



1413 | 166 Arlington Road, NW1 7HP

Design and Access Statement

Planning

File: 1413.1.04-001_D&A Statement



1.0 INTRODUCTION

Emrys Architects have prepared this Design and Access Statement on behalf of Sandra Nicholls, the owner of 166b and 166c Arlington Road and joint freeholder with the owner of 166a. This document is assembled to support the planning application for the conversion of the existing loft space and internal alterations of the first and second floor - to be read alongside Emrys Planning Application drawings.

Emrys Architects have developed a contemporary yet sensitive proposal which responds to the specific spatial requirements of the client. The new proposal respects the surrounding historic fabric with minimal alteration of front and rear elevations.

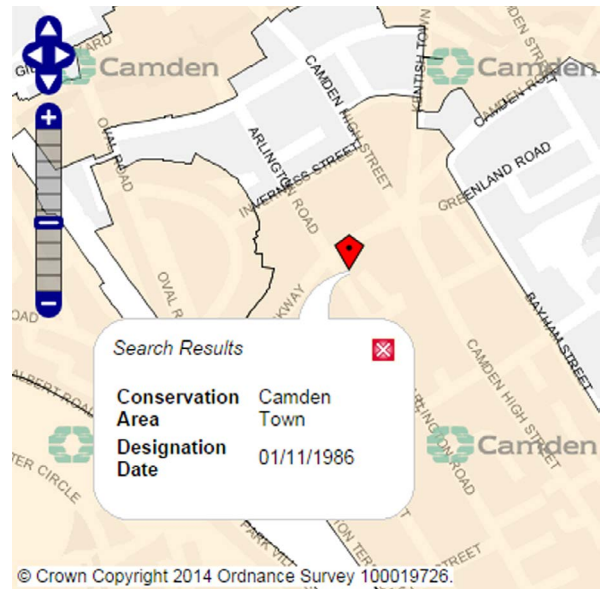
2.0 BACKGROUND INFORMATION

2.1 Site Location & Aerial Photograph

Arlington Road is situated in the London Borough of Camden and the property lies within the Camden Town Conservation Area. A Heritage statement is included in section 3.3 of this Design & Access Statement to support the planning application.



01. Site Plan



02. Conservation area

2.2 Site Description

166 Arlington road is a four storey terraced house in Arlington Road. The building is divided into three flats:

- A lower ground and ground floor duplex with access through the basement (166a), not included in the proposal.
- A ground floor one bedroom flat with access from street level (166b), also not included in the proposal.
- A first and second floor duplex with loft space which is the subject of this application (166c).

Arlington road is of a distinct character defined by the regular rhythm of the brick terraced houses. Most of them are three stories with a basement and an attic level within a slate faced mansard. At roof level the party walls are expressed as upstands with shared chimneys at the ridge. This building is slightly different in that as it is a double fronted property.

