



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



Street View - Front elevation

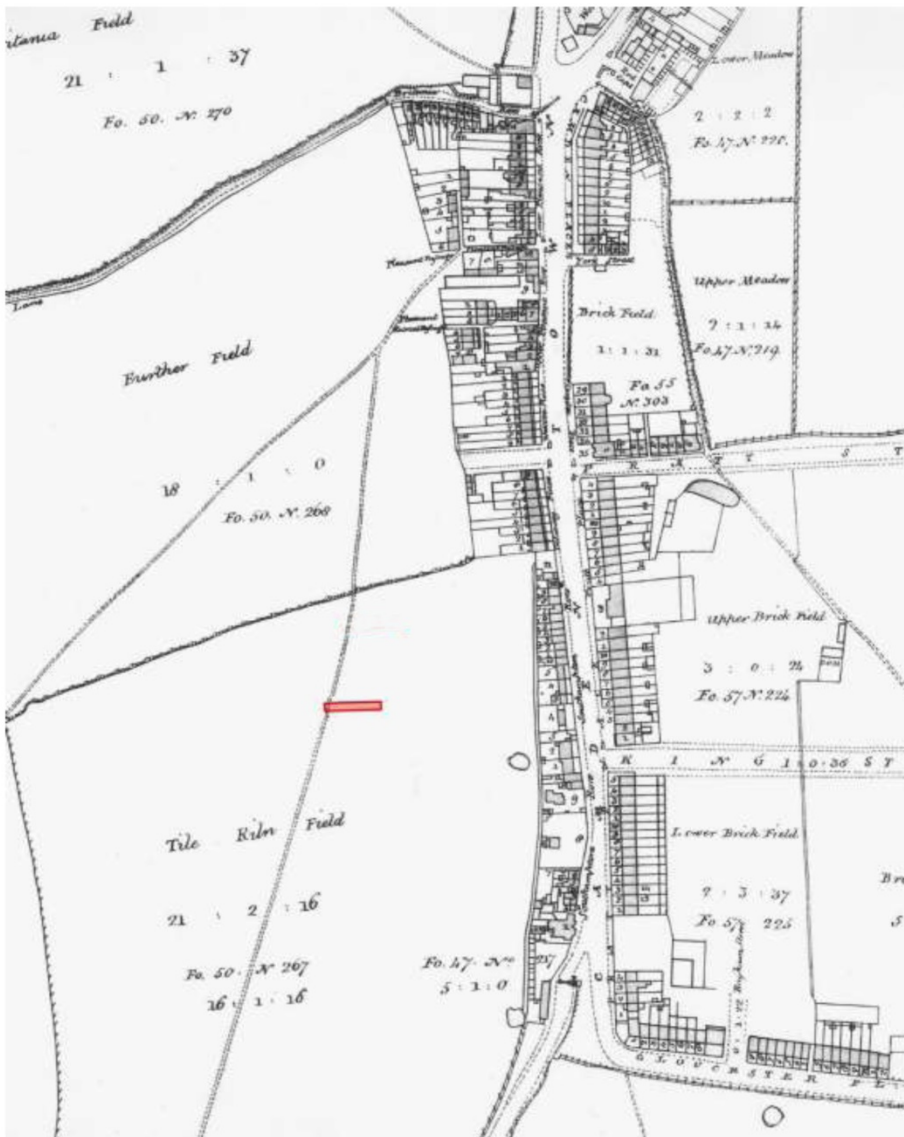
The following report provides a heritage statement and assessment for the site of No.41 Arlington Road, Camden NW1. It briefly addresses the potential in relation to both, archaeological remains and the present standing building. The statement has been prepared in support of a planning application to the London Borough of Camden.

The site is occupied by a Grade II terraced property dating from the early 1840s, and built on previously open land. The proposed development comprises the 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





