

24<sup>th</sup> October 2024

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

Dear Sir / Madam:

**RE: LOWER GROUND FLOOR REAR EXTENSION WITH MINOR INTERNAL RECONFIGURATION**

**45 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

272-EX-010 SITE LOCATION PLAN  
272-EX-011 SITE BLOCK PLAN  
272-EX-012 SITE PHOTOS  
272-EX-099 EXISTING LOWER GROUND PLAN  
272-EX-100 EXISTING GROUND FLOOR PLAN  
272-EX-101 EXISTING FIRST FLOOR PLAN  
272-EX-102 EXISTING SECOND FLOOR PLAN  
272-EX-102 EXISTING THIRD FLOOR PLAN  
272-EX-103 EXISTING ROOF PLAN  
272-EX- 200 EXISTING SECTION AA  
272-EX-300 EXISTING FRONT ELEVATION  
272-EX-301 EXISTING REAR ELEVATION  
272-10-099 PROPOSED LOWER GROUND PLAN  
272-10-100 PROPOSED GROUND FLOOR PLAN  
272-10-101 PROPOSED FIRST FLOOR PLAN  
272-10-102 PROPOSED SECOND FLOOR PLAN  
272-20-103 PROPOSED ROOF PLAN  
272-10- 200 PROPOSED SECTION AA  
272-10-300 PROPOSED FRONT ELEVATION  
272-10-301 PROPOSED REAR ELEVATION  
THIS PLANNING AND DESIGN AND ACCESS STATEMENT  
HERITAGE STATEMENT  
CIL FORM

## 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 three storey, Victorian terrace house built in the 1840s and was given the status of Grade II Listed in 1999 as part of a wider listing to the bank of terraces 39-51 Arlington Road.

### SITE ANALYSIS

The property at 45 Arlington Rd is a three storey, terraced house (plus basement). The house remains as a single family dwelling and consists of x4 bedrooms, a bathroom, a WC, a kitchen, a reception room and a large rear garden.

Externally, the property predominantly remains 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 the first floor windows and ground floor entrance. The original cornice detailing to the parapet has been previously replaced with a plain cornicing.

The rear remains predominantly unchanged aside from two small rear extensions at ground floor.

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

### NEIGHBOURING REAR EXTENSIONS

- 47 Arlington Road - 2011/0723/P
- 49 Arlington Road - 2022/2346/L
- 51 Arlington Road - 2008/0271/P
- 53 Arlington Road - 2007/6422/P
- 57 Arlington Road - application number unavailable

### DESIGN PROPOSAL

#### Lower Ground Floor Extension

A lower ground floor rear extension is proposed to allow for an additional bedroom and ensuite at the property.

The two existing extensions/outbuildings are proposed to be removed to make way for the new rear extension. This is understood to have no impact on the heritage of the property as these existing extensions are not original.

The volume of the proposed lower ground floor extension mirrors in principle the approved rear extensions at number 47 and 49 Arlington Road, which we believe to be at an appropriate precedent for this extension.

The proposed extension will be constructed in London Stock brickwork, to match the existing building, and neighbouring extensions. New double glazed, timber French doors will be installed, with fenestration to match the doors and windows found on the existing property. A small double glazed timber window to the ensuite is also proposed, giving natural light into the ensuite.

The proposed extension will not be visible from Arlington Road.

### **External Amenity Space**

To ensure there is no loss of external amenity space, a roof terrace is proposed at ground floor over the proposed extension, similar to what is approved at No. 47 and 49. The existing party walls on either side are over 1100mm from finished terrace level meaning no balustrade is required here. However, a 600mm tall trellis is proposed along these party walls to ensure there is no risk of overlooking into the neighbouring gardens.

A small staircase with black metal balustrade is proposed from the terrace level down to existing garden level. A separate staircase is also then proposed from the lower ground floor level up to garden level with matching black metal balustrade.

### **Internal Alterations**

A number of small internal alterations are proposed to the lower ground, ground and second floors.

At ground floor, the existing layout does not comply with today's building regulations as there is no protected means of escape from the upper floors directly to the street. This causes a risk to life should a fire break out. A partition is therefore proposed between the ground floor living spaces and the route from the staircase to the front door. As well as ensuring safety, this layout is reinstating what would have been the original planform.

In conjunction with the demolition of the existing rear extensions, the existing opening giving access to these extensions is proposed to be blocked up.

The existing rear window in the ground floor living room is proposed to be removed and the opening lowered to create a doorway. A step is then proposed here to allow access up and out onto the proposed ground floor terrace.

At lower ground floor, the existing rear window is proposed to be removed and opened up to create a doorway into the proposed rear extension where a bedroom and ensuite are proposed. The existing chimney is proposed to be retained. A separate shower room is also proposed at lower ground floor level.

The door to the front lightwell is proposed to be reinstated and the existing Crittall window is proposed to be replaced with a window of more appropriate fenestration. The existing vaults, previously blocked up, are proposed to be reopened.

At second floor, a new bathroom is proposed in the rear room.

All rear elevation windows and LGF front windows are proposed to be replaced with double glazed windows. All front elevation windows aside from the unoriginal windows at lower ground floor are to be retained, made good and repainted white to match the existing colour.

As previously mentioned, the existing property is in a state of dilapidation and some historical features have been neglected. As part of the proposed alterations, we propose to make good the original features that have been retained as well as reintroduce cornicing and ceiling roses where the original have previously been removed.

### **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,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.