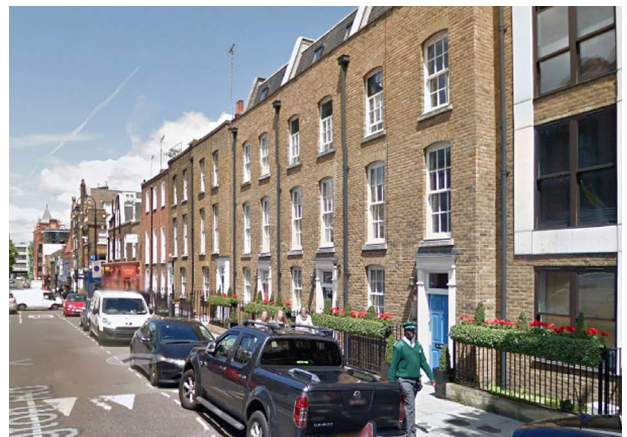
2.3 Site Photographs



01. Front elevation, Arlington Road- Access



02. View from Parkway



03. View along Arlington road

2.4 Aerial Views



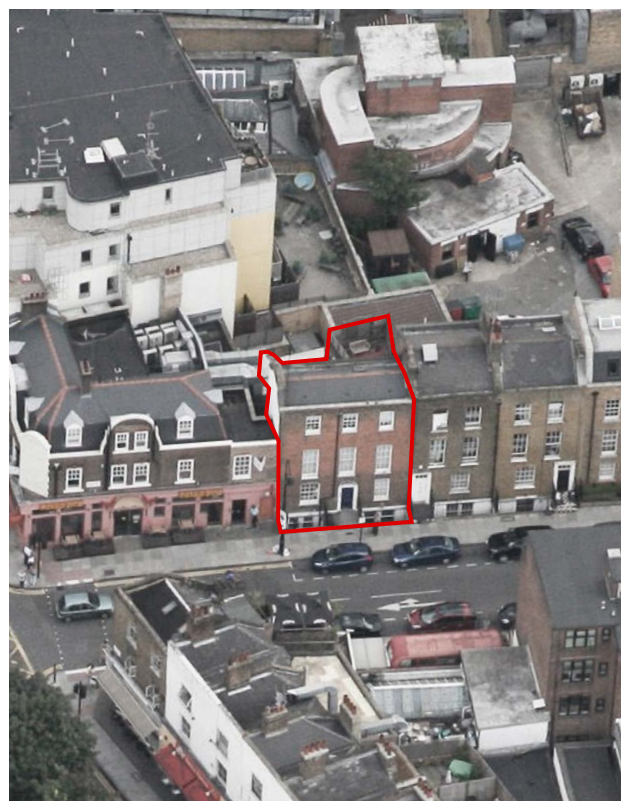
01. Birds Eye View - North



02. Birds Eye View of the Rear of the Property - East



03. Birds Eye View - South



04. Birds Eye View of the Front of the Property - West

2.4 Site Planning History

There have been a number of extensions and developments to the terraced properties in this area, in particular alterations to the roof (mansards). Highlighted below are rooftop alterations on both sides of Arlington Road.



01. Consented Planning Schemes for rooftop developments on Arlington Road.



02. Consented Planning Schemes for rooftop developments on Arlington Road.

3.0 DESIGN AND ACCESS STATEMENT

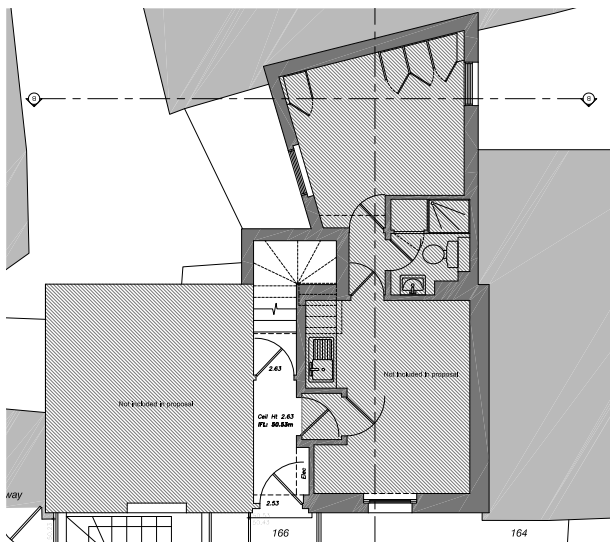
3.1 Design Proposal

The client has approached Emrys Architects to convert her flat with the aim to create a more spacious flat and a higher quality living space. The flat in its current state has three bedrooms, toilet and bathroom on first floor level and the second floor level is split into an open plan living, dining, kitchen with access to loft space.

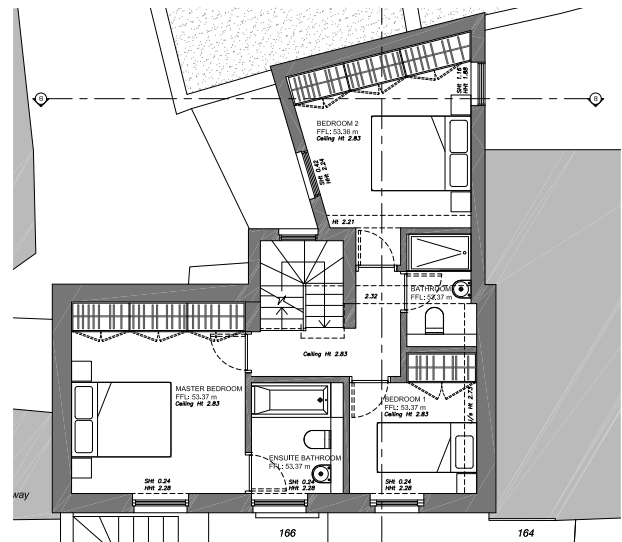
The design proposal rearranges the bedroom layout on first floor in order to add an ensuite bathroom to the master bedroom and a family bathroom. On second floor it is proposed to extend the kitchen into the terrace in order to have a richer relationship between these spaces and a bigger kitchen. A toilet is also proposed in the stair landing at this level.

