

ORIGINATE

104 Arlington Road
London NW1 7HP

DESIGN AND ACCESS STATEMENT

06.10.16

Rev. A 04.01.17



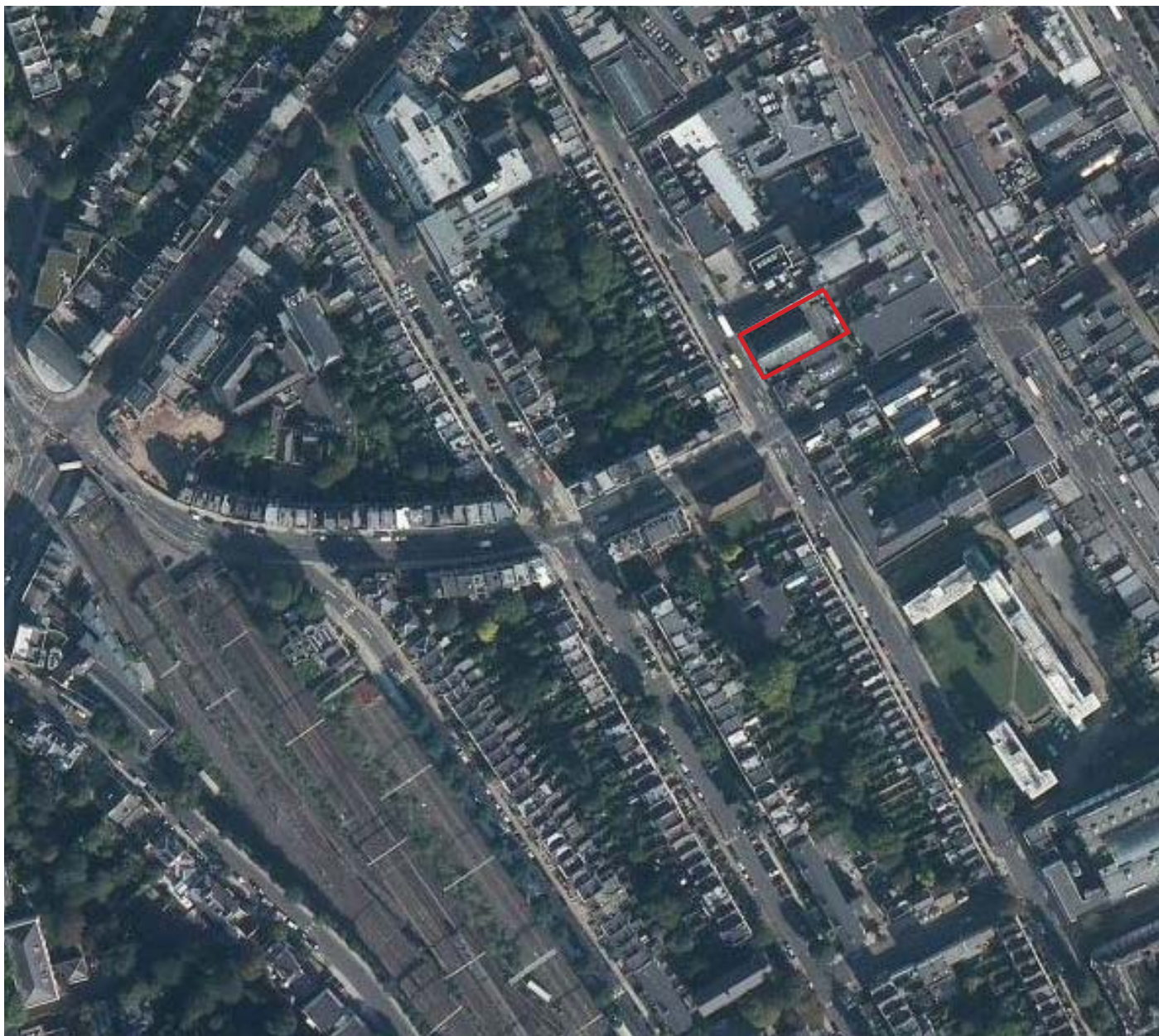
