

**161 ARLINGTON ROAD
LONDON NW1 7ET**

**DESIGN AND ACCESS
/ HERITAGE STATEMENT**

**Project Ref
Rev
Issue Date**

**S 2930
--
Feb 2024**

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REVISION HISTORY

Revision	Date	Purpose /Status	Author	Reviewed
--	20/02/2024	Initial Issue	BC	
		Author added, Contents listed updated.		
A	08/04/2024		BC	KK

AUTHOR

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February 2024

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1. INTRODUCTION

This combined Design and Access / Planning Statement has been prepared on behalf of the applicant and is submitted in support of an application for full planning permission and listed building consent for the development of 161Arlington Road ("the Site") described as:

Demolition of existing rear extension, conservatory and terrace and replacement with a new rear extension and terrace over larger basement. Refurbishment of the house including removal of the ground floor spine wall, internal decoration and landscaping works to garden.

This Statement provides a description of the site and its surroundings, discusses the relevant planning history of the site and describes the proposed development. Further, it aims to assess the proposed development in the context of planning policy, as well as other relevant and best practice guidance and any other material considerations. The Statement explains how the proposed development is in accordance with, and will deliver the objectives of, such policies and therefore, represents an appropriate and acceptable development for the area.

The proposed works will make the house more comfortable for the occupiers by allowing the better utilisation of the modern rear extension. While improving the thermal performance of the conservatory, reducing solar glare and associated overheating during the summer.

This Statement should be read in conjunction with the following accompanying documents:

- Application form and certificate
- Location plan
- Demolition plans (included on existing plans)
- Existing and proposed plans/sections and elevations
- Heritage Assessment (incorporating photographs)

2. THE PROPERTY AND THE LOCAL AREA

161Arlington Road is a late Georgian/ early Victorian terraced property, built c1830 as part of a small terrace on the west side just south of the junction with Parkway, the development of which in the 1820-30s triggered the building of the terrace. The original terrace, extending from No155 to No169, appears on historical maps before the other houses further south on the west side were constructed in the 1840s.

Nos163-165 Arlington Road were demolished c1933 to allow construction of the Lady of Hal Church and Nos 167-169 were demolished later (they are shown on the 1952 map) for the construction of the attached Presbytery. These buildings today occupy the site adjacent No161.

The buildings on the west side of Arlington Road are typically three storey over basements but many, including Nos 155 and 161 had mansard extensions added in the 1990s. The four remaining properties from the northern terrace, Nos 155-161 Arlington Road differ from the later buildings further south in having only a single window on each upper floor – the properties further south having two windows on each floor. The properties at 155-159 have lightwells to the front and rear – those on the rear are often masked by later extensions. No161 differs from the adjacent properties in that it has a shop front at ground floor level. In addition, refurbishment works c1992 added a mansard extension, and constructed a rear basement extension with a conservatory at ground floor with terrace at first floor.

As is the case for most properties of this period in in London, the front elevation of both the house and terrace have retained an ordered character whilst the rear of the properties are more eclectic.

The property at Arlington Road is a domestic residential property.

The postcode is NW1 7ET and the National Grid Reference is TQ 28846 83744.



Figure 1: Street view of 155-161 Arlington Road (No161 is white building on right)



Figure 2: Site Location of 161 Arlington Road



Figure 3: View from East - Front Elevation (Google maps)



Figure 4: View from East - Rear Elevation (Google maps)

2.1. Planning History

From the Camden Planning portal, the following planning applications have been made in relation to 161 Arlington Road:

Year	Application	Description
1987	8701329	Change of use from retail shop and residential flat to residential house
1992	9201040	The erection of a third floor extension with terrace the erection of a conservatory with balcony over at the rear and the re-opening of the front lightwell to the basement and its enclosure by metal railings as shown on drawing nos. 656/1 2 3.

3. HERITAGE STATEMENT

The property at 161 Arlington Road is located on the west side of the street just south of the junction with Parkway and lies within 'Camden Town' Conservation Area. It was as a mid terrace property built in the early 1830s as a consequence of the development of Parkway to cope with the increasing population due to the arrivals of the canal and railway and the subsequent growth in industry.