The same stair will continue up to the third floor space with a living room and a study. The extension will be glazed on two sides, allowing it to be fully opened to the roof terrace. The size and position of the new extension has been considered carefully, it is in line with local precedents and importantly it is not visible from the street frontage, so maintaining the character of the street and the conservation area of Camden Town.

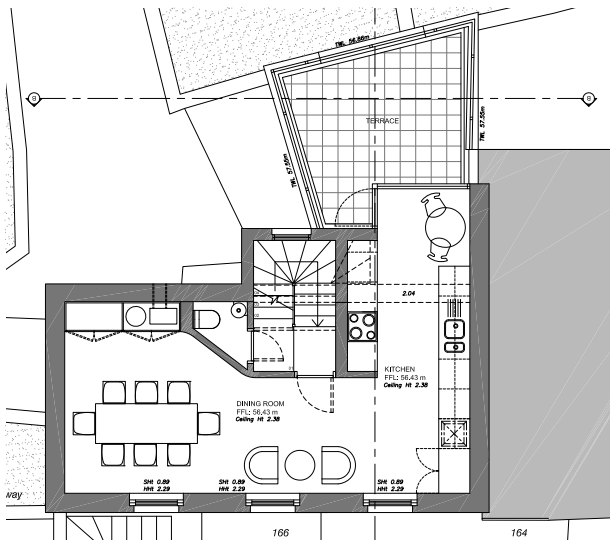
The only alteration made to the facade is the rising of the existing front wall by 670mm to form a safe parapet. There will be no alteration to the flat entrances or to any existing windows. Access by foot and vehicle remains from Arlington Road.



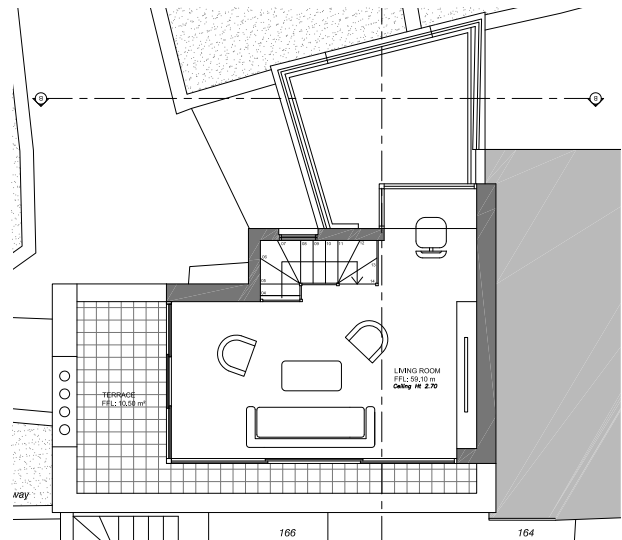
01. Proposed Ground Floor (as exist)



02. Proposed First Floor



03. Proposed Second Floor



04. Proposed Third Floor

3.2 Mass, Scale and Bulk

The scale of the extension has been kept in line with local precedents. As seen in the planning history there are a number of developments on Arlington Road and the surrounding streets that have consented rooftop developments of similar size. The extension steps back 600mm from facade line making it invisible from street level.

Through a slightly different living arrangement and a new amenity space this simple design solution will feel much more spacious and bright and will provide the resident with a better quality of life.