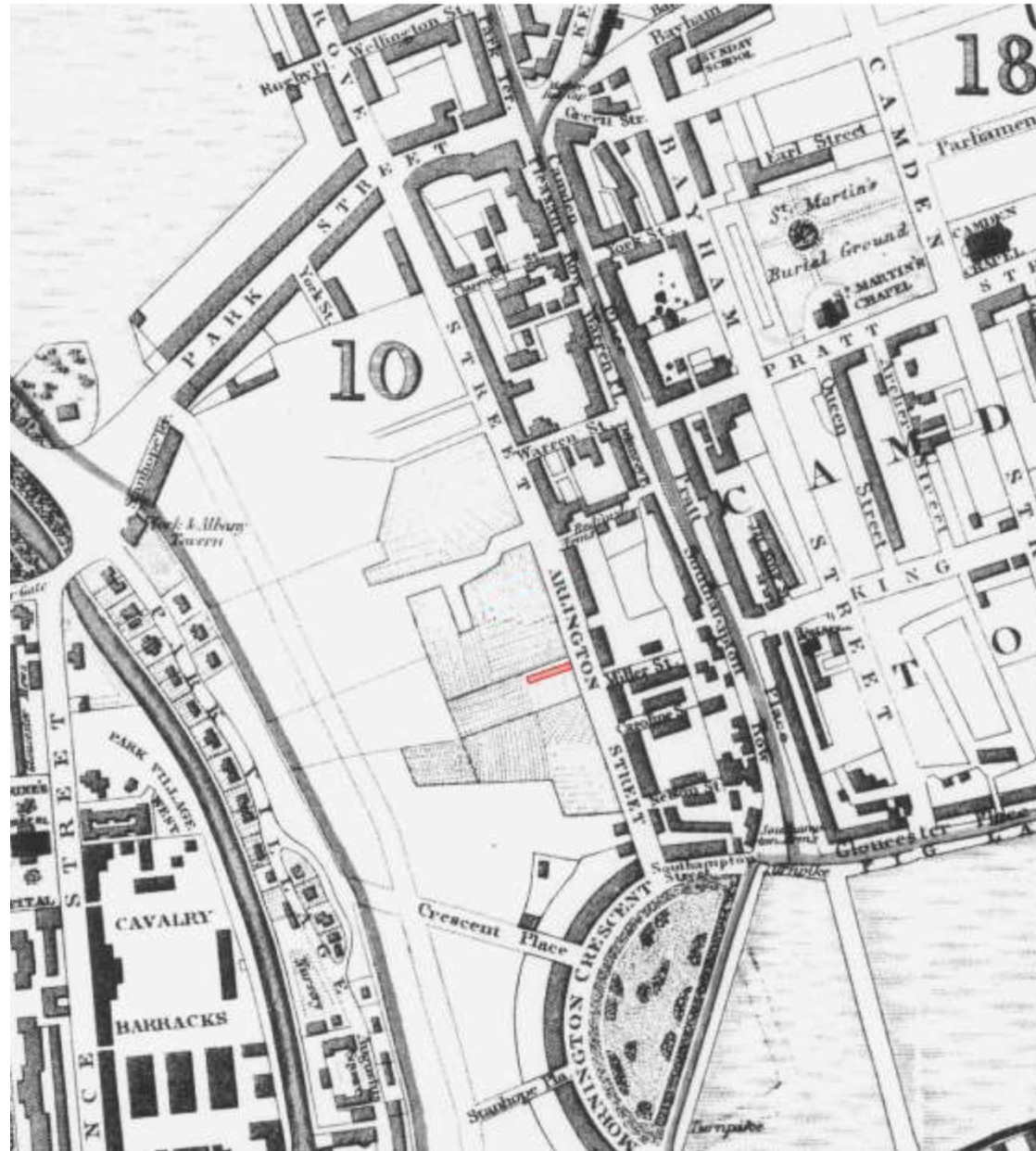




Extract from Tompson's 1801 A Plan of the Parish of St Pancras...(application site in red)

