



Planning and Listed Building Consent Application
Alterations to 41 Arlington Road, London NW1 July 2017



Street View - Front elevation

The proposal put forward includes Internal refurbishment, the rebuild of existing glass house / conservatory to match the existing form and volume, the replacement of two non-original rear windows at lower ground and ground floor levels, the replacement of non-original fenestration to the existing, rear single storey extension, installation of new flat rooflight at the top of the existing rear, single storey extension, landscape works, including the removal of one dead tree

The proposed works aim to preserve the original character of the terraced house whilst upgrading the existing services, internal spaces and decorations. It is also proposed that some non-original elements of the rear section of the house are replaced with more sympathetic designs. The existing volume and external composition remains the same. More detail on design approach could be found in Design and Access Statement, Heritage Statement and other enclosed documents.



The site is located at south-western end of Arlington Road, Camden Town, London NW1. The site is rectangular shape measuring approximately 34x4.7m (site area is in the region of 160m²). It forms a part of Camden Town Conservation Area, specifically Residential Sub Area 2. No 41 also forms a part of 7, Grade II Listed, terrace houses built around 1840 and including No's 39-51.



Aerial views



Front View



Rear view showing later addition of glass house and rear extension

No 41 is approximately 4.7m wide terrace house. The internal accommodation is spread over 4 levels including lower ground, ground, first and second floor levels, plus attic. At some point, possibly in 1970's No 41 was extended at rear by addition of single storey rear extension and glass house / conservatory on top of the rear extension.

Nos 39 and 41 are divided by pilaster strips. The pair has slate roofs with party wall stacks. The pair are 2 windows wide with doors to left. All windows are 12-light glazing bar sashes in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Entrance doors are panelled doors in moulded doorcases with square toplights, those to Nos 39, 41 and 51 with tracery. There is a small lightwell at front secured by listed, cast iron railings with spearhead finials. It is characterised by distinct stucco ground floor base and upper floors expressed in brick. The rear facade is entirely expressed in brick.