Existing GIA Ground Floor = 5.62 m²
Proposed GIA Ground Floor = 5.62 m²

Existing GIA 1st Floor = 49 m²
Proposed GIA 1st Floor = 49m²

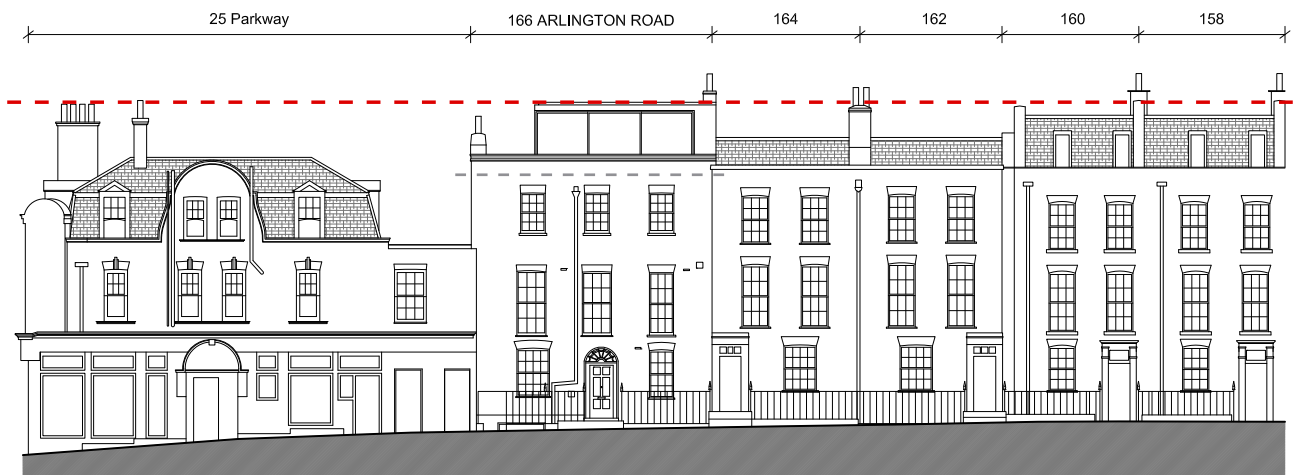
Existing GIA 2nd Floor = 33.4 m²
Proposed GIA 2nd Floor = 38.7 m²

Existing GIA 3rd Floor (loft) = 29.6 m²
Proposed GIA 3rd Floor = 26.5 m²

NET INCREASE: 2.2 m²



01. Existing street elevation



02. Proposed street elevation

3.3 Materials

The proposed alterations and extension will be constructed in high-quality materials and in a contemporary design. The new part of the facade are proposed to be brick and to match in shape and colour with the existing. The roof extension will be front glazed and have a green roof.

3.4 Heritage statement

This heritage statement has been included within the Design and Access Statement to justify works on a property located in a conservation area. In this case, the justification is for 166 Arlington Road which is included within the Camden Town Conservation Area of LB Camden. The existing building is not a listed building.

There will be no alteration to the building footprint, original facade or to any existing windows. The scale of the extension has been kept in line with local precedents and it steps back 600mm from facade line making it invisible from street level.

The proposal will be constructed in high quality materials in order to preserve the original aspect of the building and minimize the impact of the extension.

3.5 Landscape and Trees

No alteration to landscape or trees is required.

3.6 Pedestrian and Vehicular Access

There will be no alteration to the building or the flat entrances or to any existing windows. Access by foot and vehicle remains from Arlington Road.

3.7 Sustainability

The additions and alterations to 166 Arlington Road are designed to be as sustainable as possible within the constraints of an existing building. Materials will have a low embodied energy and be sensitive to the existing fabric with the addition of contemporary materials which will be used as a tool to achieve a sustainable building, such as high performance glass and building fabric which rely on contemporary technologies. Fittings in the bathroom will include design elements such as dual flush toilets; low flow shower heads and non-concussive spray taps. There is adequate internal and external space in the new proposal for the separation of waste for recycling and the containment of waste storage.

4.0 APPENDIX: APPLICATION DRAWING LIST

EXISTING DRAWINGS - 0100

1413-0100-AP-000_PL01 - Location Plan
1413-0100-AP-001_PL01 - Ground Floor Plan
1413-0100-AP-002_PL01 - First Floor Plan
1413-0100-AP-003_PL01 - Second Floor Plan
1413-0100-AP-004_PL01 - Third Floor Plan (Loft Space)
1413-0100-AP-005_PL01 - Roof Plan
1413-0100-AP-006_PL01 -Section A + B
1413-0100-AP-007_PL01 -Elevation 1
1413-0100-AP-008_PL01 -Street Elevations

PROPOSED DRAWINGS - GENERAL ARRANGEMENT PLANS - 0200

1413-0200-AP-001_PL01 - Ground Floor Plan
1413-0200-AP-002_PL01 - First Floor Plan
1413-0200-AP-003_PL01 - Second Floor Plan
1413-0200-AP-004_PL01 - Third Floor Plan (Loft Space)
1413-0200-AP-005_PL01 - Roof Plan

PROPOSED DRAWINGS - SECTIONS - 0300

1413-0300-AP-001_PL01 -Section A + B

PROPOSED DRAWINGS - ELEVATIONS - 0400

1413-0400-AP-001_PL01 -Elevation 1
1413-0400-AP-002_PL01 -Street Elevations