

Design and Access Statement

In accordance with DCLG Circular 01/2006 Section 3

**83 ARLINGTON ROAD
LONDON
NW1 7ES**

Site and Surroundings

Located within the Camden Town Conservation area, Arlington Road runs parallel to the west of Camden High Street, joining Mornington Crescent to the south with Parkway to the north. To the west lies the public open space of Regents Park which also houses London Zoo.

The area is well served with schools, educational facilities, shops, parking, transport and recreational facilities as would be expected from a London Borough housing a multi-cultural community.

Camden High Street has a wide range of shops and a short walk to the north lies the bustling street markets of Camden Lock.

An enviroscreen check reveals that there is no landfill and mineral sites, statutory authorisations, contraventions or natural features issues within 100m of the site. There are potential issues with historical land uses noted, but since the proposals are mainly internal with a modest single storey rear extension, this is not likely to cause any concern.

Application site

Arlington Road is predominantly Victorian 4 storey terraced houses of good character and quality facades lining the street. They are all modest in size and the majority are now Grade II listed. A range of different uses have been employed over the years although the current trend appears to be reversion to single family dwellings as the original design would have encompassed.

83 Arlington Road also falls within this category and is a listed building retaining its original Butterfly London roof. No's 81 and 85 are similar with existing single storey rear extensions and are also listed.

A mid terraced property with painted rendered finish to the lower floors and facing brick above with painted stucco architrave surrounds to traditional timber sash windows, wrought iron railings at pavement level and forming attractive window boxes to principal first floor windows. A painted cornice detail extends across the front parapets.

Forming part of a terrace the property has dual aspect and benefits from a small courtyard garden to the rear.

The Proposed Development

The proposal seeks to alter and extend the property in accordance with the schedule of works reference 090818/SW dated 08/10/2009 appended to this Design and Access statement

Design

The Amount of Development

The building foot print will increase by 16.0m² with the single storey rear extension.

The intended use of the building being C3 – retaining the current lawful use.

Layout

The external layout of the proposed development will not differ significantly from the existing building. There is no increase in the building footprint other than the single storey rear extension.

Parking

There is no off street parking facility at this property. A residents parking permit system is in place. It is not envisaged that any additional parking requirements will be created by this development.

Scale

Predominantly the buildings comprise 4 storey terraced houses (3 storeys above pavement level) with a significant number having single storey rear extensions added. This is the case with the 2 properties immediately adjacent to the application site.

The size and height of the proposed extension will directly reflect those existing at no's 81 and 85 Arlington Road.

Appearance

The proposed development would not have any impact on the street scene.

The proposed extension is at the rear of the property and would not be visible from any public vantage point.

POLICIES

Section 3 – Built Environment

3.2 The aims of the built environment policies are to:

- Enhance and protect our built environment and encourage sensitive change; and
- Promote the highest possible standards of design in the Borough.

B1 – General design principles

The Council will grant planning permission for development that is designed to a high standard. Development should:

- respect its site and setting
- be sustainable by promoting energy efficiency and efficient use of resources
- seek to improve the attractiveness of an area and not harm its appearance or amenity.

In assessing how the design of a development has taken these principles into account, the Council will consider:

- building lines and plot sizes in the surrounding area
- the height, bulk and scale of neighbouring buildings
- the design of neighbouring buildings
- the quality and appropriateness of detailing and materials used
- the impact on view and skylines

- 3.7 The Council will apply the general design principles in policy B1 to ensure that all parts of Camden's environment are designed to the highest standards. A good design will take account of its natural and built surroundings, be sustainable and provide a healthy, safe and attractive environment.
- 3.8 Camden is a densely built-up Borough where most development involves the replacement, extension or conversion of existing buildings. As a result, careful consideration of the characteristics of the site features of local distinctiveness, and the wider context is needed to achieve high quality development which integrates into its surroundings.
- 3.11 Within areas of distinctive character, development should reinforce the design and established pattern of neighbouring buildings.
- 3.12 The height, scale, massing, proportions and bulk of development should be informed by , and respect, the local area and adjoining buildings.
- 3.13 The quality and sustainability of materials including their texture, colour and durability will be carefully considered.

The proposal seeks to conform to the above policies by virtue of the use of a design reflecting adjacent buildings and use of sustainable materials whilst incorporating higher insulation levels to current building regulation standards, significantly improving the carbon footprint of the subject property.

B3 – Alterations and extensions

A – Alterations and extensions

The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

- the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
- extensions are subordinate to the original building in terms of scale and situation;
- original features are retained or restored
- high quality materials that match or complement existing materials are used
- the architectural integrity of the existing building is preserved

3.31 Alterations and extensions can allow buildings to be enlarged, adapted and used more flexibly. They can also help make more efficient use of the scarce land in the Borough. Alterations and extensions should follow the form, proportions and character of the building to which they relate. Opportunities should be considered to provide roof or terrace gardens above ground level.

3.32 The loss of architectural features, such as cornices, mouldings, architraves, porches and chimneys, can alter the scale and proportions of a building. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group. Alterations and extensions should be carried out in materials which match the original building, or, where appropriate, in materials that complements or enhances a building.

The proposal seeks to enhance and improve the remaining original features of the building on both faces.

B7 – Conservation areas

A – Character and appearance

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

3.69 Applicants will be expected to provide sufficient information about a proposed development and its immediate setting, in the form of a design statement (see policy B1), to enable the Council to assess potential harm on the character or appearance of the conservation area.

3.72 Many unlisted buildings make a positive contribution to the character and appearance of a conservation area and their retention is important to the preservation of that character and appearance.