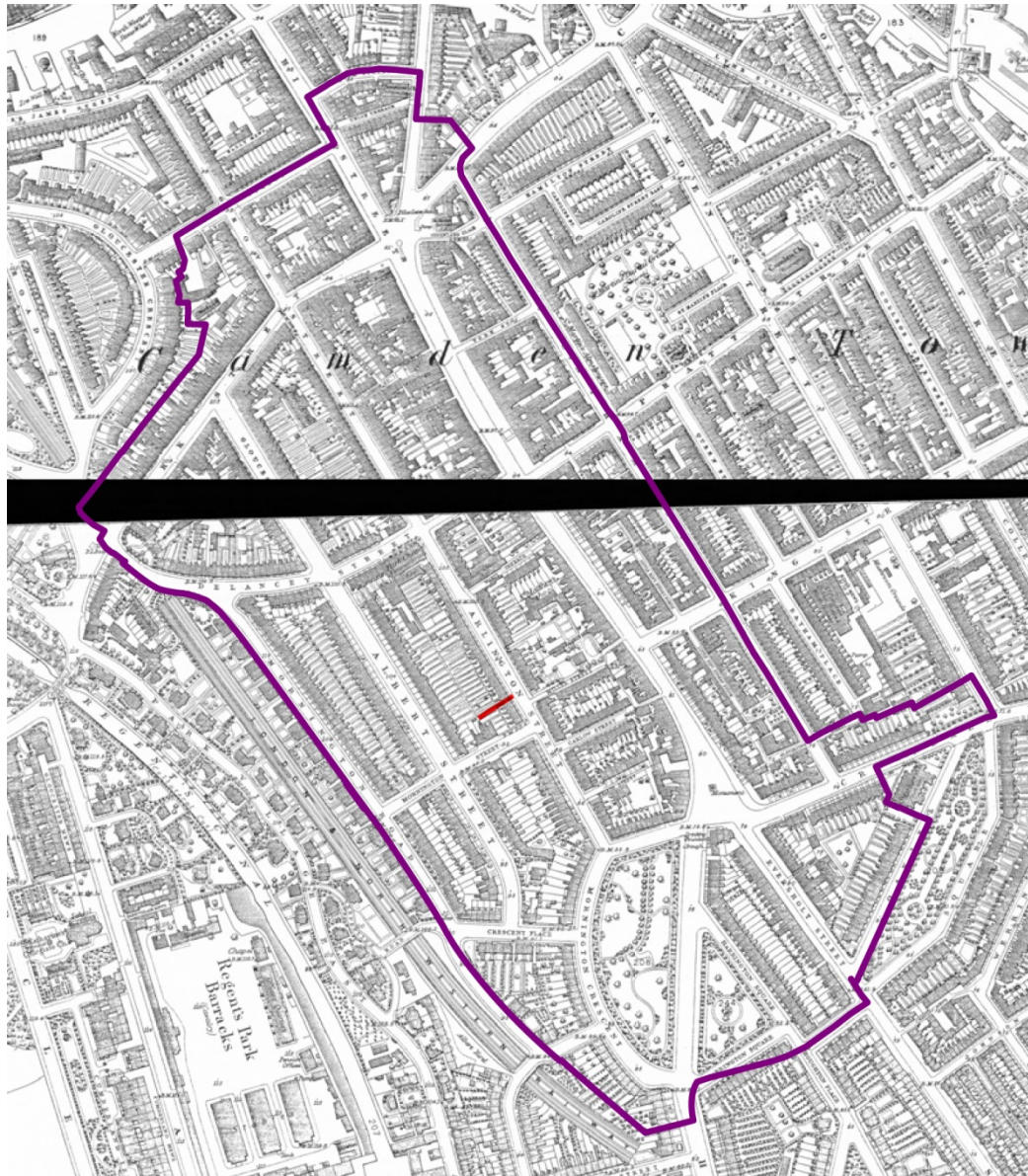


Extract from Greenwoods' 1827 Map of London (application site in red)



*Davies' Topographical Survey of the Borough of St Marylebone of 1834 (application site in red)*





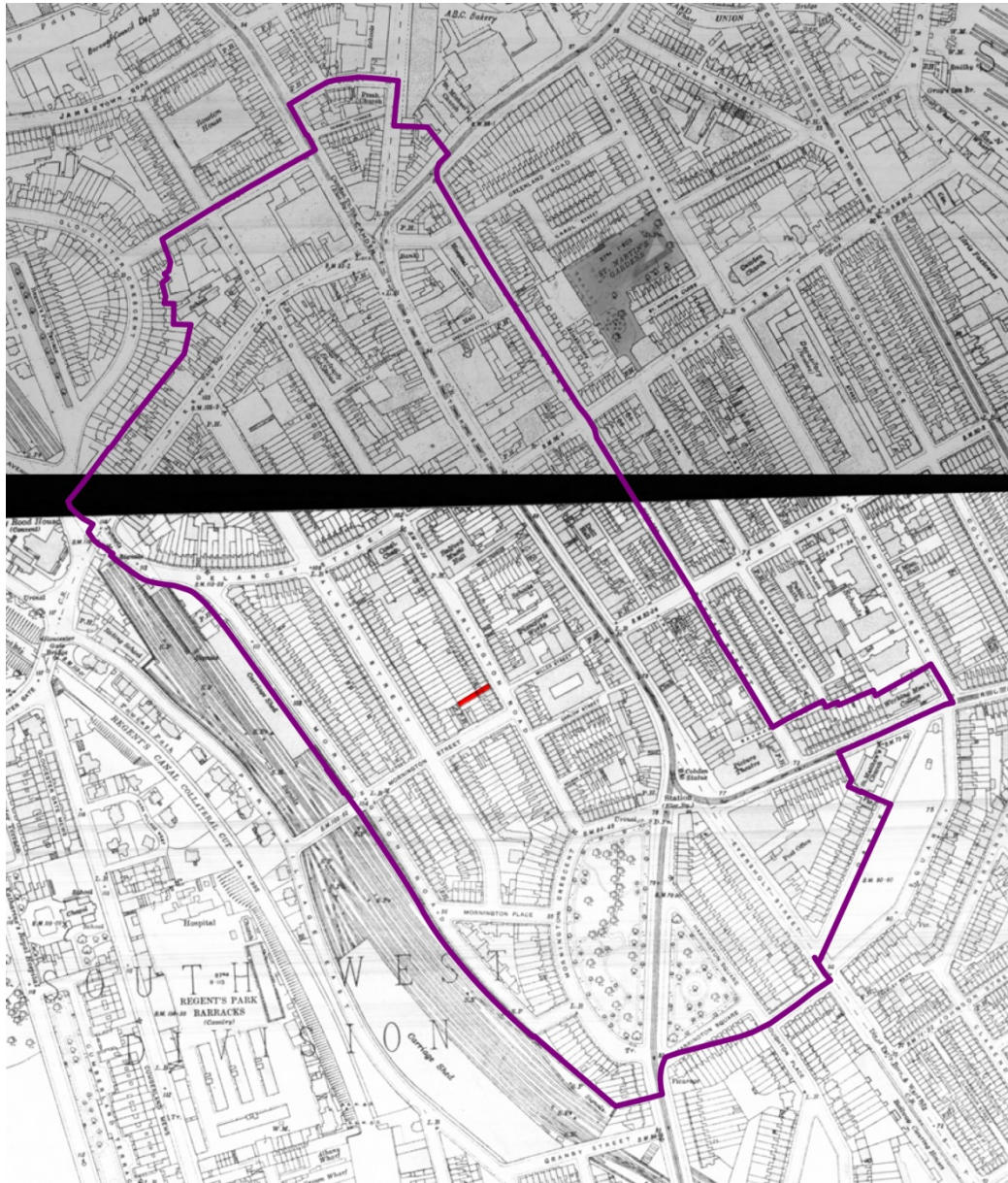
Camden Town Conservation Area Map – 1875 (application site in red)