No161 is four storeys over basement, the top floor being a mansard extension added c1992. On the north side of the building sits The Lady of Hal Church opened in 1933, while on the south sit the remaining houses in the original terrace, Nos159-155.

The front elevation is painted render within the lightwell, and painted brickwork above where not covered by the shopfront. The neighbouring properties are rendered up to first floor level and exposed Stock Brick above.

Along with Nos 159 and 157, No161 is Grade II Listed, and was added to the National Heritage List for England in 1999.

The Historic England List Entry (Ref 1272258) describes the listed properties as:

Terrace of 3 houses at end of row, one with contemporary shopfront. c1840. Nos 157 and 159 stock brick with renewed parapets concealing slate roofs. No.161 rendered with raised mansard not of special interest.

One window wide with doors at left; 3 storeys and basements. All windows small-pane glazing bar sashes, those to Nos 157 and 159 under gauged brick heads and those to No.157 with margin lights.

Ground floor windows to Nos 157 and 159 with round-arched ground floor windows and doorcases having moulded surrounds, panelled doors and toplights, No.159 with round-arched small paned glazing and margin lights to upper sash. No.161 with shopfront with moulded pilasters, narrow panes and fascia with dentil cornice.

INTERIORS not inspected.

SUBSIDIARY FEATURES: all have area railings, those to No.157 with thistle-head finials.

The full listing is included in the appendices to this report.

The works associated with the previous refurbishments c1987 and c1992, see Planning History above, appear to have largely replaced the original structure within the building with new, as inspections have revealed the floors are typically chipboard on modern sawn and the walls plasterboard on modern timber stud. No original structure, apart for the main external walls, has been uncovered.

A photograph from The London Picture Archive shows No161 Arlington Road in 1977. This shows the property the shopfront as existing but significant differences are also evident with a separate access to the flat above present adjacent the party wall to No159, the front lightwell covered and the railings to the front absent.



Figure 5 1977 Historic Photograph (The London Picture Archive)

It is assumed the present-day elevation dates from 1987 when the shop with flat above were converted into a single house when the separate access to the flat above was infilled, the lightwell opened and spearhead railings added around the lightwell.

As the property is located within a conservation area and of Grade II listed status, it is therefore important to ensure that its heritage assets – such as the small pane timber sash windows of and thistle-head railings at the front are retained to ensure that the character of the property is retained.

4. DESIGN STATEMENT

No 161 sits on an extremely small plot which has a gross area of 35m² (380sqft), and an internal area of 27.6m² (297sqft). Once the staircase area is omitted this provides only 22.3m² (240sqft) of living space, which makes it very difficult for a family of 5 to live and circulate comfortably.

To update the property and make it suitable for a family of five to live comfortably permission is sought for the general refurbishment of the existing property, including:



Figure 6: Rear Elevation Showing demolition

- General refurbishment of the existing building involving removal of the existing spine wall at ground floor and
- The proposed demolition of the existing rear conservatory and construction of a new two storey extension, ranging over basement and ground with terrace at first floor first floor levels to provide the space and amenity required for a family home. The new extension will be similar to the existing but made full width of the site and extend a similar depth as the existing. A lightwell at basement will provide natural light and ventilation to the rear room at this level.



Figure 7: Existing Front Elevation of Nos159 & 161

- Replacement of all windows like for like double glazed hardwood sash windows and UPVC double glazed at the rear façade in order to maximise heat insulation.

4.1. Materials

The interior of the property was previously remodelled and redecorated (assumed c1992) and no original features or materials remain. Any works to the fabric of the building internally will affect only contemporary materials and methods of construction and will be replaced to match, or to be in keeping with them.

The rear elevation will be made good in London Stock brick to match the existing elevation at low level (the chimney was raised c1933 in red brick to match the rear elevation of the church).

Please refer to drawings for additional information.

5. PLANNING CONSIDERATIONS

5.1. Relevant Planning Policies.

The Policy framework and design guidance relevant to this proposal are:

LDF Core Strategy

- CS5 – Managing the impact of growth and development.
- CS14 – Promoting high quality places and conserving Heritage.

Development Policies

- DP24 – Securing high quality design.
- DP25 – Conserving Camden’s Heritage.
- DP26 – Managing the impact of development on occupiers and neighbours.