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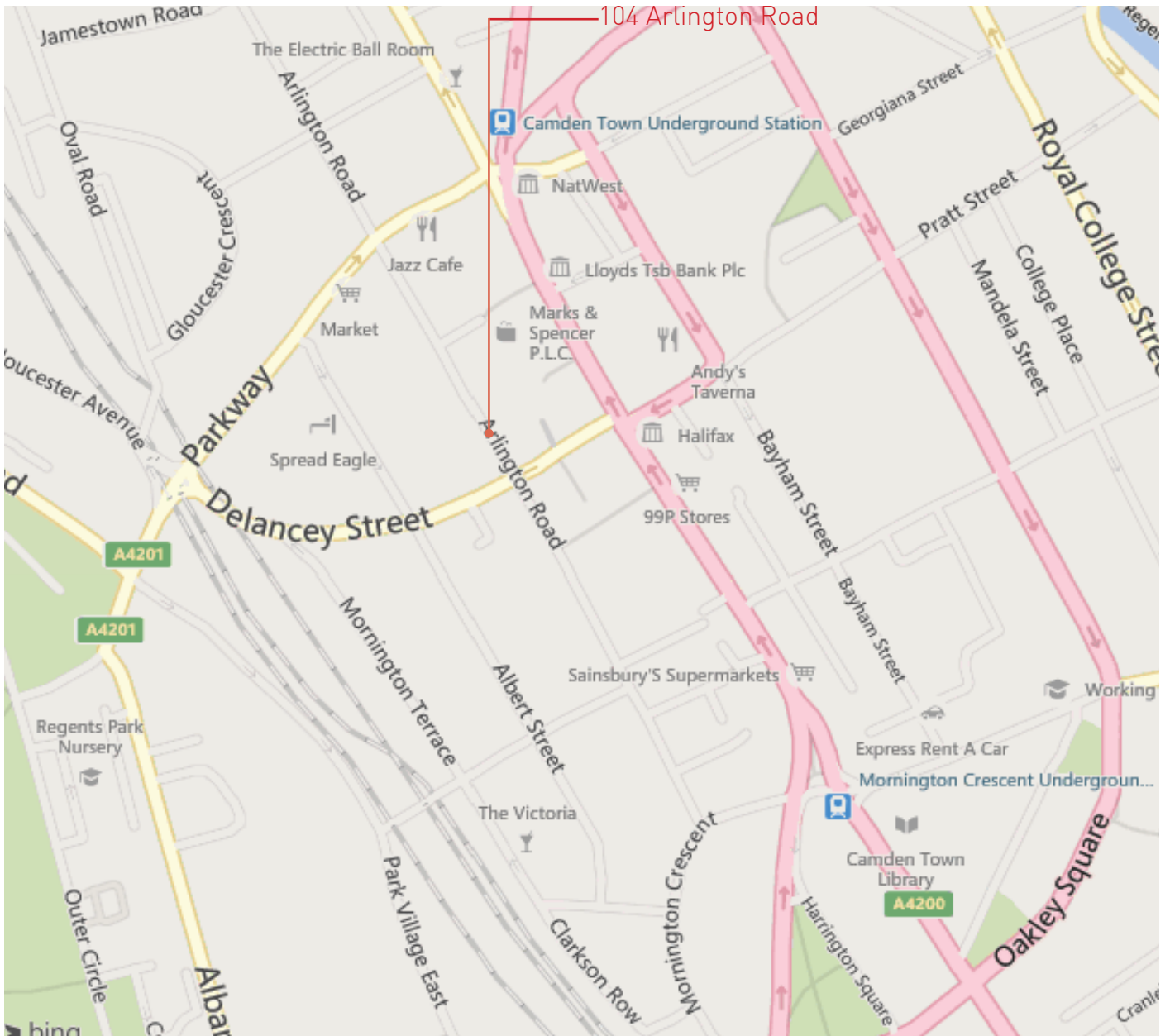
1.0 INTRODUCTION

