



HERITAGE STATEMENT : Grade
II Group Listed Terrace

139 Arlington Road NW1 7ET

Remedial Damp Proofing Works

Miriam Hill May 2017

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SECTION ONE: INTRODUCTION

The purpose of this report is to advise the London Borough of Camden, (LBC), of the extent of the surviving historic fabric of the 139 Arlington Road, a Grade II terrace house. This Statement will show that the historic significance of the building will not be harmed by the undertaking of remedial damp proofing works to the Lower Ground Floor.

The works proposed are remedial damp proofing to the lower ground floor of the existing house. This will not harm the setting of the Heritage Asset. The present decoration in the lower ground floor is very modern with no surviving historic cornices or skirting. The installation of a Chemical Damp Proofing Course will not damage the building and indeed will prevent the damp from expanding and potentially rotting the house's only and original staircase.

The property has been updated and modernised throughout the interiors. Externally the historic fabric has not been altered at ground and first floor.

The heritage investigation has been based on three different methods:

Physical Onsite Examination:

It can be seen when assessing the survival of materials in the interiors that it will not be affected by damp proofing works. The historic significance is noted as being due being part of a terrace grouping of this part of Arlington Road from 101-145 :
“An intact group of terraced houses, its special features little altered.”

Written documentation:

This consists of the following documents:

NPPF
English Heritage's Conservation Principles
Listed Building Description

Camden Core Strategy: Local Development Framework
2010-2025

Drawings, Photographs and Maps:

Historic maps and Listed Building Description information

SECTION TWO: LOCATION, DESCRIPTION RESEARCH AND SITE INSPECTION

LISTED BUILDING DESCRIPTION

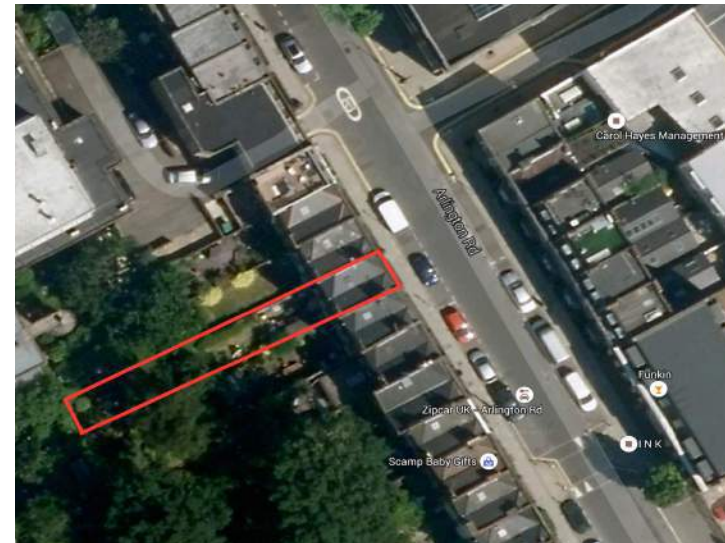
Name: NUMBERS 101-145 AND ATTACHED RAILINGS TO AREAS
List entry Number: 1244689
Location: NUMBERS 101-145 AND ATTACHED RAILINGS TO AREAS, 101-145, ARLINGTON ROAD
County: Greater London Authority
District: Camden
Parish: London Borough
The building may lie within the boundary of more than one authority.
Grade: II
Date first listed: 11-Jan-1999
Date of most recent amendment: Not applicable to this List entry

GV II

Terrace of 23 houses. 1840s. Stock brick with rendered ground floor and basement. Slate roof with party wall stacks. 2 windows wide with door to right, three storeys and basement. Nos 101-131 with rendered parapets, those to Nos 109-131 with mouldings. Channelled ground floor to Nos 101-107 with voussoir mouldings. All windows with small-pane glazing bar sashes, the upper floors set in moulded architrave surrounds and the ground floor round arched with margin-lights, that to No.135 also round-arched but set under square head. Moulded doorcases with round-arched toplights under voussoirs, and all with panelled doors. No.133 with decorated fanlights. No.137 rebuilt in facsimile over first floor, with tie plates; Nos 101, 105 and 145 with mansard roof extensions not of special interest. INTERIORS not inspected. SUBSIDIARY FEATURES: all with attached railings to areas. An intact group of terraced houses, its special features little altered.

