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Design and Access / Heritage Statement

133 Arlington Road
London
NW1 7ET

31st August 2017
RevA - 29.01.18

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Introduction

This Design and Access / Heritage Statement forms part of the application seeking planning consent for alterations and extension works to No. 133 Arlington Road, NW1 7ET. The proposed modifications include; dropping of the existing lower ground floor level, a part single-storey / part two storey rear extension and the addition of internal secondary glazing to the front elevation.

Heritage Statement

No.133 is a four storey mid-terrace property located on the west side of Arlington Road just down from the junction with Underhill Street in Camden. The property lies within the Camden Town Conservation Area and forms part of the terraced buildings on Arlington Road that were originally constructed in the 1840's to service the workers who worked on the construction of the railway and canal from Euston and Kings Cross running up to the Midlands, Northern England, and Scotland. The terrace including No.133 was subsequently given a Grade II listing in December 1999.

Its listing description is of a typical early Victorian London terraced house and refer to the external character and style of the original property.

'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.'

As the property is located within a conservation area and of Grade II listed status, it is therefore important to ensure that its heritage assets – such as the timber sash windows, cast-iron balconets and spearhead railings at the front are not lost and the character of the property is retained.

The property is currently on four levels: lower ground, ground to second floors. It is entered from street level via three steps. The remainder of the building is accessed via the main staircase which is 700mm wide. The property currently features a lower ground floor / basement level with restricted ceiling height with access on to the lower-level patio and further steps up to the rear garden. Access to the rear garden is also provided via an external landing and small staircase on the upper ground floor level from the kitchen.

The front external elevation is in London stock brick with rendered upper ground floor and lower ground floor. The front is two windows wide with a front door to the right at upper ground level; all windows with small-pane glazing bar sashes; black painted cast-iron balconets on first floor windows; the ground floor round arched with margin-lights; moulded front panelled door cases with round arched top light under voussoirs; black painted spearhead railings as boundary frontage.

The rear elevation is also constructed in stock brick with a butterfly roof, slate roofs with party wall stacks. The current single storey rear projection sits at a lower level to the neighbouring property at No.135 between which sits a 2.5m high wall with a further higher shared party wall extending up to 1.64m high from the roof of the both rear extensions.

Planning History

Over the years there have been a number of alterations to the properties within Arlington Road, Albert Street and other nearby streets, many of which include similar such works to the rear and some more extensive. It is however necessary to improve elements of the building fabric to improve the living quality for the occupants and maintain the durability of the property for the long-term.

Below is a list of similar such relevant applications to date with the related decisions from Camden Planning database:

- 2008/1335/P - 135 Arlington Road

Alterations to existing rear ground floor level extension including provision of a sedum roof and installation of new external doors to dwelling house.
Granted - 28.08.2008

The original application is the most relevant as it is adjacent to No.133 and the applicants proposed extension would follow both the footprint and height of this addition

- 2013/5525/P - 32A Albert Road

Erection of part single, part-two storey rear extension following demolition of existing two storey rear extension, replacement of railing and gate to front elevation, internal alterations and erection of outbuilding in rear garden all in connection with existing basement & ground floor flat
Granted - 19.11.2013

- 2013/1771/P - 109 Arlington Road

Erection of single storey rear extension following removal of the existing extension, erection of a new outbuilding, and replacement of window at front lower ground floor level to existing dwellinghouse (Class C3)
Granted 01.11.2011



1. Arlington Road front elevation (No.133 with black door)



2. View from rear garden looking back at house

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3 / 4. View from rear garden looking back at house rear extension –
No.135 outrigger visible on LHS



5 / 6. Rear of No.133 showing the relationship to No.135 on LHS and No.131 on RHS



7. Front elevation of No.133 on Arlington Road, all elements remain unchanged

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Planning Guidance

Our proposed design has responded to the following London development plans as well as the local authority UDP for the area and the immediate conservation area:

- London Plan (2015)
- National Planning Policy Framework
- Town and Country Planning Act 1990
- Camden Town Conservation Area Appraisal and Management Strategy
- Camden Local Plan 2016
- Camden Planning Guidance CPG1

Based on the guidance and design recommendations contained in the above documents our submission has sought to address the Council's wish to provide high quality housing and the proposal is an effective and efficient use of land to optimise housing density. The proposal aims to address the Council's desire to welcome new and innovative design solutions to housing and we believe that this proposal represents a design solution addressing the issue of housing stock through the encouragement of expansion to the rear of the existing footprint whilst maintaining the overall original character of the property to both aspects as stated in policy CS14.

The proposed works are in accordance with Camden's policy to encourage the transformation of the built environment through design intervention. The applicant has gone to great lengths to instruct an architect to design a considered and high quality addition rather than opting for a run-off-the-mill extension as encouraged under policy DP24. Furthermore Camden require that new developments relate to the original host building, respecting the street scene and character of the area and protect occupiers of neighbouring properties from suffering any excessive loss of residential amenity.

The proposed rear extension represents a considered intervention due to its use of high quality materials and their comfortable juxtaposition with the existing London Stock brickwork. Its materiality is high quality, attractive and positively complements the existing aesthetic in line with the requirements of policy CS14.

The proposal would have no impact on the street-scene as seen from Arlington Road with only the addition of internal secondary glazing being altered internally to this facade.

Finally, the Council's SPD on Residential Extensions and Alterations reiterates the policies above in terms of a requirement for high quality design, respect to the original building, high quality materials, and respect for the street scene.

The proposed scheme is consistent with The London Plan. It is careful to retain and respect the form, function and structure of its surroundings and is aware of the value of the formality of the architecture that surround it and of which it is part.

