

Design and Access Statement

in support of the planning application submitted in June
2015 on behalf of Mr D Jenkin for the property at

157 Arlington Road, London NW1

Ben
Rogers
Architectural
Design

Contents

- 1.0 INTRODUCTION**
- 2.0 THE PROPERTY and LOCAL AREA**
- 3.0 PLANNING HISTORY**
- 4.0 PROPOSAL**
 - 4.1 Proposal**
 - 4.2 Materials**
- 5.0 PLANNING CONSIDERATIONS**
 - 5.1 General Considerations**
 - 5.2 Amenity of Proposal**
 - 5.3 Effect on Amenity of Neighbours**
 - 5.4 Effect on Character and Appearance of the Area**
 - 5.5 Accessibility**
 - 5.6 Refuse Storage and Parking**
- 6.0 SUMMARY**
- 7.0 APPENDIX A - PHOTOGRAPHS**

1.0 Introduction

This Design & Access Statement accompanies a planning application for approval of the installation of a replacement roof light and access stair, and railings at both roof level and the first floor balcony to the rear at the property 157 Arlington Road in London, NW1.

This document should be read in conjunction with the following drawings:

3476-306-01 Existing Lower Ground Floor
3476-306-02 Existing Ground Floor
3476-306-03 Existing First Floor
3476-306-04 Existing Second Floor
3476-306-05 Existing Roof Plan
3476-306-06 Existing Front Elevation
3476-306-07 Existing Rear Elevation
3476-306-10 Existing Arlington Road Elevation
3476-306-11 Existing Rear Elevation

3476-320-01 Proposed Lower Ground Floor
3476-320-02 Proposed Ground Floor
3476-320-03 Proposed First Floor
3476-320-04 Proposed Second Floor
3476-320-05 Proposed Roof Plan
3476-320-07 Proposed Roof Balustrade
3476-320-08 Proposed Rooflight Plans
3476-320-09 Proposed Rooflight Sections
3476-325-01 Proposed Front Elevation
3476-325-02 Proposed Rear Elevation

2.0 The Property and the Local Area

157 Arlington Road is an early Victorian terraced property, built c.1840 - one of a number of similar properties stretching along the street. At present it is a domestic residential property.



Street view of 157 Arlington Road (second property from left)
 Source: Camden Planning Listed Buildings Records Webpage

The house, along with the two next door - 159 and 161 - are Grade II Listed (including the railings to the front of the houses) by virtue of the features and detailing to the front of the properties (see the Historic England List Entry as appended to this statement). This is in keeping with a separate Listing for the rest of that side of the street, with the exception of the neighbouring houses 147-155 which are not listed and have been converted into a single property.

In contrast to many of these other houses, however, No.157 lacks a mansard roof (as does No.159) and some of the additional features present further along the road such as a rendered parapet. Of interest are the small glazing bars, rounded openings and moulded surrounds to the ground floor door and window, panelled door with toplight above, and thistle head railings. The interiors are excluded from the Listing.

The roof was converted some 26 years ago - prior to listing - to a flat terrace and is used as an outdoor amenity space, as is the first floor balcony to the rear. Access to the roof is made using a ladder via a roof light, and both the roof and first floor balcony lack adequate safety features such as balustrading or rails to prevent falls from height.

Permission is therefore sought for proposals that remedy this situation.

The existing roof light is in a poor state of repair and insulation and permission is sought also to replace this with a lower, flat, accessible rooflight.

3.0 Planning History

A search of the Camden planning history database on 29th June 2015 returned no previous results.

4.0 Proposal

4.1 Proposal

Permission is sought for:

- The installation of a new, insulated roof light, with fixed internal staircase, to provide permanent, safe access to the roof amenity space.
- The installation of metal railings to the rear of the roof in order to improve safety in line with contemporary expectations.
- The installation of metal railings to the rear balcony at first floor in order to improve safety in line with contemporary expectations.

4.2 Materials

The roof light is to be a Sunsquare Aero Access model (low and flat), finished in grey.

The internal stair is to be constructed in steel, and set away from the existing party wall and other finishes. The existing main staircase will remain untouched.

The balustrades in all locations are to be dark grey painted vertical railings.

Please refer to drawings for additional information.

The interior of the property was remodelled and redecorated prior to the listing taking place and no original features or materials remain. Any works to the fabric of the building internally - these will be limited to the roof - affect, therefore, contemporary materials and methods of construction and will be replaced to match, or to be in keeping with them.

5.0 Planning Considerations

5.1 General Considerations

157 Arlington Road is Grade II Listed, and is not in a conservation area.

According to the Environment Agency website* the site is not within an area at risk of '*Flooding from rivers or sea*'.

* [viewed on 29th June 2015 at 14:00 hrs]

5.2 Amenity of Proposal

The proposal seeks to improve access to and the safety of the existing outdoor amenity spaces of the dwelling by providing permanent access to the roof and installing railings at both roof level and on the first floor balcony.

This is to be achieved using a series of discrete measures that are proposed to be in keeping with the character and appearance of the existing building, and the predominant Victorian character of the local area.

Please refer to the drawings for further details.

5.3 Effect on Amenity of Neighbours

The balcony and roof at 157 Arlington Road have been in use as outdoor amenity spaces since the terrace was created 26 years ago, and this will not change, therefore the amenity of the neighbouring houses will be unaffected. These proposals seek only to make access to the balcony and roof safer.

5.4 Effect on Character and Appearance of the Area

The proposed roof light is a flat design and will sit behind a low parapet wall where it will not be visible when closed.

The proposed railings to both the rear roof and first floor balcony are designed to echo the simple vertical form of existing railings to the front of the building with 50mm deep flat bar railings spaced at 100mm intervals. These demonstrate a contemporary aesthetic that reflects the heritage of the building and of the local area.

Thus, there can be said to be no adverse impact on the character and appearance of the area.

5.5 Accessibility

The property is a domestic residence and the occupants have no specific access requirements at present and none are foreseen.

5.6 Refuse Storage and Parking

The existing refuse storage and parking arrangements are unaffected by this proposal.

6.0 Summary

Planning permission is sought for the installation at 157 Arlington Road of a new roof light plus railings at roof level and to the first floor balcony in order to improve the safety of, and of the access to, the existing outdoor amenity spaces at the property.

The proposals are discrete in order to be subordinate to the character of the main building and to ensure there is no impact on the amenity of the neighbours or the character and appearance of the local area.