

Percy + Young Associates
Architecture Planning & Project Management
90 Kensington Church Street London W8 4BU
TEL: 07894466885
E Mail: georgepyoung@yahoo.com

London Borough of Camden
Planning and Regeneration
2nd Floor, 5 Pancras Square
C/o Town Hall Judd Street
London
WC1H 9JE

Ref JRT /001/PL/001
25/07/2016

Dear Sirs

Re: 140 Arlington Road

Proposed Mansard roof extension

Dear Sirs

Please find copy of the completed application forms, application drawing JRT/001/A1/PL /001, Design & Access Statement with Flood Risk Assessment and payment of the correct planning fee cheque in the sum £172 payable to London Borough of Camden as confirmed on Planning Portal. We look forward to receiving your acknowledgement and trust the required application components are in place to ensure validation.

Design and Access Statement

Site Description /Brief History

The application site is located within the Camden Town Conservation Area just two minutes from Camden Road Tube Station

The building is Victorian and externally remains largely unchanged since it was built however there have been modest internal alterations and improvements in its history. The buildings appearance has changed little however its rear garden, common along this terrace, has been lost, partly due to a neighbouring development. The buildings only amenity space is a narrow roof terrace at first floor

Setting and context

140 Arlington Road is located at the end of a short terrace of 3-4 storey Victorian town houses of traditional build with yellow London stock brickwork walls and slate bay roofs and mansards. Only one of the terrace seems to have been totally rebuilt (possible WWII damage) whilst a further 4 of the houses have been extended at roof level (all mansards)

The original timber framed doors and windows of most of the terraced properties including 140 Arlington Road have generally been retained and the original Victorian character of the terrace remains largely intact

Each of the town houses house is set in modest linear plot of land with small walled front gardens and larger gardens/yards to the rear. The remaining rear yard at No 140 has been built on some time ago to form a rear kitchen and a roof terrace at first floor level

The application site comprises a plot of 65 sq.m (0.0065 hectares)

Design Characteristics and Condition

The street elevations are typical of the period and common to this particular quarter of Camden but are not unique nor of any great architectural merit. The building is in fair condition in terms of its construction. The rear elevation is largely painted render with original window openings retained and a large door added at first floor terrace level.

The rear of the application plot abuts a three storey commercial block built we understand in the 1930's with a single storey section on Underhill Street overlapping the site where a portion of the rear garden to No 140 was sold to the adjoining owner.

There is evidence of changes to the Underhill elevation where previous internal alterations have dictated the façade.

Design Proposals - General

It is proposed to extend at roof level to form a new gable on Underhill street and a new mansard roof extension in keeping with those mansards on the same terrace on Arlington Road.

The new volume will accommodate new living space with one bedroom and two bathrooms for the growing family.

Scale

The new mansard extension will be in keeping with the four other roof conversions on this short terrace with new dormer windows at front and rear with traditional sash windows

Appearance and Materials

The proposals will utilize material that will match the existing building and neighbouring properties .

Impact of the Proposed Development

The proposals sit largely in the same footprint of the existing building. The impact of the new proposals will be minimal as the main elements are designed to avert any loss of privacy or daylight to the neighbouring properties.

Access

Access has not altered however circulation has been simplified and re-designed to aid circulation. All areas at ground floor will have a common level

Flood Risk assessment

We confirm the floor levels of the proposals will be set no lower than the existing levels and flood proofing of the proposals will be considered and incorporated where appropriate. The Property does not lie within a flood plain or an area of concern in regard to flooding.

We look forward to your acknowledgment of validation and ask you to contact us at the earliest opportunity should further information be required

Yours sincerely

George Young