1.1 The Site

This Design and Access Statement addresses proposals to refurbish 104 Arlington road as a photographic studio. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest.

List entry number 1244690 FORMER LCC TRAMWAYS SUBSTATION.





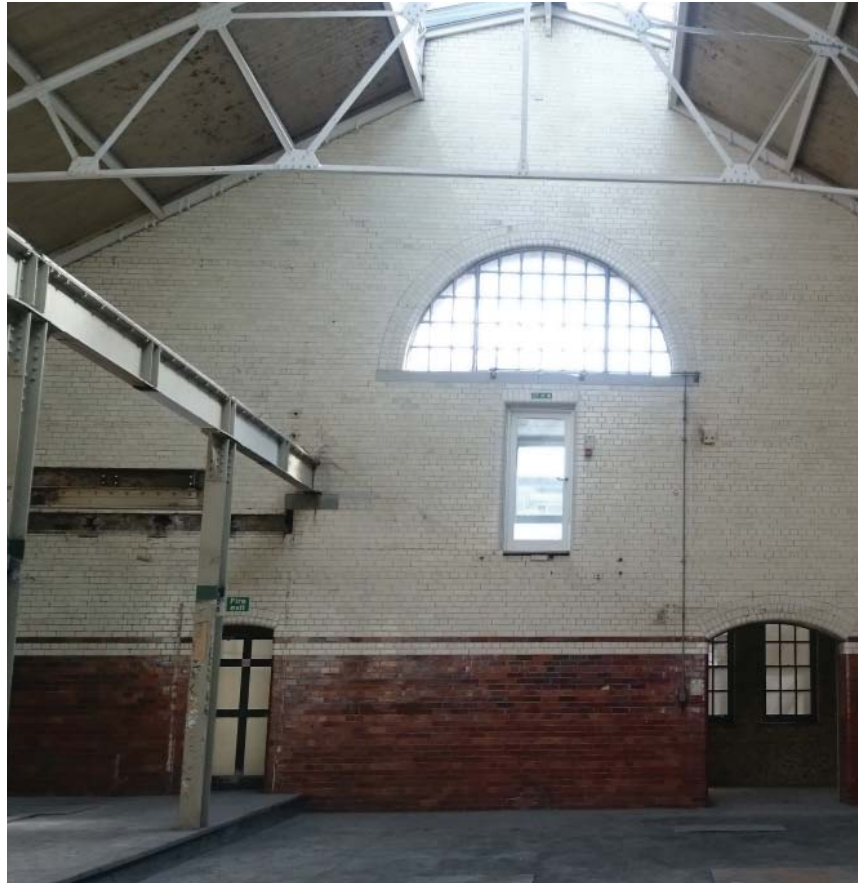
2.0 BACKGROUND

2.1 Building and History

Originally built as an electricity substation for the London County Council's tramways system in 1908 and designed by the London County Council's Architect's Department. Stock brick with stone bands. Slate roof with stack to rear. Rectangular design, with simple clerestoried hall to rear of dignified facade. Central entrance under glazed tympanum in rusticated ground floor, in which windows are set back in moulded surrounds under channelled brick voussoirs. Plain brick upper wall with stone and brick cornice: above this a set-back frieze inset with 3 moulded panels. Pediment over with stone surround. The site lies within the Camden Town Conservation Area.

Consent for change of use has been granted: ref 2014/555/P.





Existing interior
note: location of original mezzanine clearly visible
on left hand side



glazed roof lights



Internal rear window

3.0 DEMOLITION AND RESTORATION

Consent for the removal of some original structures has been granted in applications 2015/1985/P and 2015/2585/L and is limited to very localised areas. These are not changed from the original consented application, and therefore whilst not forming part of this application, their execution will be undertaken as part of these proposed works. They can be summarised as follows.

- The removal and replacement of lantern (1)
- The restoration of existing fanlight and glazing and local replacement of panels.
- The alteration of existing first floor escape door threshold (lowering of threshold by approximately 3 brick courses).
- The removal of a small portion of the existing parapet wall to the rear single storey extension to enable the construction of the replacement extension. (4)
- The restoration and repair of the original fabric of the building, (wall and floor finishes)
- The restoration and partial replacement of existing slate roof covering (5)



Current slate roof covering



Front Entrance
(Revised on 15/08/07)
- Highlighted windows to be renovated
- retaining the original metal frames and replacing individual panes where damaged.



Rear Parapet



Rear Fanlight

- Fanlight to be renovated - retaining the original metal frames and replacing individual panes where damaged.



Existing ground floor (rear)

4.0 THE SCHEME

4.1 Introduction and Design Strategy

The proposal seeks to refurbish the existing fabric of the building and convert its use to that of commercial photographic studio. A replacement rear extension for which planning and listed building consent was granted (2015/1988/P AND 2015/2588/L will provide updated accommodation.

The strategy is to maintain a clear 'reading' of the original internal space and structure. Views from ground floor to the exposed trusses of the roof are to be maintained throughout the main volume of the space, which will house the main function of photography studio.

Secondary internal accommodation is to be housed within four main areas:

- 1) A new mezzanine structure occupying the same zone as the original mezzanine, (which no longer exists). This is to be read as a simple elongated 'box' running the length of the internal space, sitting on the original mezzanine structure.
- 2) The space at the rear of the main volume formed behind the photographic backdrop. This will house back-of-house functions including print stations, WC's and teapoints. Care has been taken to minimise the impact of these spaces on the main internal volume being completely concealed from view.
- 3) The existing rear rooms: these will house a small kitchen and general back-of-house facilities. the existing and original planform of these spaces will remain unaltered.
- 4) A new single-storey internal glazed entrance lobby. This is a minimal, light-weight weather lobby, in Crittall style glazing allowing a clear reading of the original internal structure and finishes.

4.2 Use

The new use is that of photographic studio.

Additional accommodation on the ground floor will include:

- Reception area within glazed lobby.
- Photographic storage
- Staff and visitor catering facilities
- Hair and makeup facilities
- Film archive

Upper floors will house green room, office and editing facilities.

4.3 Front Facade

The front façade to Arlington Road will be retained and restored as necessary. A new entrance door will replace the current non-original entrance glazing, within the original central arched opening.

4.4 Glazing and Fenestration

Whilst the strategy generally is one of restoration rather than replacement, in order to extend the life of the building and provide accommodation suitable and appropriate for its new use, it is proposed that the original single glazed windows to front and rear elevation are to be renovated - retaining the original metal frames and replacing individual panes where damaged, while new double-glazed Crittall-style windows are to replace the existing lantern lights, with glazing bars and configurations faithful to the original proportions. It is considered that this will have no impact on the building's overall significance.

4.5 Internal Modifications

It is intended that internal modifications to the original fabric are kept to a minimum. The strategy is restoration, where possible rather than replacement.

All new internal built elements are to be of a language and design which clearly identifies them as new 'insertions'.

4.7 Scale

The scale of the development is wholly within the existing shell of the building

4.8 Appearance and Materials

This is described in sections 4.4. and the accompanying Heritage Statement.

5.0 ACCESS

Access is unchanged from existing conditions. Level entry is afforded at main entry from street, and an accessible WC is provided at ground floor level.