SITE LOCATION

The Site is located amongst a group of 23 terraced houses about $\frac{3}{4}$ along the length of Arlington Road between Parkway and Delancey Street. It is located on the western side of the street. The building is located within the Camden Town Conservation Area.



OS Historic maps



OS Map Circa 1873

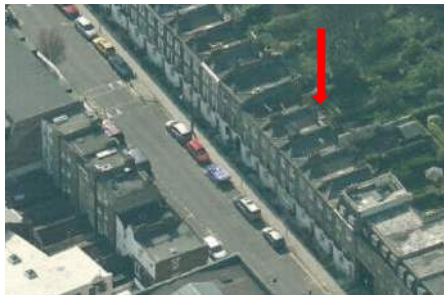


OS Map Circa 1949

SECTION TWO: LOCATION, DESCRIPTION AND SITE INSPECTION



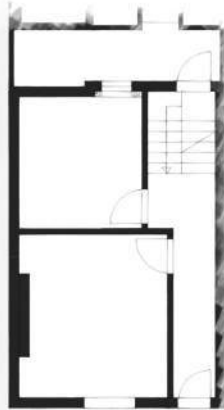
Bing Maps Bird's Eye View aerial photographs



The external elevations of the building has not been altered. The terrace is significant for its grouping and not its individual merit. The rear elevation still maintains the additional WC at lower ground floor level. Both elevations retain their sash windows at lower ground, ground and first floor. The chimney stacks maintain a large visual presence along the terrace and contain the location of adjacent neighbours' extract vents.

LOWER GROUND FLOOR

GROUND FLOOR



Work to listed building:
Install new water systems fitted to first floor rear room and connected up to the existing water system.
Walls: will be fixed.

All work and construction at all good practice and in accordance with the Building Regulations.

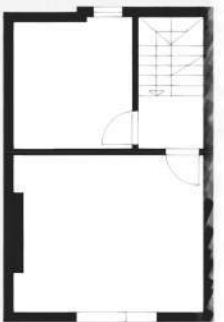


Note: This drawing is the copyright of the architect and cannot be printed or reproduced without prior permission. This drawing has been made as a working document for the client. All dimensions and settings must be verified on site before commencement of the work, and all dimensions related to the structure, all weights and loads are to be in the metric system. All dimensions are in millimeters unless stated otherwise. (In met. units)

Scale: 1:75 @ A3
Drawing Reference: 2015/004-5(0) 001 Survey Lower Ground & Ground Floors
Rev 00

FIRST FLOOR

SECOND FLOOR



Work to listed building:
Install new water systems fitted to first floor rear room and connected up to the existing water system.
Walls: will be fixed.

All work and construction at all good practice and in accordance with the Building Regulations.



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Scale: 1:75 @ A3
Drawing Reference: 2015/004-5(0) 002 Survey Plans First & Second Floors
Rev 00

ON SITE: EXISTING PLANS

LOWER GROUND FLOOR:

A modern kitchen and bathroom have been installed in the front and rear rooms of the lower ground floor. No original internal detail survives in these rooms except the sash window architraves and door architraves. The rooms have a modern feel with minimal skirting and no cornicing

GROUND FLOOR:

No original internal detail survives in these rooms except the sash window architraves and door architraves. The rooms have a modern feel with minimal skirting and no cornicing

FIRST FLOOR:

No original internal detail survives in these rooms except the sash window architraves and door architraves. The rooms have a modern feel with minimal skirting and no cornicing. A modern bathroom has been installed in the rear room.

SECOND FLOOR:

No original internal detail survives in these rooms except the sash window architraves and door architraves. The rooms have a modern feel with minimal skirting and no cornicing.

STAIRCASE:

The original staircase and balustrade survive and have been painted white with a beige carpet runner.



