

Design and Access Statement

In accordance with DCLG Circular 01/2006 Section 3

**91 ARLINGTON ROAD
LONDON
NW1 7ES**

RECEIVED
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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 proposal does not involve any excavation work or increase in building footprint, 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.

91 Arlington Road also falls within this category although it is not a listed building and its original Butterfly London roof form has mainly been replaced by a flat roof and large water tank housing.

No's 87 through to 95 are also not listed and no's 87 and 89 have an additional mansard storey at roof level.

A certificate of lawful use as a dwelling house (use class C3) was granted for no's 91 and 93 Arlington Road on 11 November 1993.

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 parapet from 87 to 91.

This steps down as does the entire terrace to the south of no 87 creating a break which is reinforced by the later mansard extensions. It is apparent that the two properties to the north of 91 have had partial rebuilds to the front wall as both parapet cornice and architrave window surrounds to the upper floors have been lost.

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 carry out the following works to extend and improve the building:

1. Retain the existing building façade facing Arlington Road and restore the original arched head sashes to the single ground floor window.
2. Construct a mansard roof extension to provide additional residential (C3) accommodation following the form of adjacent mansards to no's 87 and 89 whilst improving detailing where possible.
3. Re-cover the slate hanging surface to the rear second storey wall and provide a traditional timber framed replacement sliding sash window to the existing opening.

Design

The Amount of Development

There is to be no increase in building footprint. The floor area would increase by 23m² (18%)

The intended use of the building being C3 residential following on from the certificate of lawfulness granted in 1993.

The provision of a mansard floor to this property is seen as a critical element in the sustainability and refurbishment of a single family dwelling house. An early application is being lodged prior to finalising designs for the interior refurbishment, alterations to the rear single storey part and other works which may be deemed necessary as the outcome of this proposal is likely to affect decisions on the remainder of the property.

This is with the knowledge that other works will quite probably require further planning consents and not withstanding the need to implement the recent consent for the replacement boiler housing/storage building with one of a smaller size, if indeed it is not removed in its entirety.

Layout

The external layout of the proposed development will not differ significantly from the existing building. There is to be no increase in building foot print.

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) although a significant number have had additional mansard floors added. This is the case with 2 properties immediately adjacent to the application site.

The size and height of this proposal will directly reflect those existing at no's 89 and 87 Arlington Road.

The inclusion of a mansard to no 91 would complete a set of three terraced houses which are stepped slightly above those to the south and yet retain the original parapet cornice and stucco detailing.

The general design concept of a mansard roof with wall at a 70 degree angle set back behind the front parapet mean that loss of light and overlooking of adjacent properties are extremely unlikely to occur.

Appearance

The proposed development would not have a major impact on the street scene. Rather it will seek to enhance and provide symmetry to a small set of three properties none of which are listed nor retain the original London Butterfly roof forms.

From the rear (as viewed from Delancey Street) there would be a considerable improvement, particularly in relation to the removal of the visible flat roof and water tank housing.

The general nature of mansard roof designs set back behind existing parapet walls lead to a subservient appearance.

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 mansard 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 and chimneys, reusing existing chimney pots. Natural slates will be used. Timber framed windows, double glazed, will be used.

Access

91 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.