NORTH-EAST ELEVATION (ARLINGTON ROAD)
A13.03m



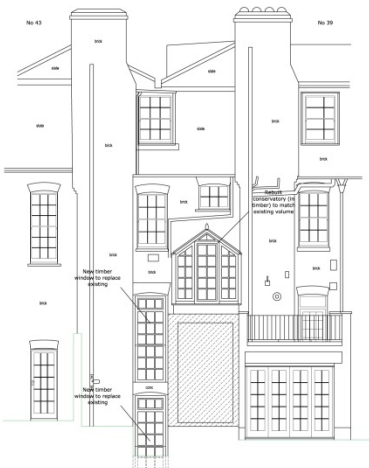
Existing elevations



SOUTH-WEST ELEVATION (Rear)
A13.03m



NORTH-EAST ELEVATION (ARLINGTON ROAD)
A13.03m



Proposed elevations

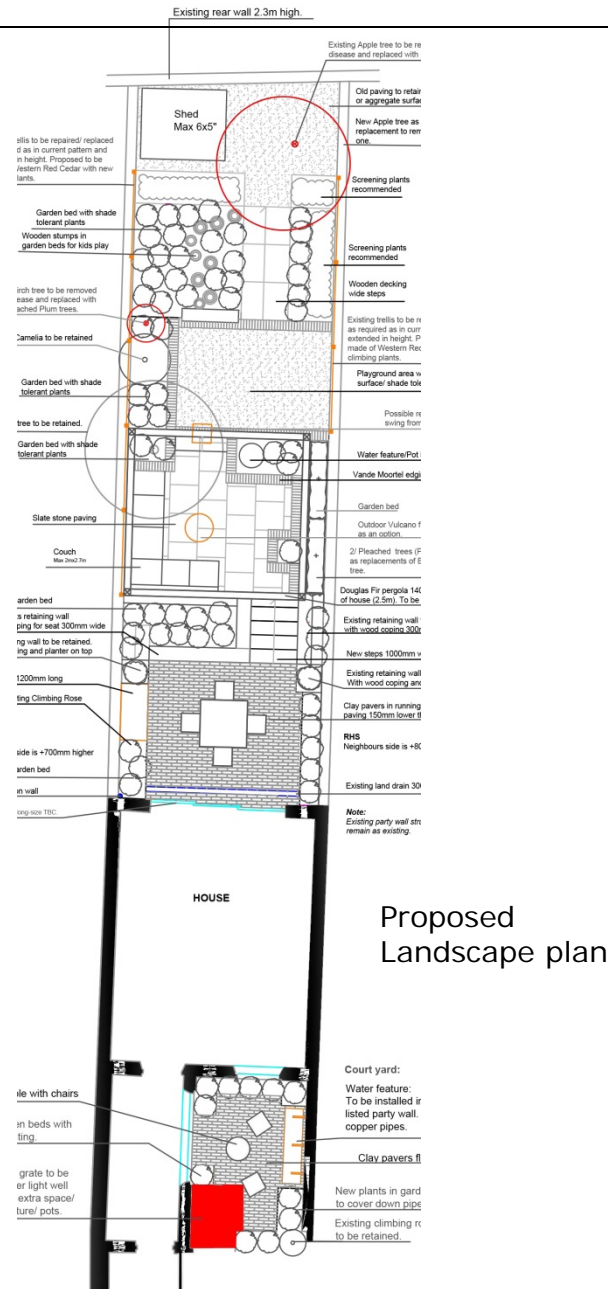
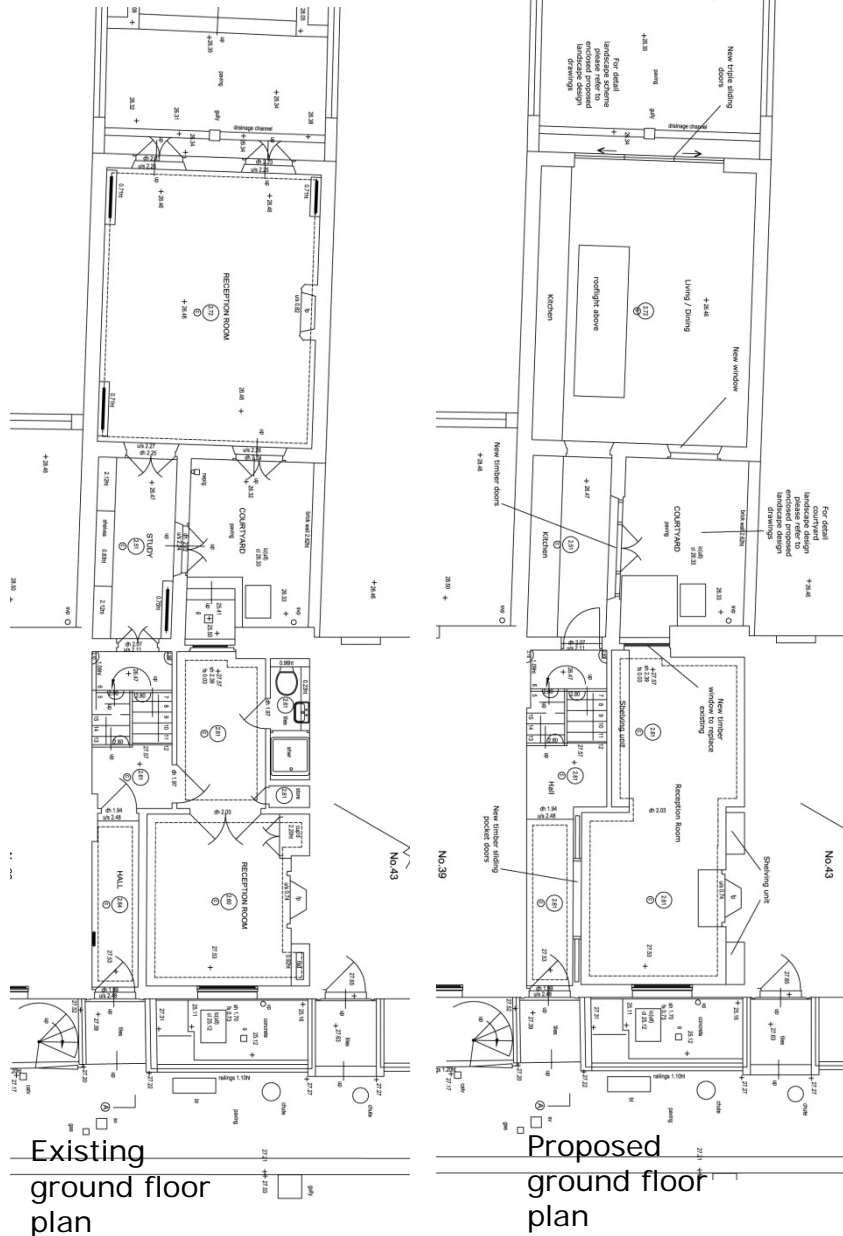


SOUTH-WEST ELEVATION (Rear)
A13.03m

The design rationale behind this proposal is to upgrade and improve the living accommodation and whilst preserving the special interest of the listed building and group of which it forms a part in line with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990. The front façade of the building would remain in its present form with all original features kept intact.

At the rear it is proposed to replace non-original windows at the lower ground and ground floor levels with more sympathetic timber sash windows, which will be more in keeping with original rear windows at upper levels. It is also proposed to replace existing fenestration around single storey rear extension including widening of the fenestration element at rear wall of this extension as well as the existing access to a small courtyard.

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In addition it is proposed to install flat rooflight on top of the existing single storey rear extension. Similar proposal has already been approved (this consent has subsequently lapsed) in the past.

In terms of internal refurbishment it is proposed to slightly modify existing layouts and internal openings whilst strongly maintaining the original spatial concept of the house with distinct front and back rooms arrangements. Some of the existing and unsympathetic internal arrangements will be omitted (shower room as a part of principal ground floor room) and repositioned at more appropriate locations within the house.

The rear garden landscape will also be upgraded and modified.

It is considered that the proposals put forward would open an opportunity to improve internal accommodation, in terms of services living accommodation and decoration whilst preserving and / or enhancing the Listed Building character and setting. It is also considered that the proposed works will further secure the house long term future within the listed terrace.

Importantly, all of this could be achieved within the existing volume / curtilage of the house and with no changes proposed to its most prominent front façade.

Last, but not least, upgrading of existing services with more efficient systems and fittings will considerably improve the house sustainability aspects and its energy efficiency.