Camden Planning Guidance

- CPG1 – Design.
- CPG6 – Amenity.
- CPG – Basements 2021.
- London Plan 2021.
- National Planning Policy Framework, 2023.

5.2. General Considerations

161 Arlington Road is Grade II Listed and lies within LBC’s Camden Town Conservation Area.

Reference to the Environment Agency’s Flood Risk for Planning and long term flood risk maps shows the site to lie within Flood Zone 1, with a very low risk of flooding (chance of flooding of less than 0.1% each year).

In addition, the site does not lie within any of Camden’s Critical Drainage Areas, Arlington Road is not listed on LBC Flooded Street List (Flood events 1975, 2002, or 2021), and flooding records held by Thames Water indicate that there have been no incidents of flooding in this area due to surcharging of the public sewers.

As the site is in Flood Zone 1 and is less than 1 hectare a sequential test and full Flood Risk Assessment are not required.

5.3. Amenity of Proposal

The proposal seeks to improve the quality of the living space within the property and increase the quality and access to the outdoor amenity spaces of the house.

The proposals are in keeping with the character and appearance of the existing building, and the character of the local area.

With respect to the surrounding occupier’s amenity, the proposals will have minimal impact with regards to overlooking, sunlight or daylight levels.

Daylight to the church will be impacted by the new rear extension. However, the two windows affected, the confessional at ground floor and the stair at first floor, are not habitable spaces and the impact on the church will be negligible.

Please refer to the architectural drawings, in particular drawing 09 Side Elevation Comparison against Church for further details.

5.4. Effect on Character and Appearance of the Area

The extent of the proposed rear extension will be similar extent to the existing. This is less than the rear extension to Nos147-155, which projects further and extends up to mansard roof level. As it is on the rear elevation it will have minimal impact on the character of the area.

The new balcony enclosure(conservatory) is proposed to echo the arched windows to the church which will add an element of continuity to the rear facades.

Therefore, there is no adverse impact on the character and appearance of the area.

5.5. Accessibility

The property is a domestic residence, and the occupants have no specific access requirements at present and none are foreseen. For visitors the ground floor and garden are at one level, and accessible throughout.

5.6. Refuse Storage and Parking

The refuse/recycling will be as existing, with the storage moved to suit the new entrance arrangement.

Parking arrangements are unaffected by this proposal.

6. SUMMARY

The proposals comply with policy and best practice guidelines.

The proposed development is sensitive in its nature and sympathetic in form, scale, materials, and architectural details to the existing building and those adjacent. The design proposals respect the nature of the setting and the existing qualities of the site.

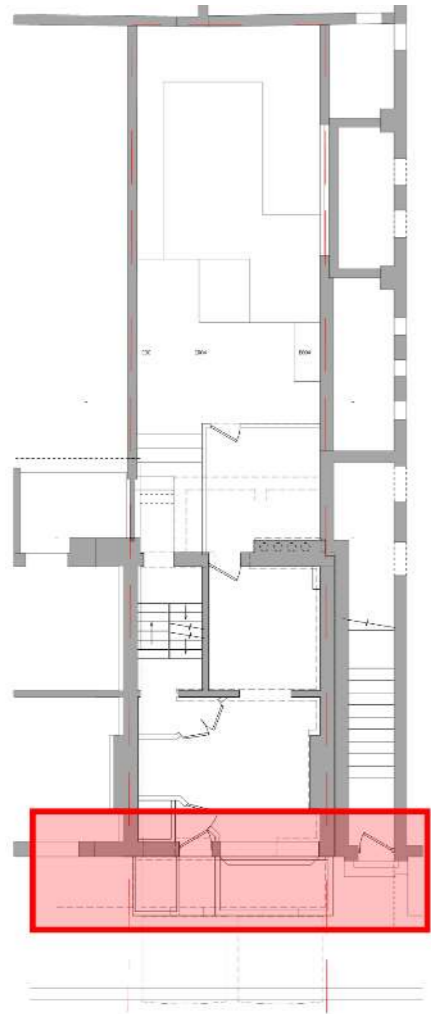
There will be no detrimental impact on the character and setting of the existing building, to the adjoining properties or to the wider conservation area.

