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London Borough of Camden
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File Code:

DAS_REV A_135 Arlington Road –
Alternate Fabric Improvements_240531

Date:

31st May 2024



Dear Japreet

RE: DAS_REV A - 135 Arlington Road – Fabric Improvements

Revision A Drawings

In order to simplify this current application, the proposed demountable deck has been removed from the drawings. We have also changed the proposed manufacturer of the rear sash window to be the same manufacturer as that recently consented at 127 Arlington Road.

Lastly, we have added more context to the roof plan to show the three recently consented (2020) rooflights at 133 Arlington Road that we describe further below.

The Proposed Fabric Improvements

Vertical Hanging Rear Slates

It is proposed that the vertical hanging slates to the rear second-floor garden elevation are replaced with Natural Welsh Slates.

Second Floor Rear Window

For the second-floor non original rear window, it is proposed that it is replaced with a traditional sash window with lead counter weights and double glazing, rather than the current single glazed sprung loaded sashes. We previously proposed Mumford and Wood heritage box section sash windows with thin set double glazed vacuum filled units with glass spacers. However, we note that at 127 Arlington Road, permission has been granted to replace singled glazed sash windows to the front and rear of the property with double glazed sash windows by The Sash Window Workshop.

We therefore confirm that we are happy to condition the windows to be made by that company as per The Heritage Double Glazed Sash details attached.

As part of the 127 decisions, dated 24th April 2024, the informative states:

“... The proposed front window would be double glazed multi paned sliding sash windows, with integral bars and is therefore almost identical in appearance to the existing. It would sit harmoniously on the building and within the wider terrace...”

Given that this approach has been deemed acceptable to the front as well as the rear of an identical property to 135 Arlington Road, then this should now be an acceptable approach to replace the non-original rear second floor window.



1. View of garden elevation to 135 Arlington Road

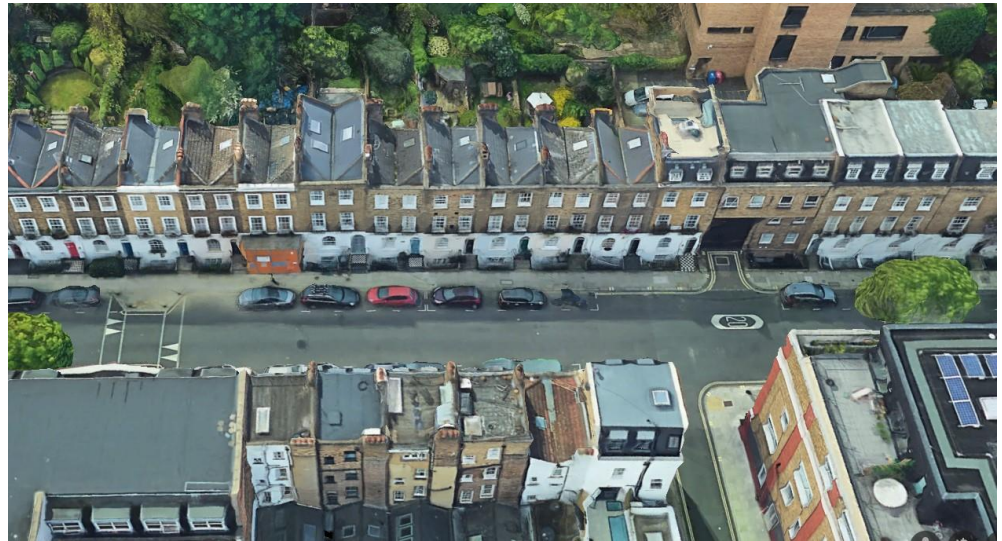
Passive Ventilation Solutions to Reduce Peak Internal Temperatures

To help reduce the peak internal temperature experienced within the house, it is proposed that the passive ventilation within the house is improved.

The most sustainable way to achieve this is to either provide enhanced cross ventilation, and or, stack ventilation. To maximise the cooling effect, the ventilation of the building should have the ability to be maintained at night as well as during the day.

To make the stack ventilation work effectively, it will be necessary to fit an opening vent at the top of the staircase: allowing the pressure difference from the bottom to the top of the stair to draw air up through the stairwell helping to cool the interior fabric of the building.

As can be seen by the image taken from google earth, there are many such rooflights and roof hatches within the existing terrace.



2. Arlington Road Rooflights Looking west. 135 is behind the red car

Currently it is not possible to add a vent at the top of the staircase because there is a loft space between it and the external face of the roof.

Our proposal is therefore to remove the loft access hatch and replace the heavy roof access hatch with a flush mounted Conservation Egress / Ingress rooflight made by The Rooflight Company as the example below – Ref E1LG.



3. The Standard Egress / Ingress Conservation Rooflight 888 (w) x 1114 (l)

The rooflight has an actuated opening system that can be set to automatically close if it starts to rain (through a rain sensor on the roof).

In the revision A drawings, we have added the neighbouring property 133 Arlington Road. The reason for this is that as part of the planning permission and listed building consent that was granted on the 17th January 2020 it included permission for three roof lights and the relocation of a roof access hatch.

Our current proposal is approximately a third of the area of glazing of 133. The proposed roof light will also provide access to the roof for maintenance, negating the need to relocate the existing roof hatch as has been required at 133.

In Conclusion

The revisions to the current application still improve the fabric of the building, and create a sustainable passive cooling ventilation strategy to help mitigate against the current climate emergency.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Glynis Egan', with a stylized flourish at the end.

Director
for and on behalf of Emrys Ltd.