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127 Arlington Road, London NW1 7ET: Design, Access & Heritage Statement

FAO Camden Planning Department

This Design, Access & Heritage Statement has been prepared to support a Householder Planning & Listed Building Consent applications for the proposed works to 127 Arlington Road, London NW1 7ET.

The proposals are for the replacement of painted timber framed windows/ glazed doors at basement level with new painted timber framed double glazed units.

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1.0 Location & Site

1.1 The property and Designations

127 Arlington Road is located to the west side end of Arlington Road.

The property is a three-storey terraced building (Use Class C3), with basement level served by a lightwell to the front and lower terrace to the rear. The property is part of a terrace of similar houses, which are Grade II listed and lie within the Camden Town Conservation area.

1.2 Existing Photographs and Materiality

The photograph below displays the property as existing.



The property, and surrounding terrace, was constructed in the 1840's. The houses are stucco to the ground floor and basement, with stock brick above. To the rear, 127 Arlington Road is also rendered, however many of the properties remain finished with stock brick. The roofs are slate tiled, and the glazing is timber framed with glazing bars.

The houses are formed with 2 windows/ openings to each level at the front. The ground floor features arched head units, with ornate balconies at first floor level and rails to the lightwell at ground floor level.

Whilst the front windows from ground floor level up are generally consistent in style along the terrace, there is far less consistency to the basement level and to the rear. Fenestration to these areas have both been historically changed, and also have recently seen the introduction/ approval of modern glazing (especially to basement/ ground floor level at the rear).

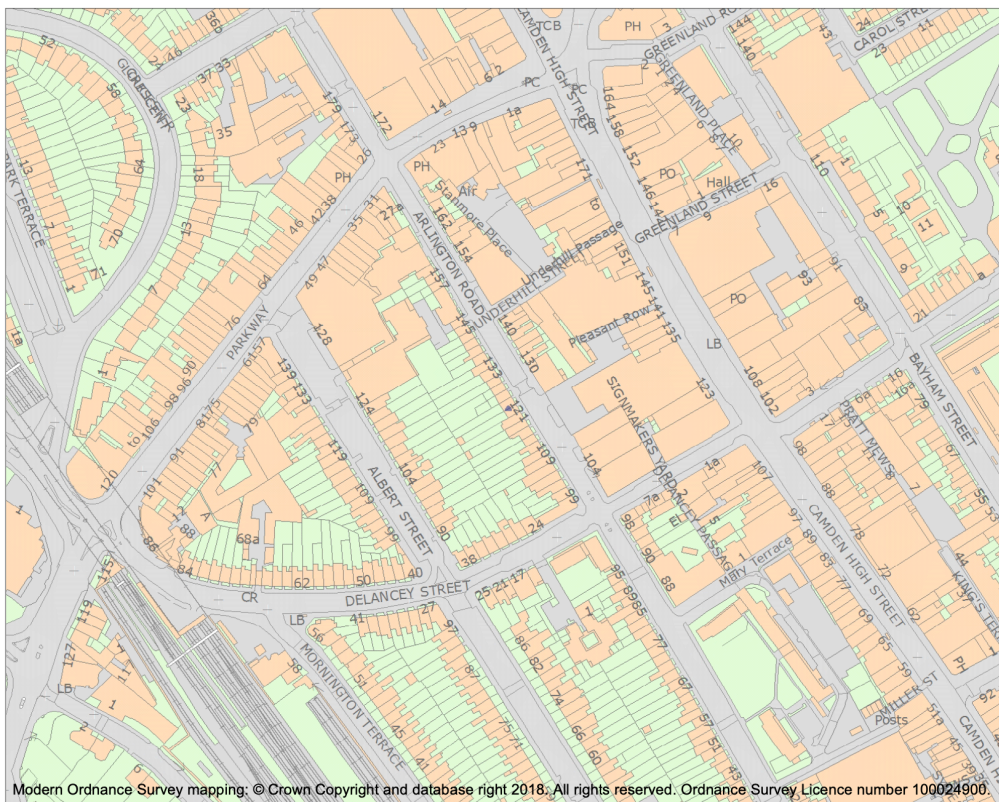
Many properties have also seen the area under the entrance steps infilled, with a range of treatments evident to the lightwell and basement access.

