



1413 | 166 Arlington Road, NW1 7HP

Design and Access Statement

Planning

File: 1413.1.04-003_D&A Statement



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Document Control

Revision	Date	Comments	Checked
PL01	22.08.2017	PLANNING APPLICATION	CM

1.0 INTRODUCTION

Emrys Architects have prepared this Design and Access Statement on behalf of Sandra Nicholls, the owner of 166b and 166c Arlington Road and joint freeholder with the owner of 166a. This document is assembled to support the planning application for the rear extension at the second floor, as well as the internal alterations of the first and second floors - to be read alongside Emrys Planning Application drawings.

Emrys Architects have developed a sensitive proposal which responds to the specific spatial requirements of the client. The new proposal will respect the front elevation of the building with minimal alterations to the rear elevation.

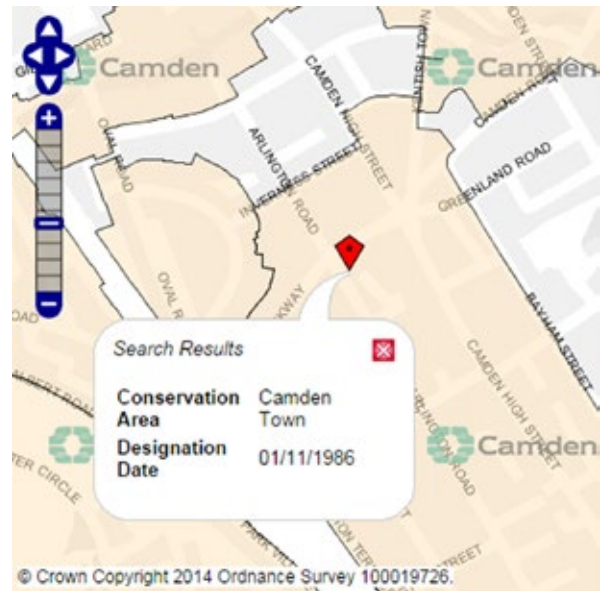
2.0 BACKGROUND INFORMATION

2.1 Site Location & Aerial Photograph

Arlington Road is situated in the London Borough of Camden and the property lies within the Camden Town Conservation Area. A Heritage statement is included in section 3.3 of this Design & Access Statement to support the planning application.



01. Site Plan



02. Conservation area

2.2 Site Description

166 Arlington road is a four storey terraced house in Arlington Road. The building is divided into three flats:

- A lower ground and ground floor duplex with access through the basement (166a), not included in the proposal.
- A ground floor one bedroom flat with access from street level (166b), also not included in the proposal.
- A first and second floor duplex with loft space which is the subject of this application (166c).

Arlington road is of a distinct character defined by the regular rhythm of the brick terraced houses. Most of them are three stories with a basement and an attic level within a slate faced mansard. At roof level the party walls are expressed as upstands with shared chimneys at the ridge. This building is slightly different in that as it is a double fronted property.

2.3 Site Photographs



01. Front elevation, Arlington Road- Access



02. View from Parkway



03. View along Arlington road

2.4 Aerial Views



01. Birds Eye View - North



02. Birds Eye View of the Rear of the Property - East



03. Birds Eye View - South



04. Birds Eye View of the Front of the Property - West

2.4 Site Planning History

01. EMRYS Architects submitted a planning application for a roof and rear extension in December 2014 that has been refused on the following terms:

1. "The proposed development, by reason of its location, design, form, bulk, height and materials, would result in harm to the character and appearance of the host building, the terrace of which it forms part and the Camden Town conservation area, contrary to policy CS14"

02. EMRYS architects appealed the decision on February 2015, this was dismissed as follows:

6. "The proposed roof extension would, I find, introduce bulk, height and massing that would appear as an alien feature, out of proportion with the traditional form of the host building"

7. "Further to the above, I consider that the proposed raised parapet would appear as an uncharacteristic addition, to the detriment of the appeal property's proportions and to the disruption of its harmonious relationship with No 164 Arlington Road, adjacent"

The proposed second floor rear extension was not commented on in this appeal.

03. EMRYS architects submitted a revised planning application in August 2015, that has been refused on the same terms as the first.