The proposals have no detrimental impact to the adjoining neighbour's privacy, amenity, or daylighting.

Considering the above we seek approval for the proposed development.

APPENDIX A – SITE PHOTOGRAPHS

1. FRONT ELEVATION



Photograph 1: Arlington Road Elevation Looking North
(No 161 is white painted building)



Photograph 2: Arlington Road Elevation Showing 155-161
(No 161 is white painted building)



Photograph 3: Arlington Road Elevation Looking South
(No 161 is white painted building)



Photograph 4: Ground Floor

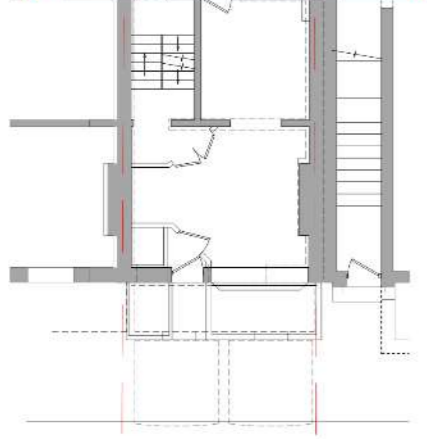
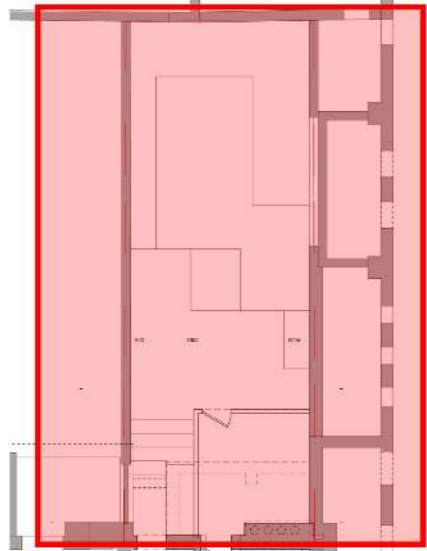