2.0 Designations

2.1 Arlington Road Listing

The terrace was listed in 1999. The official listing for the terrace is as follows (Historic England):

'Terrace of 23 houses. 1840s. Stock brick with rendered ground floor and basement. Slate roof with party wall stacks. 2 windows wide with door to right, three storeys and basement. Nos 101-131 with rendered parapets, those to Nos 109-131 with mouldings. Channelled ground floor to Nos 101-107 with voussoir mouldings. All windows with small-pane glazing bar sashes, the upper floors set in moulded architrave surrounds and the ground floor round arched with margin-lights, that to No.135 also round-arched but set under square head. Moulded doorcases with round-arched toplights under voussoirs, and all with panelled doors. No.133 with decorated fanlights. No.137 rebuilt in facsimile over first floor, with tie plates; Nos 101, 105 and 145 with mansard roof extensions not of special interest. INTERIORS not inspected. SUBSIDIARY FEATURES: all with attached railings to areas. An intact group of terraced houses, its special features little altered.'



Heritage Category:	Listing
List Entry No :	1244689
Grade:	II
County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 28884 83679
Map Scale:	1:2500
Print Date:	22 February 2024



Name: NUMBERS 101-145 AND ATTACHED RAILINGS TO AREAS

Arlington Road listing location map.

2.2 Camden Town Conservation Area

The property is located within the Camden Town Conservation Area. This was established in 1986. It falls within 'Sub Area 2: Residential' of the appraisal:

'The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of

early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest.

Buildings are set back from the street to make room for basement areas, or in more generous developments, for front gardens. Houses are generally three storeys raised on basements, sometimes with attic storeys, and may rise to four or five storeys to articulate a formal architectural composition. Terraces tend to end in a flank brick wall; and on street corners may have had windows and entrance doors inserted.'

Arlington Road itself is described as follows:

'Arlington Road represents the eastern edge of the northern part of the residential sub-area. The western side of the street consists of complete terraces with houses smaller than those in neighbouring streets, consisting of three storeys on basements. Constructed from brick, they are stuccotrimmed, and characterised by cast-iron balconets and spearhead railings around basement areas. The houses date from the 1820s to c 1840. From Mornington Street northwards, the houses have a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows. Most roofs are intact and can be viewed from Mornington Street. Similar examples can be found at the rear of properties in Parkway, visible from Arlington Road. Towards Parkway stands The Catholic and Portuguese Church of Our Lady of Hal, built as a Belgian church in 1933 in dark brown brick to the design of W Mangan. Adjacent is Camden Bus Estate Agents, housed in an old red Routemaster bus behind modern railings and a glazed entrance vestibule.'

3.0 Proposals

3.1 Summary of proposals

Proposed is the replacement of windows to the basement level, along with the removal of the security bars/ shutters to the front.

The proposed units are painted timber with double-glazing, constructed from Accoya for longevity. The Sash Window Workshop specification has been included to provide further detail, along with their sectional details. They will improve the thermal envelope of the property, improving sustainability and being a positive change environmentally.

The size of the openings themselves will remain as existing. The sash windows will see new sashes installed into existing frames. The sashes will have glazing bars to match the existing units above.

The new doors are proposed without glazing bars, to increase light into the rooms and improve outlook out. These are replacing non-original units and both are not visible from street level.

The below photographs show the units which are to be replaced:



The proposals are further detailed in the submission drawings.

3.2 Impact on setting and heritage/ conservation values

The proposals are to the basement level. Windows and doors at this level have been altered along the street, with little consistency. Therefore, there is precedent for change without affecting the listing or surrounding area.

As with the existing units, the proposed units will be painted timber framed – ensuring consistency with the other existing units to the house.

3.3 Impact of the Proposals

The proposals are modest and will not compromise the style of the applicant building, surrounding area or impact the heritage or conservation value.

The proposals are directly compatible with the surroundings. Given the varied appearance of the fenestration at the level proposed to the street, the proposals will not be of detriment and will be a positive addition.

The removal of the security bars and shutters will provide a further positive change.

The Sash Window Workshop are a reputable company with vast experience in replacing window and glazing to Listed Buildings and within Conservation Area. Their products will enhance the property and protect it for years to come.

4.0 Sources

English Heritage
Camden Town Conservation Area Appraisal