01



02



03



04

ON SITE:

EXISTING PHOTOGRAPHS OF LOWER GROUND FLOOR FLOOR

PHOTO 01:
party wall elevation/
rear wall elevation

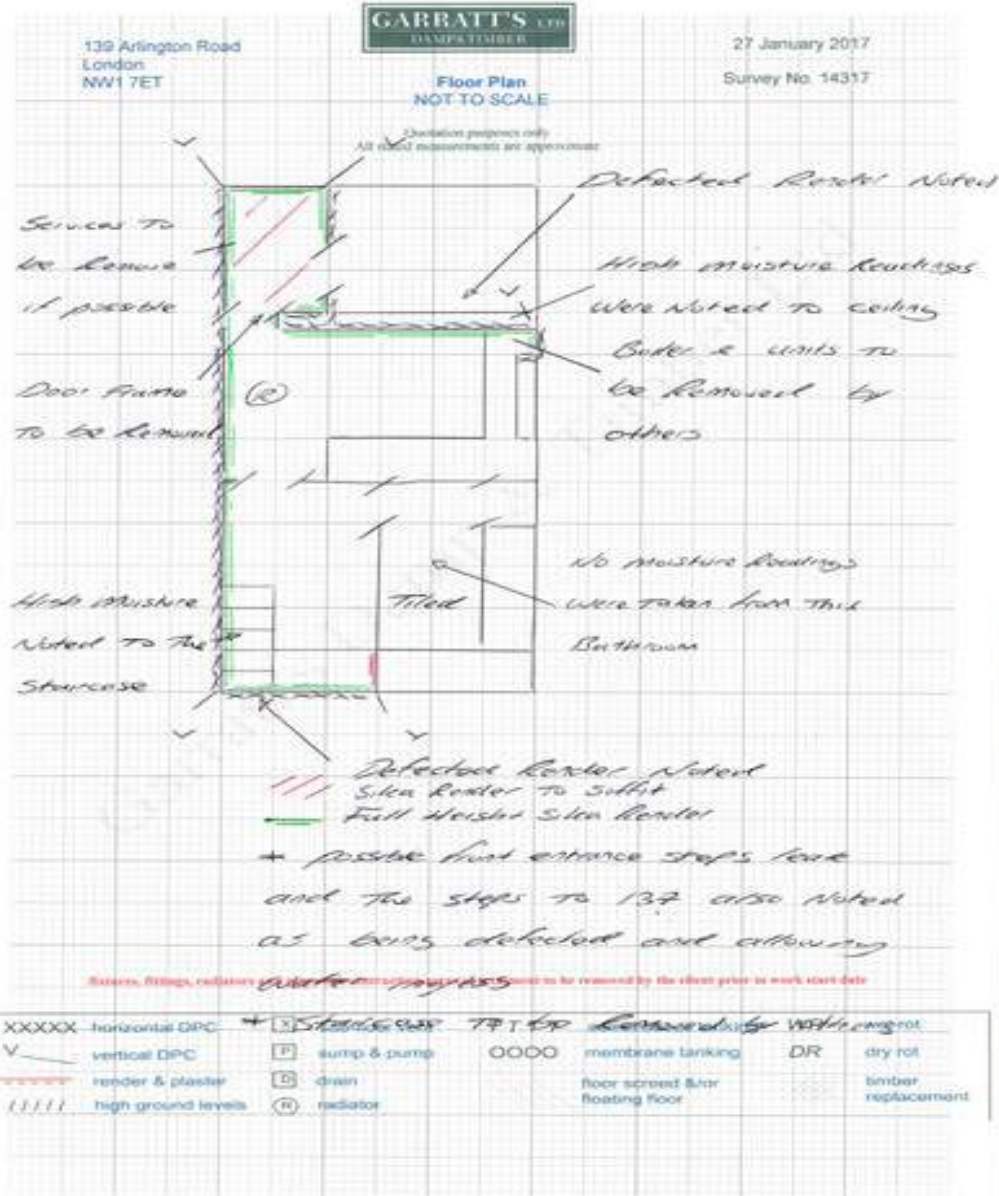
PHOTO 02:
Party wall/ stair
elevation.

PHOTO 03:
Party wall/ central
partition (doorway to
kitchen)

PHOTO 04:
Party wall along
staircase.

SECTION THREE: PROPOSALS

Proposed Chemical Damp Proofing Course



The proposed remedial works to establish a chemical damp proofing course to the walls of the lower ground floor as per the surveyor's illustration. There is extensive damp in this area which is also likely to rot the staircase if it is not stopped. At this stage, works to the staircase are not required. To install the Damp Proof Course, the contractor will remove plaster and rake out mortar joints to the brickwork of the walls. A sand and cement scratch coat incorporating a Sika tanking compound will then be applied and allowed to dry prior to the application of new plaster.