This statement seeks to substantiate the view point that the proposal will provide symmetry and enhance this limited area of terraced housing.

SD6 – Amenity for occupiers and neighbours

The Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors that Council will consider included:

- visual privacy and overlooking
- sunlight and daylight levels

the design of the extension is such that adjoining properties should not be adversely impacted as stated previously within this Design and Access Statement.

SD9 – Resources and energy

C- Use of energy and resources

The Council will seek developments that conserve energy and resources through:

- designs for energy efficiency
- the use of recycled and renewable building materials

The energy efficiency of the roof/wall structure will comply with current building regulations. Second hand materials will be sourced for party walls. Natural slates will be used. Timber framed windows, double glazed, will be used.

Access

83 Arlington Road is situated approximately 75 meters south of the junction with Delancey Street and close to Camden High Street which is approximately 100m to the east, a 1 minute walk, and is a main bus route.

Underground stations of Mornington Crescent to the south and Camden Town to the north are approximately 300m distance.

The main line train route lies to the west leading to Euston station which is approximately 1 kilometre to the south.

Vehicle access to the site is available with a residents parking permit scheme in force and limited 'pay and display' parking facilities for visitors on street.

Pedestrian access to the property is good although the main and only entrance is via a stepped approach from the pavement.

Appendix A

Schedule of Works 090818/SW 08/10/2009

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SCHEDULE OF WORKS 090818/SW 08/10/2009

Alteration/Repair

External

| | |
|---|---|
| Remove dilapidated brick and timber outbuilding of 2.34cum | A |
| Construct single storey rear extension with pitched roof with associated electrics, heating, plumbing, drainage and decoration | A |
| Partially excavate raised rear garden area constructing retaining wall to remaining higher level and steps up to same | A |
| Form timber decking/terrace level with extension floor with void below and drainage to prevent build up of water to lower garden area | A |
| Extend existing combined foul and surface water drainage to rear with new inspection chamber outside of extension | A |
| Replace existing cast iron soil and rainwater pipes with new | R |

Basement

| | |
|---|---|
| Replace existing door from front lobby area into basement lightwell | R |
| Replace existing metal framed non original front window to lightwell with new timber framed single glazed window | A |
| Renew tanking to basement walls and floor in accordance with insured specialist waterproofing contractors specifications and details | R |
| Block up opening in load bearing spine wall between front and rear rooms | A |
| Build blockwork partitions to form utility room and wet room (shower) including drainage, plumbing, heating, electrics, finishes and decorate to cater for new facilities that do not currently exist | A |
| Provide new boiler to serve new heating and hot water systems through out house as a consequence of extending the plumbing systems into new areas | A |
| Board over rear room window and reglaze on room side as a mirror including replacing section of window damaged by previous installation of cat flap | A |
| Replace half stair flight leading from basement up to half landing with purpose made timber stairs to match other stair flight as a consequence of the existing stairs having varying height risers to steps - make good all disturbance as a consequence | A |
| Extend wiring and provide new circuits for lighting and power to all areas | A |

Ground Floor

| | |
|---|---|
| Rewire consumer control unit and feeds to all main circuits | R |
| Extend wiring and provide new circuits for lighting and power to all areas | A |
| Seal door to front room from hallway in closed position | A |
| Provide replacement door and hang in existing frame to rear room from hallway | A |

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| | Alteration/Repair |
|--|-------------------|
| Adapt double leaf doors between front and rear rooms to hang on sliding door gear. Erect plasterboard wall on kitchen side to conceal | A |
| Install new kitchen in front room where currently a kitchen does not exist with mechanical extraction via cooker hood ducted up through chimney to above roof level - no wall cupboards to be hung on chimney breast. Full height cupboards to be sited backing onto sealed doorway with architraves etc retained and concealed behind | A |
| Provide internal SVP in front corner of kitchen with internal fresh air inlet and run down vertically into basement with new drain out to existing inspection chamber in front light well | A |
| Overhaul and repair rear room window and redecorate | R |
| Extend plumbing and heating systems to new radiator, hot and cold water services etc | A |
| <u>First Floor</u> | |
| Remove existing non original partition wall sub-dividing original front room | A |
| Seal up non original doorway in spine wall between front and rear rooms and form new doorway opening with structural interventions to ensure integrity of wall. Make good all disturbance and re-use all salvageable timber | A |
| Remove partitioning and airing cupboard from rear room | A |
| Seal door to rear room from landing in closed position. Retain architraves etc and conceal on room side by wardrobes | A |
| Remove old bathroom suite and replace with new sanitaryware (bath basin and toilet) | R |
| Provide new partition walls to around 2.4m in height to separate wet area from wardrobes | A |
| Extend plumbing and wiring to cater for new shower facility in bathroom | A |
| Extend wiring and provide new circuits for lighting and power to all areas | A |
| Extend heating system to new radiator and heated towel rail locations | A |
| Provide mechanical extraction fan to bathroom ducted out through rear wall | A |
| <u>Second Floor</u> | |
| Extend wiring and provide new circuits for lighting and power to all areas | A |
| Extend heating system to new radiator and heated towel rail locations | A |
| Rehang doors to both rooms from landing to opposite swing | A |
| Build new studwork partitions in front room to form bathroom and smaller bedroom | A |
| Extend plumbing and waste drainage systems to service new bathroom with soil/vent pipe extended up through roof and down into existing soil pipe at rear of building | A |
| Provide mechanical extraction fan to bathroom ducted up through roof | A |