04. EMRYS architects appealed the decision on 23 January 2017, this was dismissed as follows:

6. "The position and height of the proposed second floor rear extension together with its relatively narrow width compared to the wider rear elevation means that I do not share the Council's concerns that it would not be subservient to the host building or that it would adversely affect the relationship with Nos 162 & 164. However whilst the rear elevation of the host building is not prominent I consider that the formation of the proposed new roof terrace and the associated alterations would result in unsympathetic alterations and visual clutter to the simple, unaltered roof and would be harmful to the character and appearance of the host building"

8. "Having regard to the fact that the host building makes a positive contribution to the character and appearance of the CA and to the fact that the roof alterations would be visible from some limited vantage points within the CA, I consider that the harm to the significance of the CA would be less than substantial... Whilst I note that the proposal would provide additional and improved living space this does not equate to a public benefit that would outweigh the harm identified"

9. "I note that the proposal would not alter the front elevation of the host building and that it is an amended scheme following the refusal of a previous application for a rear extension"

The proposed second floor rear extension was commented positively on in this appeal. Therefore the discussion was made to proceed with the same design in this planning application.

3.0 DESIGN AND ACCESS STATEMENT

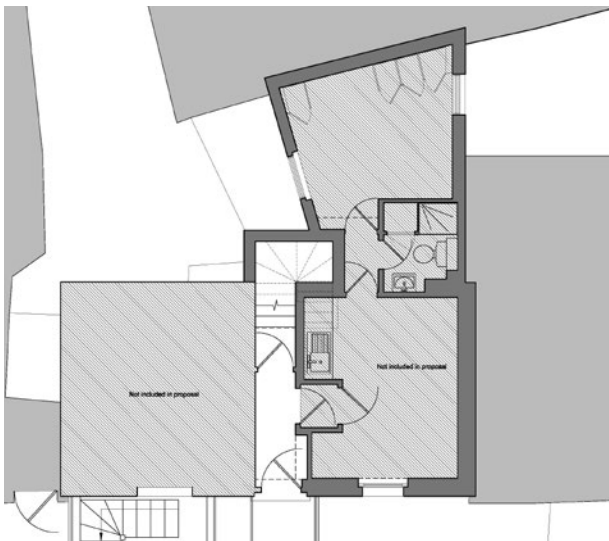
3.1 Design Proposal

The client has approached Emrys Architects to convert her flat with the aim to create a more spacious flat and a higher quality living space. The flat in its current state has three bedrooms, toilet and bathroom on first floor level and the second floor level is split into an open plan living, dining, kitchen with access to loft space.

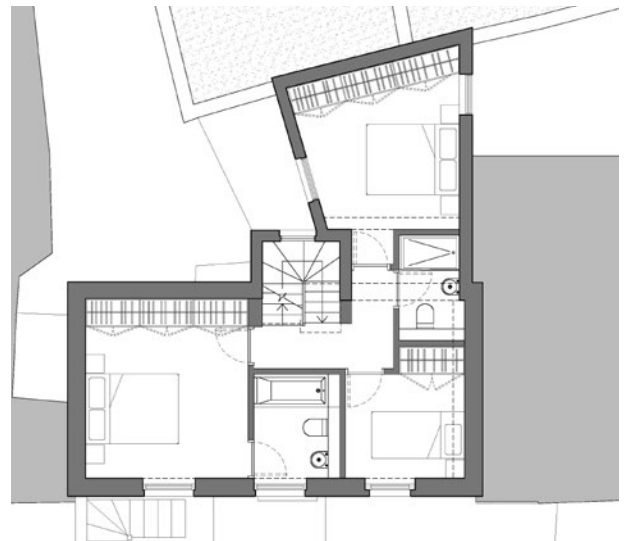
The design proposal rearranges the bedroom layout on first floor in order to add an ensuite bathroom to the master bedroom and a family bathroom. On second floor it is proposed to extend the kitchen into the terrace in order to have a richer relationship between this spaces and a enlarged kitchen. A toilet is also proposed at this level.

The extension it is not visible from the street frontage so it maintains the character of the street and the conservation area of Camden Town.

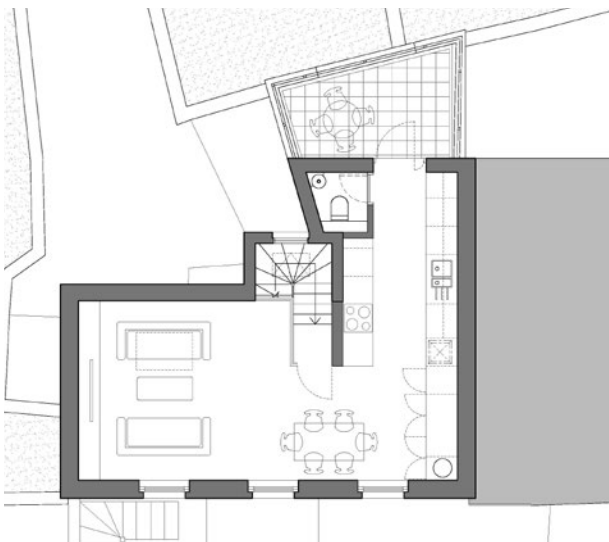
There will be no alteration to the front facade, flat entrances or to any existing windows. Access by foot and vehicle remains from Arlington Road.



