

DESIGN & HERITAGE STATEMENT FOR 38 ARLINGTON ROAD, LONDON, NW1 7HU

The Existing Building & Context

No.38 Arlington Road is a 3 storey and basement terraced property. It is part of a small terrace forming a pair of similar Victorian houses (no.40 & no.38) flanked by a modern block of flats (built in 1990) to the right and a larger, possibly rebuilt and extensively modified the house to its left. The building dates from c.1840 and is listed Grade 2 and is located within the Camden Town Conservation Area.

The property is smoothly rendered at ground floor level and the upper floors are in original brickwork. The front door and windows' original plaster reveals have been preserved and painted in white. Presumably balcony cast iron railings are original as well. The original sash windows have been preserved. Iron railings form a light well with a gate and stairs leading to the lower ground floor. The house is crowned with a simple stucco cornice. The adjacent building to the right; a modern block, steps back and is not aligned with the Victorian terraced houses.

The rear elevation is in original brick with sash windows and rendered reveals. It incorporates a chimney stack along the back wall. The rear parapet is partly sloping to reflect the form of the London roof. Cast iron rainwater and foul water pipes run from top to bottom (with some plastic feature e.g. hoppers).



fig. 1. 38 Arlington Road front view



fig. 2. Arlington Road rear view



fig. 3 Location map

PREPARED BY

BRIAN OREILLY ARCHITECTS
THE STUDIO
31 OVAL ROAD
LONDON NW1 7EA

T. 020 7267 1184
www.brianoreillyarchitects.com



fig. 4 Street view of Arlington Road

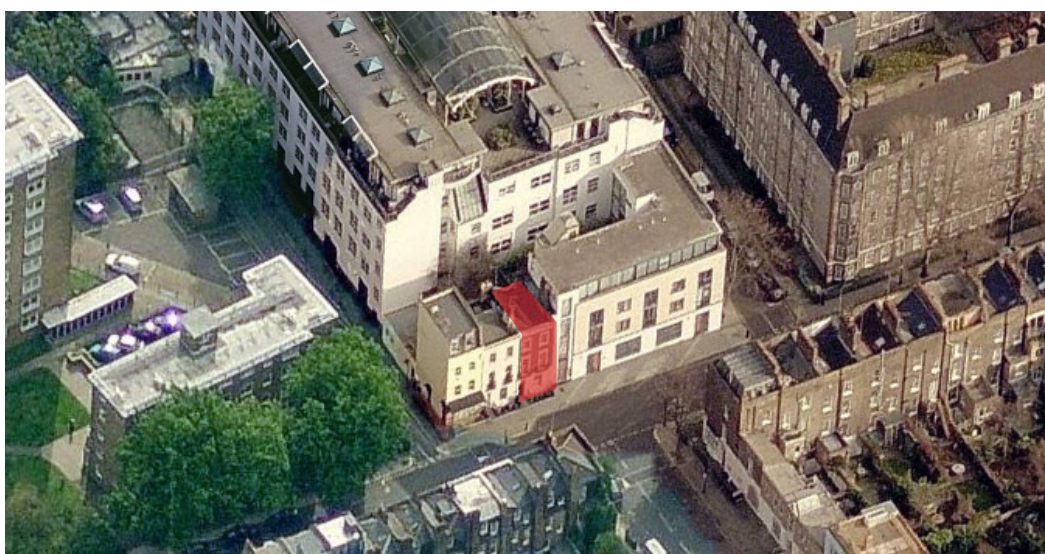


fig. 5 Aerial view of Arlington Road

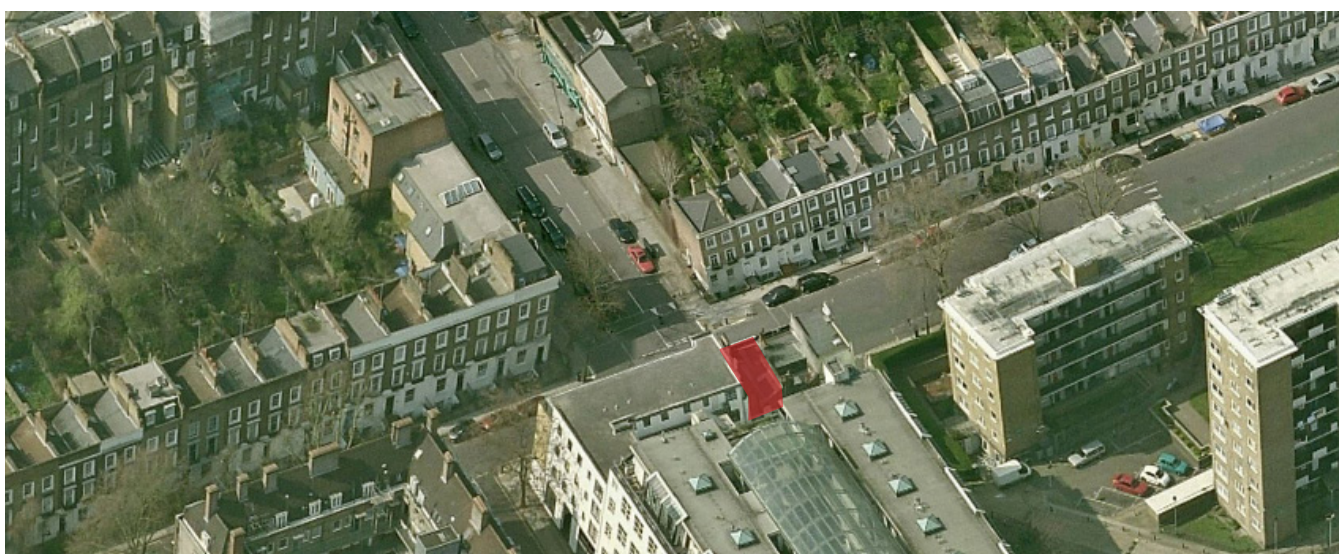


fig. 6 Aerial view of Arlington Road

NEW MANSARD ROOF & DESIGN PROPOSAL

Our application relates to Second Floor and Roof level, the rest of the house will not be part of the application. The proposal involves the removal of the existing roof structure, which consists two mono-pitched roofs sloping towards a valley gutter in the middle of the roof. The proposal will form a new attic storey with a mansard roof to front and rear elevations, creating a bedroom and a shower room.

The neighbouring property at No. 40 has been granted (Ref. No. 2016/0771/P) of an erection of mansard roof as well as an extension of existing chimney stack and party wall between No.40 and No.38. The modern building 30-36 Arlington road is already much higher than the adjacent buildings. The proposed mansard at no. 38 will match and will be with similar proportions as No.40 and will repeat the tendency of the surrounding properties to develop the existing living environment.

Four new dormers will be formed (two at the front and two at the rear) with heritage double glazing sash window. Heritage type rooflights (2 number at the rear upper mansard) are proposed to give brightness and natural feeling in the loft area.

The party walls between No.38 and No.30-36 will be raised in matching brickwork in an identical profile to the existing arrangements.

The existing front and rear brickwork parapets at roof level are being retained and preserved for the visual integrity of the original house and the terrace.

Access to the new floor will be by a new timber staircase built above the existing flight and to match existing.

No alterations are proposed to the existing landscaping and floors beneath Second floor. No changes are proposed on the original facades at the front and at the rear.

Access remains the same, the proposal improves only the usability of the space.

MATERIALS