SECTION FOUR: PLANNING POLICY

The main legislation concerning the protection of listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act deals with the listing of buildings of special architectural or historic interest, the authorisation of works affecting Listed Buildings, Conservation Areas and other supplemental matters affecting the historic environment. Of particular relevance are sections 16 and 66 of the Act regarding the setting of listed buildings, and Section 69 of the Act that deals with conservation areas.

Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of spatial planning in England and came into effect on the 27th March 2012 at 12:30hrs.

Guidance on the protection of historic buildings, Conservation Areas, historic parks and gardens and other elements of the historic environment is provided in Section 12 Paragraphs 126-141. Guidance on the interpretation of the document is still provided by the EH document: Historic Environment Planning Practice Guide. (March 2015), which was written in response to the NPPF and the

related guidance given in the National Planning Practice Guide (PPG).

128. ... The level of detail should be appropriate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on its significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary ...

This Heritage Statement has reviewed the context, history and significance of the buildings. The analysis has been undertaken through the study of the public documents available in various archives and local history libraries in London including the Metropolitan Archives, Camden Local History and the National Archives.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF is a material consideration in the decision making process for Planning and Listed Building applications. In consideration of the Government's latest guidance we have analysed the relevant clauses of the NPPF.

SECTION FOUR: PLANNING POLICY: NPPF & HE

The NPPF recognises in paragraph 17 that one of the 12 core Land Use Principles which should underpin plan making and decision taking is to

“Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life this and future generations.”

Relevant guidance to the proposals for 139 Arlington Road is provided in Historic England’s (formerly English Heritage) Historic Environment Planning Practice Guide (27th March 2015) on alterations to realise the optimum viable use of an asset.

88. Proposals for the development of a heritage asset will ideally be for its optimum viable use. By their nature, some heritage assets have limited or even no economic end use.

The proposals for the installation of a chemical damp proof course in the lower ground floor at 139 Arlington Road will maintain and preserve its current and historic use by reducing the impact of damp on the interior walls and preventing it from rotting the staircase. The works in this location will not affect the significance of the heritage asset in any way as the volume and proportions of the room will be retained. At present the room has no historic cornice or skirting and therefore these will not be affected by re plastering.

Guidance is also provided on the Setting of Listed Buildings in Historic Environment Planning Practice Guide (27th March 2015) Part Three:

113. Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

The proposed damp proofing works will have no impact on the setting and historic fabric of the heritage asset as there will be no alteration to the significant part of the building, the external facades, as noted in the Listed Building Description.

SECTION FOUR: PLANNING POLICY: Local Plan Policy

Camden's Local plan policy is currently out for consultation and at present the Core Strategy is still the council's planning document. Within the core strategy Policy CS14 and the Development Policy DP25 are relevant to the bathroom at 139 Arlington Road.

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views*

The damp proofing works do not affect the setting of the historic building, rather they will act to preserve the heritage asset.

The proposals are in line with the Council's Core Strategy Policy CS14.

Policy DP25 requires the following documentation be provided for a Listed Building Consent of an internal alteration that affects a Listed Building interior:

Listed building consent

Internal alterations and extensions to a listed building • existing and proposed internal elevations affected by proposed works at scale 1:50.

The proposals for remedial damp proofing works to the lower ground floor do not affect the fabric, setting or significance of the listed building at all.

DP25 – Conserving Camden’s heritage

Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.*

Listed buildings

To preserve or enhance the borough’s listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares

The proposed works do not affect the listed building facades or the significance of the historic building.

The works proposed have been designed to ensure that the historic features of the listed building and its setting within the Conservation Area are not affected by the installation of a Chemical Damp Proofing Course in the lower ground floor.

The scheme is in line with the Local Authority’s Policy DP25.

SECTION FIVE: CONCLUSION

The purpose of this report is to advise London Borough of Camden, (LBC), of the extent of surviving historic fabric and the significance of the heritage asset.

139 Arlington Road is listed due to the group significance of the terraces in one length along Arlington Road. The proposed works do not affect the fabric or significance of the listed terrace group. The proposed damp proofing works are in a neutrally modern interior room at lower ground level. The only surviving historic content is the stair case and there will be no alterations to this. The proposals do not affect the historic fabric, significance of the rear elevation or the setting of the Conservation Area.

The combination of written evidence, the historic maps and the on site investigation reviewed against the listed building group description and significance of 139 Arlington Road provides evidence that the proposed damp proofing works will not impact the historic fabric, setting or significance of the Listed Building.

Miriam Hill
May 2017