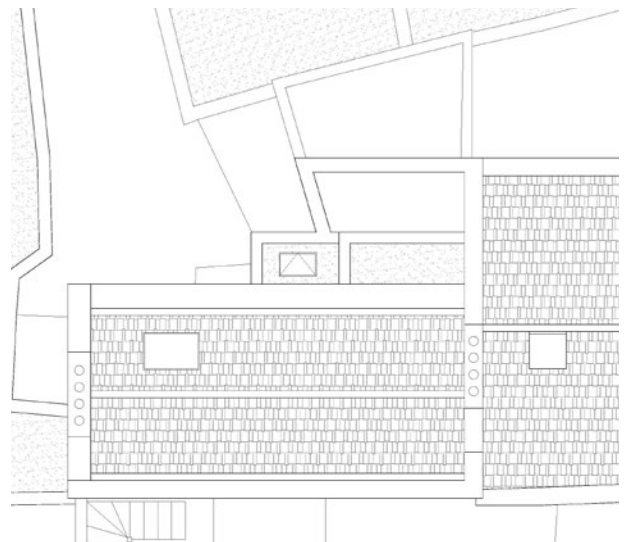
01. Proposed Ground Floor (as existing)



02. Proposed First Floor



03. Proposed Second Floor



04. Proposed Roof

3.2 Mass, Scale and Bulk

The scale of the extension has been kept in line with the local area.

Through a slightly different living arrangement and a new amenity space this simple design solution will feel much more spacious and bright and will provide the resident with a better quality of life.

<u>Existing GIA Ground Floor</u>	= 5.62 m ²	<u>Existing GIA 1st Floor</u>	= 49 m ²
<u>Proposed GIA Ground Floor</u>	= 5.62 m ²	<u>Proposed GIA 1st Floor</u>	= 49m ²
<u>Existing GIA 2nd Floor</u>	= 33.4 m ²		
<u>Proposed GIA 2nd Floor</u>	= 41.67 m ²		

NET INCREASE: 8.27 m²

3.3 Materials

The proposed alterations and extension will be constructed in high-quality materials and in a contemporary design. The rear extension will be constructed in brick to match the existing.

3.4 Heritage statement

This heritage statement has been included within the Design and Access Statement to justify works on a property located in a conservation area. In this case, the justification is for 166 Arlington Road which is included within the Camden Town Conservation Area of LB Camden. The existing building is not a listed building.

There will be no alteration to the building footprint, original facade or to any existing windows. The extension will be in line with the neighbouring building, and will not be visible from Arlington Road.

The proposal will be constructed in high quality materials to preserve the original aspect of the building and minimize the impact of the extension. The extension will respect both the host building and the character of the Camden Town Conservation Area.

3.5 Landscape and Trees

No alteration to landscape or trees is required.

3.6 Pedestrian and Vehicular Access

There will be no alteration to the building or the flat entrances or to any existing windows. Access by foot and vehicle remains from Arlington Road.

3.7 Sustainability

The additions and alterations to 166 Arlington Road are designed to be as sustainable as possible within the constraints of an existing building. Materials will have a low embodied energy and be sensitive to the existing fabric with the addition of contemporary materials which will be used as a tool to achieve a sustainable building, such as high performance glass and building fabric which rely on contemporary technologies. Fittings in the bathroom will include design elements such as dual flush toilets; low flow shower heads and non-concussive spray taps. There is adequate internal and external space in the new proposal for the separation of waste for recycling and the containment of waste storage.

4.0 APPENDIX: APPLICATION DRAWING LIST

EXISTING DRAWINGS - 0100

1413-0100-AP-000_PL01 - Location Plan
1413-0100-AP-001_PL01 - Ground Floor Plan
1413-0100-AP-002_PL01 - First Floor Plan
1413-0100-AP-003_PL01 - Second Floor Plan
1413-0100-AP-004_PL01 - Third Floor Plan (Loft Space)
1413-0100-AP-005_PL01 - Roof Plan
1413-0100-AP-006_PL01 - Section A + B
1413-0100-AP-007_PL01 - Elevation 1

PROPOSED DRAWINGS - GENERAL ARRANGEMENT PLANS - 0200

1413-0200-AP-001_PL01 - Ground Floor Plan
1413-0200-AP-002_PL01 - First Floor Plan
1413-0200-AP-003_PL01 - Second Floor Plan
1413-0200-AP-004_PL01 - Roof Plan

PROPOSED DRAWINGS - SECTIONS - 0300

1413-0300-AP-001_PL01 - Section A + B

PROPOSED DRAWINGS - ELEVATIONS - 0400

1413-0400-AP-001_PL01 - Elevation 1