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used. All proposed works will incorporate the use of high-quality materials that are sympathetic to the character and appearance of Camden Town Conservation Area.

The proposed roof will be set back behind the existing parapets, the slopes will be covered in natural slate with lead flashings. The new lead covered dormers are to be constructed on the centre lines of the windows on the second floor. Heritage sash windows will be painted in white. Heritage type rooflight casement and frame will be polyester powder coated.

Overall the proposal aims to create a more coherent design; maximising the existing space and with the help of a mansard extension meets the demands of the occupants. The proposal will increase both usability and the house's livability for the future as well as protecting the building from future dilapidation.

SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Utilise rainwater collection to water the garden
- Use low energy lighting solutions
- Insulate the roof
- Use water saving appliances

HERITAGE STATEMENT

Number 38 Arlington Road is a small terraced house built around 1840. Arlington Road originally as one of the residential streets that were developed around Camden Town and the railway cutting from Euston. It runs parallel to Albert Street which is more of a complete streetscape. The houses on Arlington Road are more modest in size and form than those on Albert Street. Original houses are interspersed with larger commercial buildings.

Number 38 Arlington Road was listed along with number 40 Arlington Road in 1999.

The paragraph below is an extract from the listing;

‘Pair of houses. c1840. No.38 red brick with rendered ground floor and parapet, slate roof and party wall stacks. 2 windows wide, 3 storeys and basements. Upper windows with glazing bars in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled door in moulded architrave doorcase with rectangular top lights. No.40 rendered, with channelled ground floor and the upper floors scored to resemble ashlar. Slate roofs with party wall stacks. Moulded cornice to parapet. Sash windows with glazing bars. Panelled door set back under round-arched top light. INTERIORS not inspected. SUBSIDIARY FEATURES: both houses have area railings with spear finials. Included as a well-preserved pair of houses.’

The pair of houses (number 38 and 40) are bookended on both sides by newer, historically less valuable buildings. We understand the importance of these two buildings and our intention is to retain and preserve the appearance of the building itself. The existing roof is incongruous and poorly built and therefore we see that there is an opportunity to provide additional space and to construct a new roof (a slated mansard) that would be more in keeping with the building. In addition, it would protect the asset for the future. The front gutter of the proposed roof would be drained through the building to the rear.

Internally we propose to keep all of the original fabric intact. The intention is to provide a balanced interior on the top floors (second and loft) and in such a way to enhance the original form and fabric.

In addition to our own historic reference books, we have consulted the Camden Town Design Guide (CPG1) especially in relation to the design of the mansard which we propose as a true mansard with an upper sloped roof.

Our practice has a lot of experience with listed and historic buildings and we understand Victorian methods of residential construction. Our intention is to deal with the renovation in a sensitive way that will respect the original building.

In addition, our practice submitted successfully the planning application for “Erection of mansard roof extension and internal and external renovations to building fabric.” Ref.no. 2016/0771/P for 40 Arlington road.