability of the occupants to work from home.

In order to achieve the above, the applicants would like to make the following alterations:

Implement the granted upper ground level extension to the rear of the building

Implement the granted opening up of the lower level vaults at the front of the property

Implement the granted replacement of the lightwell & rear terrace French doors

Implement the granted replacement of front pavement finish

Extend the granted rear extension to include the lower level

Extend the existing upper ground rear terrace

Reconfigure the lower ground, first & second floors

Granted rear extension

The granted new structure will accommodate the home office studio (Garden room) for one partner taking advantage of garden access and natural light. As per the granted application 2021/3491/P & 2021/4084/L the height of the existing party walls screens the extension from the neighbours, presenting no impact in terms of views or daylight access to the adjacent lower-ground spaces and gardens.

Stated conditions in the granted consent to be followed:

Prior to commencement of development, full details in respect of the green roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority.

15 Arlington Road

The details shall include

- i. a detailed scheme of maintenance;*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;*
- iii. full details of planting species and density.*

Granted modifications to the vaults

At present the space within the vaults offers very little practical use. It is proposed to connect the two vaults and modify the thresholds and grade to better connect these spaces to the interior and gain better utility. Inside the vaults, an additional window with an enlarged opening will be added to replace an existing door to improve the lighting and ventilation. Due to the subterranean nature of vaults it will have no impact on the front elevation or views.

Granted replacement of front pavement finish.

At the front of the house existing sandstone tiles at the entrance will be replaced with longer lasting York stone tiles.

Stated conditions in the granted consent to be followed:

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Yorkstone paving to front garden.*

Granted replacement of existing French doors.

The replacement of the existing ground floor terrace and the lower ground French doors is designed to give a consistent character to the house and the new extension.

Inclusion of the lower ground floor to the granted rear extension

It is proposed to extend the existing lower ground utility room to match the footprint of the granted extension above. The proposal will accommodate a WC and a home office study for the other partner. It is situated alongside the existing rear light well and will have access to the garden. Due to the nature of this area there will be very little groundworks required. Already three out of four sides are by and large at the proposed grade and the remaining side is against the garden posing very little disturbance.

Extension of the rear terrace

The proposal goes over the existing terrace with a permeable deck that will switch to structural glass to retain natural light to the light well below. The objective is to gain an outdoor family dining area adjacent to the kitchen and critically to have straightforward access from the upper ground floor to the garden. The terrace is sandwiched between two single and double storey extensions posing no harm to existing amenities or views.

Reorganisation of the internal layout

It is proposed to lift the current sleeping quarters on the lower ground floor to the upper levels and bring the living spaces down. The applicant and their family would like to raise the bedrooms to improve their sense of security, minimise street level noise and better benefit from natural light. In the opposite direction bringing the communal spaces down offers access to the garden for all at this level and is less impacted by noise from the street. Another key benefit is the circular connection between the lower and upper ground floors. With the inclusion of the garden all social and family spaces are collected and threaded together offering something greater than the sum of its parts.

Finally the proposal intends to address the concerns raised in the existing conditions to ensure the continued longevity and integrity of the building envelope.

7. Heritage Planning Policy & Guidance

Policy D1 'Design' states that *the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 'Heritage' states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.*

National Planning Policy: National Planning Policy Framework

National Planning Policy Framework (NPPF) Paragraph 17 states *'Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking'. The sixth item is relevant, in that planning should 'support the transition to a low carbon future in a changing climate,' as item 10, planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'*

NPPF Paragraph 128 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Significance is defined in the National Planning Policy Framework Glossary as: *'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

Regarding preserving the significance of a heritage asset (see section 6.0) the NPPF Paragraph 129 states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

8. Justification of the Proposal

The proposals have been carefully considered to ensure an appropriate response is developed in extending & renovating 15 Arlington so that it respects its historical significance and is fit for modern family living. A significant proportion of the architectural and historical significance is rightly tied to the front elevation and its details, which the applicant would like to be its new custodian. The proposal intends to work with the existing heritage assets while also protecting the long-term viability of the building.

The rear extension is designed to respect the scale, proportions, materials and character of the host building while not being an architectural replica or poor imitation. It replaces a more recent extension therefore will not obscure important elevational features of interest, or in any way diminish the quality or integrity of the building. The green roof form is simple and intended to be visually appealing, with less run-off and contribute to immediate biodiversity.

Internally with the exception of the entrance, stairway and windows there is little that is retained from the period that this house was constructed. The proposal segregates itself from these areas and therefore will not result in the loss of significant or important historic fabric. The building has been structurally modified along the spinal wall to allow for various room arrangements over the years and as a consequence existing mouldings, fixed joinery & fixtures are relatively recent and not in keeping with its original architectural period.

It is worth noting that facilities have also seen extensive changes. Referring to the extracted plans within '4. Historic Development' the kitchen was once at the front and similarly on the second floor the bathroom was also at the front. In the existing layout both functions are moved to the rear.

In order to accord with the planning policy of reducing carbon emissions by increasing energy efficiency, and to prevent the number and size of radiators becoming excessive, it is proposed to insulate the ceilings and external walls where rooms are being renovated. The insulation boards will be applied to the face of the existing brick, and will not damage the structure. The insulation boards will have a vapour barrier to prevent interstitial condensation. The installation of the insulation boards is reversible.

The shower enclosures and its tiling are proposed to sit within new stud walls and furring. These tiles will be fixed to the new substrates and again this will avoid any damage to original fabric. The new sanitaryware is to drain to the existing drainage routes, which will avoid the need to alter any floor structure.

9. Access Statement

Access to the house remains as existing.

10. Summary

The application proposal seeks to increase the existing living accommodation through a contemporary extension. It will create a home that better serves today's lifestyles and working arrangements while seeking wellness through a stronger connection to the outdoors. The proposed development will preserve the listed building, its setting and any features of special interest nominated within its listing. In design terms the scheme proposes a modern approach while using traditional and natural materials which complement the existing building. Furthermore it will ensure the long term retention of the property for use as a single family dwelling. The retention of the property as an attractive and desirable family home will secure the long term upkeep of the listed building, which in parts is in poor and basic condition. The long term conservation of this Grade II listed building is a public benefit and a substantial one.

We are therefore of the view that the benefits that would be achieved as a result of the proposals outweigh any perceived harm. The Council is therefore respectfully requested to grant planning and listed building consent for the proposals, subject to safeguarding conditions.