No 41 Arlington Road was built cca 1840 as a part of group of 7 terraced houses. This group was listed in January 1999. The listing states:

*“TQ2983SW ARLINGTON ROAD 798-1/83/1856 (South West side) Nos.39-51 (Odd) and attached area railings GV II*

*Terrace of 7 houses. 1840s. Stock brick with rendered ground floors, basements and parapets, Nos 39 and 41 divided by pilaster strips. Slate roofs with party wall stacks. 2 windows wide with doors to left, 3 storeys and attics. All windows are 12-light glazing bar sashes in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled doors in moulded doorcases with square toplights, those to Nos 39, 41 and 51 with tracery. Nos. 47 and 49 with semi-circular toplights, that to No. 49 with tracery. Nos. 47, 49 and 51 with raised attic storey of late C20 which is not of special interest. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to areas.”*





Camden Town Conservation Area Map – 1935 (application site in red)

The Conservation Area Appraisal states that;  
*“The modest scale of the original development survives in most part in the western portion of the street, with the best preserved terraces on the south side between Arlington Road and Albert Street where the absence of roof extensions has retained original building heights.”*

In that light the paramount of the proposed design was to maintain and preserve the original design. This is reflected by the fact that the proposal does not involve any changes to original external features and elements.

Therefore, it is not felt that the proposals pose any significant threat to the Listed standing building. The rear elevation at ground /lower ground level has already been comprised by removal of original outbuildings and rear windows, rebuilding and insertion of new rear single storey extension etc. Within the building most of original features have been stripped or alerted and new features have been added (windows, cupboards, bathrooms, built-in kitchens etc.) Most of the rooms have been decorated with relatively contemporary wallpaper.

Consequently it is considered that the development could proceed without concern that neither the Listed standing of the building, nor its role within the group of buildings and Conservation Area in general will be in any way adversely affected.



## Building exterior

Best preserved features of original design could be found at the front façade of the building. These are Stock brick with rendered ground floors, basements and parapets. Nos 39 and 41 are divided by pilaster strips. Slate roofs with party wall stacks. 2 windows wide with doors to left, 3 storeys and attics. All windows are 12-light glazing bar sashes in moulded architrave surrounds, those to first floor with cast-iron balcony fronts. Panelled doors in moulded doorcases with square toplights. The proposed scheme includes no changes to the front façade, maintaining the existing features intact.



Street View - Front elevation





Building exterior

Rear of the building has been altered over time. The original, smaller scale extension has been replaced with larger single storey extension which also incorporates a small glass house above. Some of the original windows of the rear facade have also been replaced (ground and lower ground floor). The proposal includes modifications and replacement of these non-original elements with aim to create more sympathetic and harmonious appearance of the building. This includes replacement of non-original windows, changes to fenestration of rear extension, rebuild of existing glass house and installation of flat rooflight at the roof of rear extension.



Inner courtyard and non-original rear windows at lower ground and ground floor level



Existing glass house in aluminium proposed to be rebuilt in timber





Existing lower ground floor kitchen

### Building Interior

The interior of the house has been largely compromised over the time due to various refurbishment and decorative works in the past. Many original features have been modified or lost. The proposal aims to restore the original house character by using decorative elements similar to original (cornices, skirtings etc) but also to combine this with contemporary interior elements (bathrooms, kitchen, flooring etc.)



Existing bathroom

Existing first floor front room