Photograph 5: Ground Floor



Photograph 6: Ground Floor

2. REAR ELEVATION & GARDEN



Photograph 7: Rear Elevation looking North



Photograph 8: Rear Elevation



Photograph 9: Rear Elevation looking South



Photograph 10: Rear Elevation looking South



Photograph 11: 159/161 Gardens



Photograph 12: 161 / Church Garden



Photograph 13: Side Path

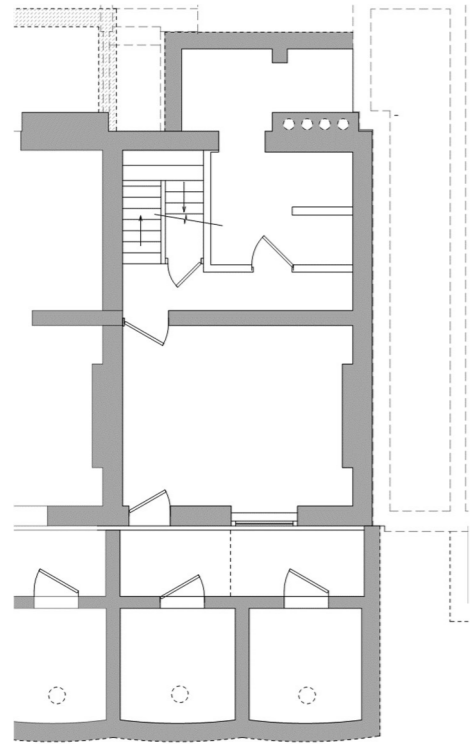


Photograph 14: Adjoining Properties to Rear



Photograph 15: Church

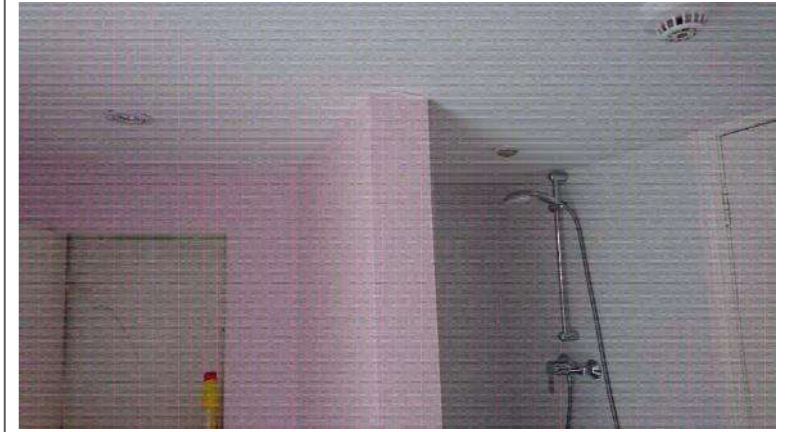
3. BASEMENT



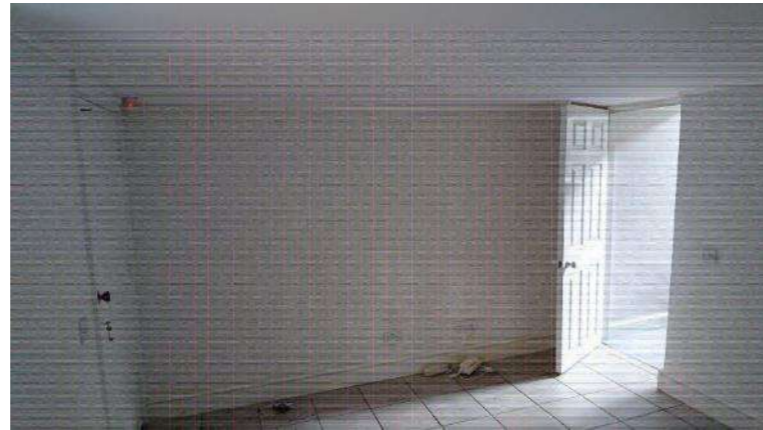
Photograph 16: Rear Extension