Proposed Design

Internal Alterations

The proposed design involves excavating the current lower ground level by 400mm and the reconfiguration of internal walls. Such modifications will provide additional ceiling height as well as more refined and considered internal circulation throughout the footprint. The current split datum levels of this floor are currently complicated and result in a highly inefficient layout with much wasted floor space

This simplification and increased height will provide much needed additional internal floor area and a better quality of space for the current owners.

Extension

To the rear the proposed scheme is to enlarge the current rear extension to the full width of the plot and increase its height to line up with the adjacent No.135 rear extension. The side walls of the new extension will sit within the outline of the existing shared garden boundary wall that currently separates it from No.135 and the opposite at No.131.

Overall the scale of the rear extension corresponds to the adjacent extension at No.135 and reinforces its subservience to the existing building whilst trying to provide a consistent roof datum eliminating any adverse impact caused by a larger mass or overshadowing.

Along the opposite boundary with No.131 the proposed extension will rise to a height of 1.2m above the current heavily planted garden wall. However despite No. 131 being set back 1.2m from the rear elevation of No.133 due to the absence of any adjacent window openings to the rear elevation there will be no adverse impact to the visual amenity or quality of daylight on this adjacent neighbours as demonstrated on the proposed rear elevation.

The new extension will be finished in stone cladding proportioned to tie in with the adjacent door opening to create consistent datums to the rear elevation.

The extension will feature three metal framed sliding doors which will allow views into the rear garden, linear rooflight at the boundary with old and new and a walk-on rooflight spanning the width of the above opening providing natural light to the lower ground floor below. The views of the garden are currently spoilt and blocked by the existing extension and several level changes from building-to-garden are not ideal for easy or safe access.

Therefore the excavated playroom on lower ground floor with a walk-on rooflight above will provide its direct access to the rear garden via a separate staircase. The extensive garden is an intimate part of the listed property. Therefore, the new extension will greatly improve the relationship of the garden to the house as well as providing a safer and easier circulation for the owners within the building and access to the rear garden.

A full BIA (basement impact assessment) and structural methodology report and drawings have been produced by LBH Wembley and RTA Associates respectively as advised by the planning officer - these can be found attached to the application documentation. These outline the extent of the works required and its impact on the immediate property, structure and that of the neighbouring properties that share the party wall.

Windows

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In addition internal secondary glazing is proposed to be installed to both pairs of sash windows to the first and second floor to the front elevation only. The secondary glazing will sit behind the original single glazed timber sash windows and will improve both thermal and acoustic insulation, preventing condensation and mould growth.

The initially proposed works to increase the width of the first floor master bedroom rear window FF W03 has been omitted at the request of the planning officer and therefore the existing timber sash window would be retained.

Garden

To the rear garden the proposed design seeks to unify what is currently convoluted access between the habitable interior of the property and the rear garden. Access will be provided from the lower ground floor via a new external stone staircase running adjacent to the garden wall separating No.133 and 135 and will feature a metal railings / balustrade to provide protection from falling. Direct access to the rear garden from the upper ground floor will be via three metal framed sliding doors that sit centrally to the rear extension.

To the rear garden the extent of the hard landscaping will be increased by 10 sq.m which will not have significant impact on the dispersal of surface or ground water. The current area of the rear garden including patio is 215 sq.m.

An arboricultural consultant (Duramen) have produced the attached arboricultural report and tree protection plan outlining the potential impact on the existing trees both on the applicant plot and the neighbours at No.131 Arlington Road.

Access

The access to the front of the property will be unaffected and the rear altered as described above.

Parking

The street now features permit parking which will be unaffected by the proposed works.

Refuse Storage

The current refuse storage arrangements would be unaffected by the proposed works.

Summary

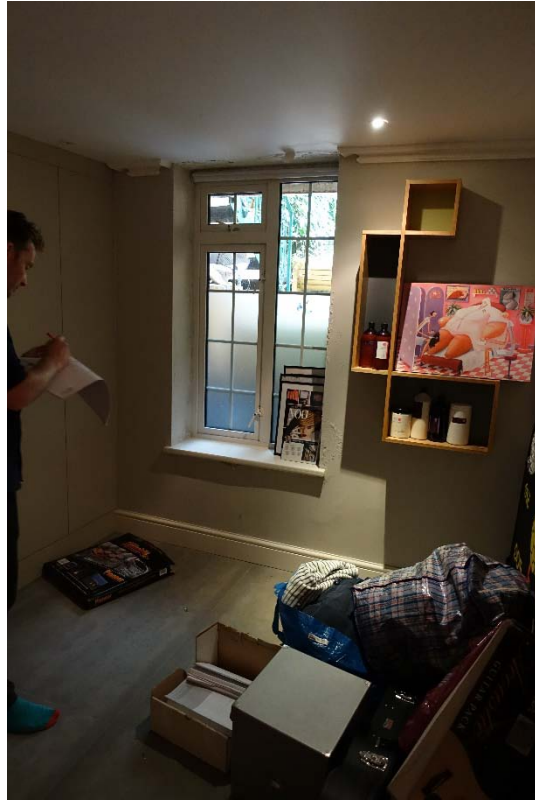
The proposals are derived from and informed by the characteristics of the existing host building and the immediate and adjacent site conditions. The proposed rear extension has been designed with appropriate form, scale, and propose the use of materials to complement as well as enhance the immediate property.

In these circumstances, we feel the design should comply with all relevant local and national Planning Policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency. We therefore feel the application is both considerate and progressively designed allowing the current owners to retain their family home whilst adding the property in a positive manner.

Please refer to the attached photos in this document as well as the existing and proposed drawing package submitted.



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8 – 19. Internal photos of No.133 showing the existing building condition and finishes