

9th September 2024

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir / Madam:

RE: REAR EXTENSION TO GROUND AND LOWER GROUND FLOOR AND INTERNAL RECONFIGURATION.

89 ARLINGTON ROAD, NW1 7ES

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

292-EX-10 SITE LOCATION PLAN
292-EX-11 SITE PHOTOS
292-EX-100 EXISTING FLOOR PLANS
292-EX-101 EXISTING FLOOR PLANS
292-EX-102 EXISTING FLOOR PLANS
292-EX- 200 EXISTING SECTION AA
292-EX-300 EXISTING FRONT ELEVATIONS
292-PL-100 PROPOSED FLOOR PLANS
292-PL-101 PROPOSED FLOOR PLANS
292-PL-102 PROPOSED FLOOR PLANS
292-PL- 200 PROPOSED SECTION AA
292-PL-300 PROPOSED ELEVATIONS
THIS PLANNING AND DESIGN AND ACCESS STATEMENT
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PLANNING AND DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on Arlington Road, a residential street within the borough of Camden, and within Camden Town Conservation Area as designated by the Local Planning Authority.

The property is a five storey, Victorian terrace house built in the 1840s. Where a number of properties along Arlington Road are listed, number 89 is not.

SITE ANALYSIS

The property at 89 Arlington Rd is a five storey, terraced house (including basement). The house remains as a single family dwelling and consists of x6 bedrooms, x2 bathrooms, a kitchen, a utility room, a reception room and an enclosed rear garden.

Externally, the front façade of the property remains predominantly unchanged from its original form, with a rendered ground floor facade and exposed Flemish bond London stock brickwork facade on the upper floors. Single glazed timber sash windows sit within their original plaster surrounds the original cast iron railings remain present to the first floor windows and ground floor entrance. A mansard roof extension has been constructed to the application building, and its direct neighbours at 87 & 91 Arlington Road.

To the rear, a modern, single storey, rear extension sits at a level between the basement and ground floors, providing an additional bathroom. The garden is also accessed from a single door at this half-landing level.

A number of neighbouring properties along this bank of terraces have undergone various rear extensions, and many have additional structures in the rear garden.

Most notably, direct neighbours at 87 and 91 Arlington road have completed significant rear extension which enclose the application site on either side.

The owners of 87 Arlington Road have completed a large ground floor extension to the full depth of their garden. The extension has involved extending the adjoining Party Wall to the south of the application site to a level significantly higher than our existing first floor. Whilst number 87 is currently designated as having a commercial use, we are aware of a current application to convert the property to residential use (REF: 2024/3405/P).

To the north, the owners of 91 Arlington Road have completed a ground floor extension, again extending the adjoining Party Wall in the process.

DESIGN PROPOSAL

Extension to Basement and Ground Floors

As noted in the site analysis, the rear façade of the application building has become enclosed at ground floor level by the extensive development of both neighbouring buildings.

This application seeks approval for the introduction of a basement and ground floor extension, which would sit within the massing of these two neighbouring developments, providing additional living space and improved amenity to the site.

To the south, the proposed additional massing would sit below the Party Wall shared with number 87, and would therefore be of no material consequence to the occupiers.

To the north, the proposed additional massing would be of equal depth to the existing rear extension at number 91, but set back significantly from the Party Wall, thus preventing any impact on the enjoyment of the neighbouring property.

To the rear of the proposed massing, a sunken lightwell would provide additional daylighting to the extended space below. The basement space would also be served by a skylight within the setback alongside 91 Arlington Road.

The proposed extension would be constructed in London Stock brickwork to match the existing building and neighbouring extensions. New double glazed, aluminium sliding doors would be installed at basement level. To the ground floor, a rear facing Juliette balcony and a side facing set of aluminium sliding doors would provide improved natural light to the floorplan.

The proposed extension will not be visible from Arlington Road.

Internal Alterations

In order to facilitate the creation of an open plan living space within the extended basement, it is proposed to demolish sections of the existing internal partition walls which currently divide the floor. Following the demolition of the existing rear outrigger, a guest WC would be relocated to the basement stair core.

Internal layouts on the existing upper floor will remain unchanged.

No alterations can be seen from Arlington Road.

ACCESS

Existing access to the property is via the front door which is elevated from street level by an existing external staircase. This access is to remain unchanged.

REFUSE

The existing building has no formalised strategy for refuse storage. This is to remain unchanged.

USE

The current residential use of the site will remain unchanged.

The existing property consists of a single family dwelling and no change to the number of dwellings is proposed.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property, or the character of the Conservation Area.

Yours faithfully,

JOE ASHTON
FOR AND ON BEHALF OF Mutiny Architecture Ltd.