Photograph 17: Plantroom



Photograph 18: Rear Bathroom



Photograph 19: Front Room



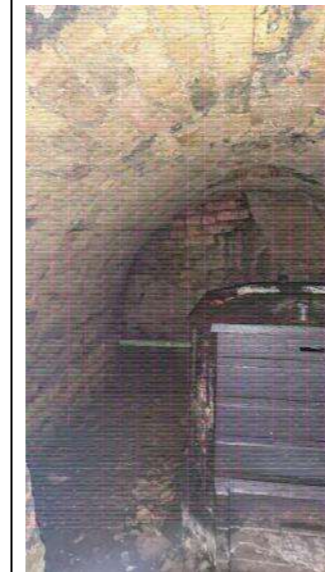
Photograph 20: Front Lightwell



Photograph 21: Front Lightwell

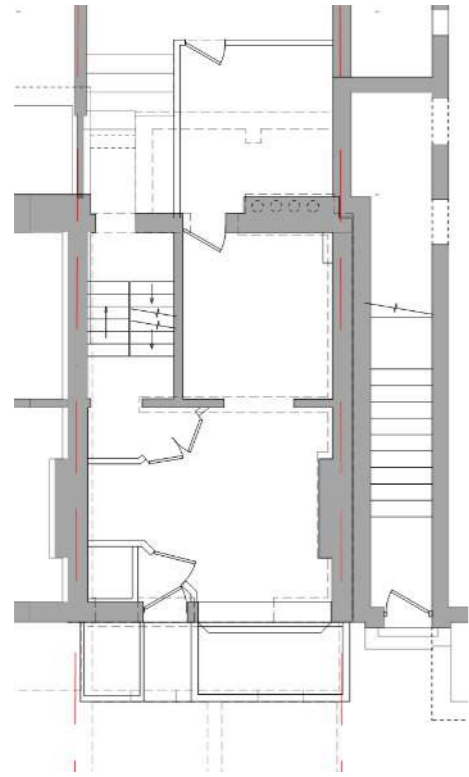


Photograph 22: Front Lightwell



Photograph 23: Front Lightwell

4. GROUND FLOOR



Photograph 23: Rear conservatory



Photograph 24: Kitchen looking to rear



Photograph 25: Kitchen looking to front



Photograph 26: Front reception looking to rear



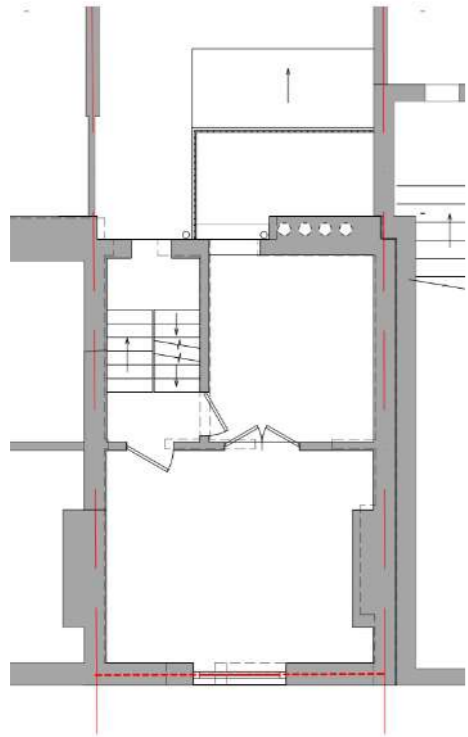
Photograph 27: Front Reception

Photograph 28:



