

HERITAGE STATEMENT

131 Arlington Road

LONDON
NW1 7ET,

Internal alterations to provide new en-suite to existing second floor
bedroom

HERITAGE STATEMENT

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Applicant: **Dr Beth Watkins**

Site Address: **131 Arlington Road
London
NW1 7ET**

Proposal: **Internal alterations to provide new en-suite
to existing second floor bedroom**

Job No.: **3197**

Our Ref: **21CH3197240812HS**

Revision	Date	Comment	Author

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1. INTRODUCTION

- 1.1. No 131 Arlington Road is a handsome example of the terraced houses which are typical of Camden Town's mid-nineteenth century development. Built in the 1840s as part of the original development of the site, the house formed part of this important historic streetscape.
- 1.2. The site makes a positive contribution to the Camden Town Conservation Area today and its special interest is reflected in its designation as a Grade II listed building.
- 1.3. No 131 Arlington Road has been subject to a number of alterations over the years with the cumulative loss of historic fabric, fittings and fixtures. The present form was established in the late 1990's when it was subdivided and extended to create two separate dwellings.
- 1.4. The site forms part of the early Victorian terrace on the west side of Arlington Road, centrally located within the terrace that stretches from Parkway to Delancey Street.
- 1.5. This Heritage Statement has been produced to support a Listed Building application for internal alterations associated with the addition of an en-suite shower room to a second floor bedroom at No. 131 Arlington Road.

2. LISTING INFORMATION

- 2.1. No. 131 Arlington Road sits within the Camden Town Conservation Area. The building is Grade II listed and forms part of the larger list entry (no 1244689) which comprises the uninterrupted terrace of Nos. 101-145 Arlington Road:

'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.'

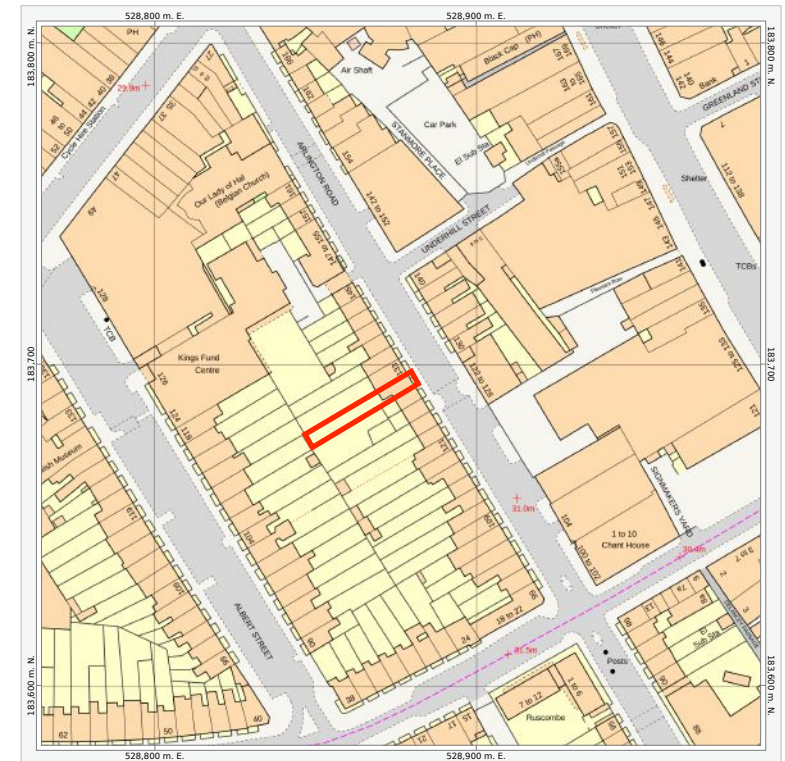


Fig 1 - OS Map extract showing site location - Stanfords Portal

3. RELEVANT PLANNING/LISTED BUILDING CONSENT HISTORY

- 3.1. Planning and Listed Building consent was granted in July 2019 ref 2019/1088/P & 2019/1448/L:
- 'Excavation of lower ground floor level to increase ceiling height, erection of full width basement rear extension and part width ground floor extension following the demolition of an existing rear extension, partial enclosure of front light well, all associated with the conversion of the property back to a single dwelling'
- 3.2. Planning and Listed Building consent was granted in May 2013 ref 2013/2270/P & 2019/2388/L:
- 'Replacement of existing single glazed windows (with the exception of the front elevation ground and first floor windows) with single glazed, timber sliding sash windows, installation of secondary glazing to all windows at ground to second floor levels, replacement of existing single glazed window and door at front basement level and door to rear ground level with double glazed windows and doors, and installation of external insulation on the rear elevation at ground and first floor level, of residential property'

4. PURPOSE OF APPLICATION

- 4.1. Listed Building consent is being sought for internal alterations associated with the addition of an en-suite shower room to the second floor bedroom located to the front of the property.
- 4.2. The addition of an en-suite shower room will provide a more appropriate provision in line with current expectations and also to meet the requirements of the current owners/residents.
- 4.3. It should be noted that the proposed alterations have been carefully considered to minimise the impact on the existing layout/fabric.
- 4.4. The original layout of the bedrooms is being maintained and the new en-suite has been designed to sit within the footprint of the existing front bedroom.