Main stair at ground

5. FIRST FLOOR



Photograph 29: Front room



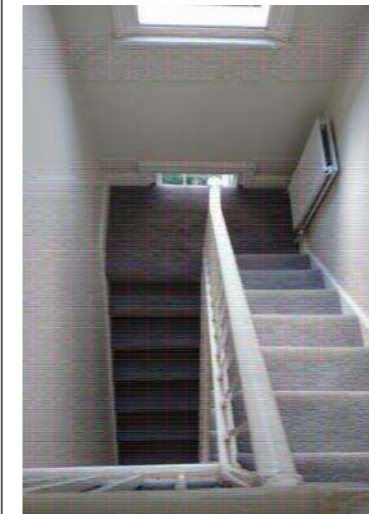
Photograph 30: Front room



Photograph 31: Front room looking to rear



Photograph 32: Rear room



Photograph 33: Main Stair to first

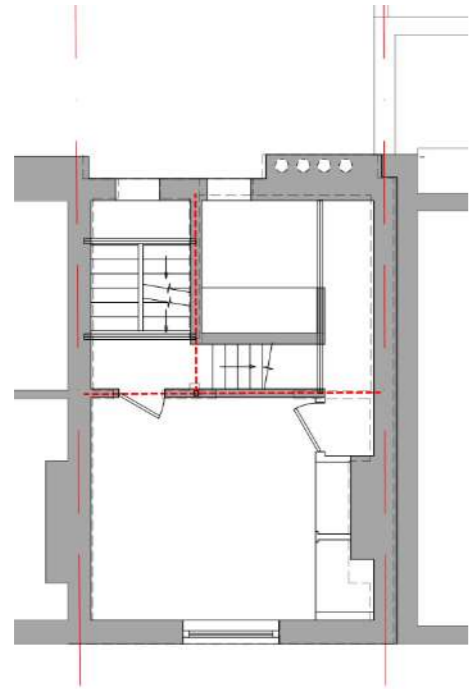


Photograph 34: Rear terrace



Photograph 35: Church

6. SECOND FLOOR



Photograph 36: Front Room



Photograph 37: Front Room

Photograph 38: Front Room



Photograph 39: Bathroom



Photograph 40: Stair to second

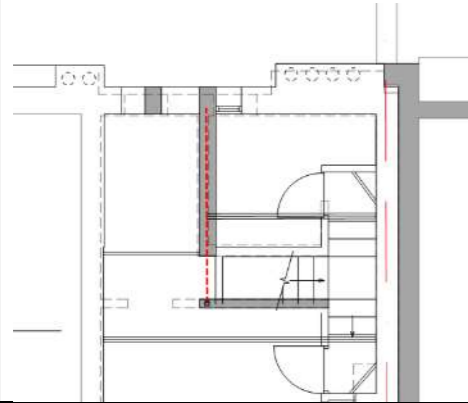


Photograph 41: Stair second to third



Photograph 42:
Top section stair second to third

7. THIRD FLOOR



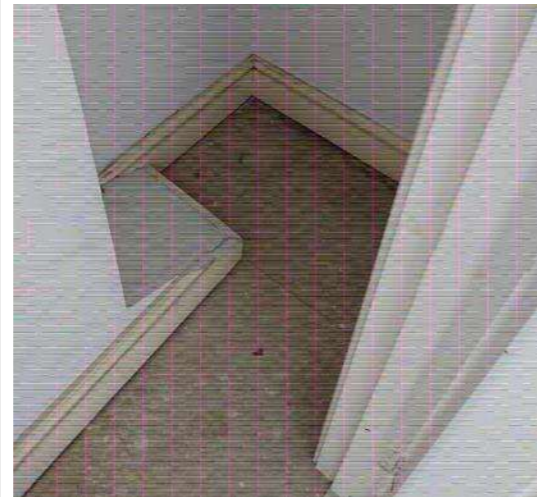
Photograph 43: Front room



Photograph 44: Front room looking to rear



Photograph 45: Front room

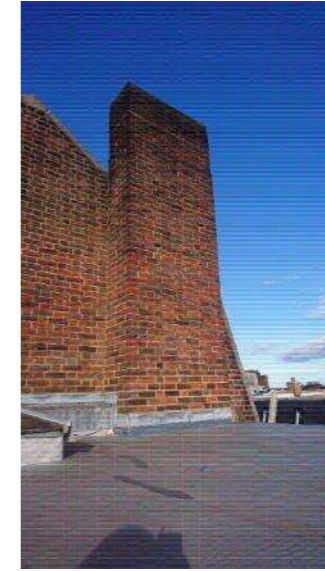
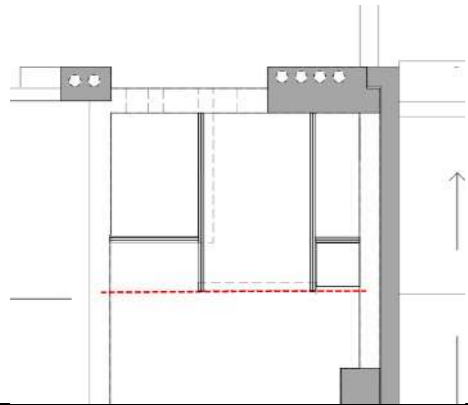


Photograph 46: Chimney cut back (in cupboard)



Photograph 47: Rear terrace

8. ROOF



Photograph 48: Church wall (rear to front)



Photograph 49: No 159 party wall



Photograph 50: Roofscape Nos 159 & 57

APPENDIX B – HISTORIC ENGLAND LISTING

NUMBERS 157, 159 AND 161 AND ATTACHED RAILINGS TO FRONT

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1272258**

Date first listed: **11-Jan-1999**

List Entry Name: **NUMBERS 157, 159 AND 161 AND ATTACHED RAILINGS TO FRONT**

Statutory Address 1: **NUMBERS 157, 159 AND 161 AND ATTACHED RAILINGS TO FRONT, 157, 159 AND 161, ARLINGTON ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **NUMBERS 157, 159 AND 161 AND ATTACHED RAILINGS TO FRONT, 157, 159 AND 161, ARLINGTON ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 28846 83744**

Details

CAMDEN

TQ2883NE ARLINGTON ROAD 798-1/76/1859 (South West side) Nos.157, 159 AND 161 and attached railings to front

GV II

Terrace of 3 houses at end of row, one with contemporary shopfront. c.1840. Nos 157 and 159 stock brick with renewed parapets concealing slate roofs. No.161 rendered with raised mansard not of special interest. One window wide with doors at left; 3 storeys and basements. All windows small-pane glazing bar sashes, those to Nos 157 and 159 under gauged brick heads and those to No.157 with margin lights. Ground floor windows to Nos 157 and 159 with round-arched ground floor windows and doorcases having moulded surrounds, panelled doors and toplights, No.159 with round-arched small paned glazing and margin lights to upper sash. No.161 with shopfront with moulded pilasters, narrow panes and fascia with dentil cornice. INTERIORS not inspected.

SUBSIDIARY FEATURES: all have area railings, those to No.157 with thistle-head finials.

Listing NGR: TQ2884683744

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 476628

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 20-Feb-2024 at 20:43:39.

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End of official list entry



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