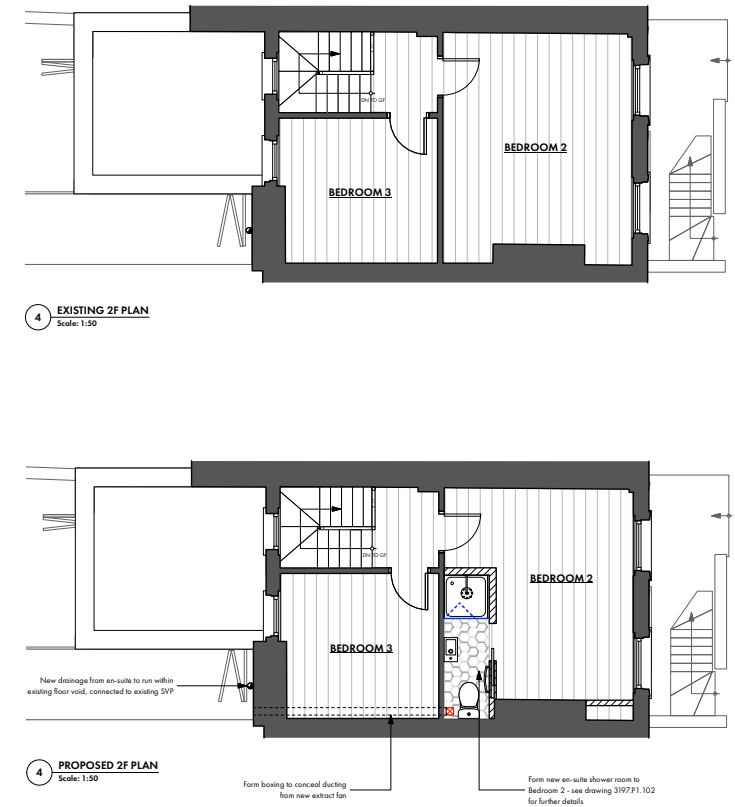


Fig 2 - Extracts taken from planning drawing showing existing and proposed second floor plans, illustrating the formation of a new en-suite to the second floor

5. SCHEDULE OF ALTERATIONS

- 5.1. The new en-suite will be enclosed by new timber stud work partitions with 1 no layer of 12.5mm plasterboard fixed to both sides (moisture resistant tile backer plasterboard will be used for the lining to the en-suite side of the new walls).
- 5.2. The existing floorboards will be carefully removed to ascertain whether additional noggins are required to suit the position of the new internal walls.
- 5.3. As works proceed, further sections of existing floorboards will be carefully removed to allow installation of the new drainage runs within the floor void. New drainage runs will be connected to the existing soil & vent pipe which is located on the rear elevation.
- 5.4. All existing floorboards which have been temporarily removed will be reinstated like for like as works proceed.
- 5.5. The new en-suite must be afforded mechanical extract ventilation to meet the minimum Building Regulations requirements. Therefore a new extract fan will be installed with a boxed in duct running across the rear bedroom at high level (it should be noted that there are no existing cornices in this rear bedroom).
- 5.6. The new en-suite will be afforded a pocked sliding door which will match the style of the existing four panelled doors evident throughout the building.
- 5.7. New door architraves and painted timber skirtings will be installed to match existing.
- 5.8. The en-suite will be afforded new floor and wall tiling. Where tiling is proposed to existing substrate (ie floors and existing walls), a sacrificial layer will be fixed to the existing substrate. The new wall and floor tiles will be adhered to this sacrificial layer, thus preserving the existing fabric and maintaining works that are completely reversible.
- 5.9. New sanitaryware will be installed to complete the construction of the new en-suite.



Fig 3 - Extracts taken from planning drawing showing proposed internal elevations of the new en-suite

6. HERITAGE ASSET & SIGNIFICANCE

- 6.1. The following assessment used the following definitions of significance:
- **High significance:** original (or restored) fabric or space of the Grade II Listed building that holds high architectural, artistic or historic interest of its past use
 - **Moderate significance:** fabric or spaces that retain their original volume or plan form but have more modest architectural, artistic or historic interest when viewed in the wider context of the significance of the building
 - **Neutral significance:** fabric of spaces that are of no architectural, artistic or historic interest or value
 - **Detracts:** Fabric or spaces that obscure or damage the wider significance of the building
- 6.2. The external fabric, more specifically the front elevation, attached spearhead railings at GF level and cast-iron balconnettes at first floor level, is of high significance, as it forms part of the original 1840s terrace and original streetscape.
- 6.3. The rear elevation is of moderate significance as the building's secondary elevation which is not visible from publicly accessible areas and is of less architectural/historical significance.
- 6.4. Internal alterations made to the building over the years have resulted in a substantial loss of historic fabric and the existing staircase is the only remaining feature of high significance.
- 6.5. The original plan form exists at first and second floor levels and this is of high significance.
- 6.6. There are internal mouldings/architraves to the existing doors and windows and moulded skirtings are of moderate significance as these are not thought to be historic fabric but replicate the original in an appropriate manner.



Fig 4 - Existing photo of bedroom 2 where the new en-suite is proposed



Fig 5- Existing photo of bedroom 3

7. CONCLUSION

- 7.1. No 131 Arlington Road forms part of the original terraced development of the site but has been subject to numerous alterations over recent history. As a resumed little historic fabric existing internally today. However, the original plan form that exists at first and second floor levels is of high significance and as such, the new en-suite has been carefully designed to maintain this important feature.
- 7.2. We therefore do not believe the proposed alterations will cause negative impact to any significant features of the Listed building. Furthermore, all works are to be constructed in a manner that can be removed without causing significant damage to the existing fabric.

Prepared on behalf of Dr Beth Watkins of No 131 Arlington Road

by

Sampson Associates