



Design & Access Statement

35 Arlington Road
London NW1 7ES



fig 1. 35 Arlington Road - existing front elevation
(DWG 433-200-E not to scale)

INTRODUCTION

35 Arlington Road is a three-storey building with a lower ground floor. The house is totally in ownership of the applicant, however the section of the lower ground floor (which is connected by a door to the main dwelling) has been rented out.

The building is part of a terraced street in the Camden Town Conservation Area, built circa 1840 in a style typical of the period. The building shares its structural party walls with the neighbouring properties, occupying a long yet slim plot with a garden to the rear.

The proposal seeks to take back the rented space into the main dwelling as well as to extend the lower-ground floor through the addition of a single storey rear extension, proportioned to match the height and depth of the extension and garden walls of the neighbouring properties and providing additional living space for a young family.

The proposal takes into account the guidance set out by Camden Council.



fig 2. 35 Arlington Road - Front Elevation and context

SITE CONTEXT

35 Arlington Road forms part of an arrangement of terraced houses; built from London stock brick, window surrounds are picked out in white render with Juliet balconies provided to the front. A parapet conceals the pitch of the London valley roof from the front elevation. In keeping with the streetscape, the property has a lightwell at the front, separating the pavement from the structure so as to allow light access to the Lower-Ground floor. 35 Arlington Road is unlisted though is situated in the Camden Town Conservation Area.

Neighbouring properties match the massing and proportions of Number 35, forming a terraced row of similar details on the front elevation. However, to the rear of the property, neighbouring properties have extended out into the garden; creating a divergent series of spaces finished in a wide array of materials at lower ground level.



fig 3 + 4. Views showing rear of 35 Arlington Road



fig 5 + 6. Views showing rear of 35 Arlington Road

DESIGN PROPOSAL

The proposal will add a single-storey extension to the lower-ground level, projecting out as far as the neighbouring extension at No. 37 and respectfully stepping back on the opposite side (No. 33) and remaining aligned with the existing party wall. The proposed extension will replace a small existing rear extension currently used only to accommodate the boiler. Previously a rear extension was situated to the side of 33 Arlington Road but was removed in the renovations in 2012. The extension will be constructed with reclaimed bricks to match the existing structure with a creasing tiles detail at the top. Crittall style doors will provide daylight as well as an additional window next to Number 33 with an opaque panel at the top to prevent overlooking. Within the extension, a new kitchen and dining area will be created, freeing up space within the upper levels for an additional Bedroom and a larger reception room. Externally, the patio area will be pushed back, with a pair of low-rise steps rising to meet the lawn. A new planter and planted trellis is proposed to the south side of the property forming a buffer between the two gardens.

As can be seen in the drawings, the height of the existing party walls screens the extension from the neighbours, presenting no impact in terms of views or daylight access to the lower-ground spaces and gardens. A 'Brown' biodiversity roof will be installed to the extension, allowing the growth of shrubbery to minimise the form of the roof when viewed from a higher level. A lightwell will separate the extension from the main building in order to protect the side-on chimney stack and give space to the ground floor window. The lightwell also provides daylight and ventilation access to the window of utility room, whilst a rooflight crittall type glazing will lift the lighting levels within the extension.

Our aim is to retain the existing historic fabric of the original and restore features where necessary, with the additional extension being minimally invasive to keep visible and embrace the original extent of the building. Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and liveability of the house.

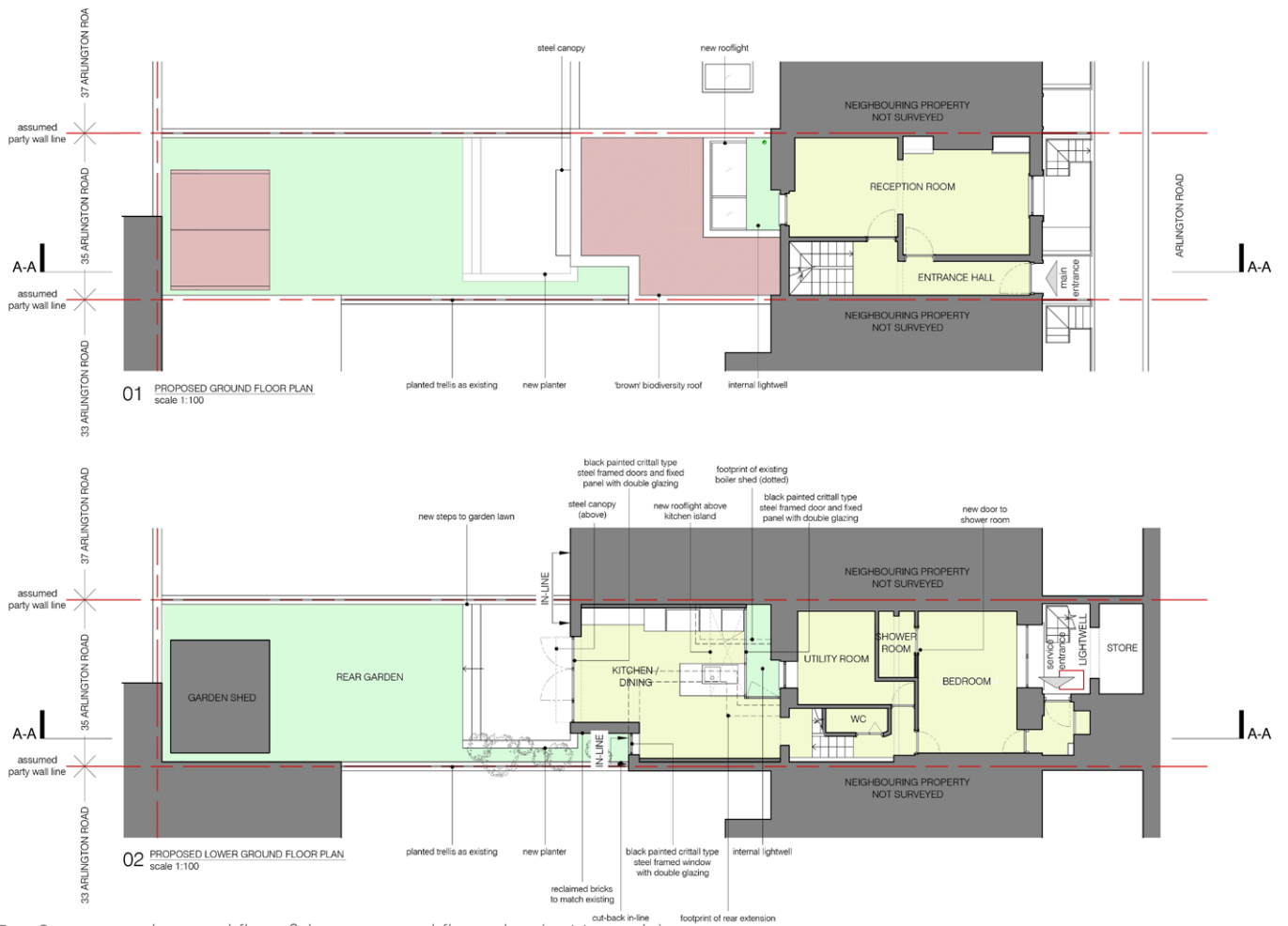


fig 7 + 8. proposed ground floor & lower ground floor plan (not to scale)



fig 9. 35 Arlington Road - proposed rear elevation (not to scale)

MATERIALS

Throughout the extension, a limited palette of high-quality materials will be used, selected for their robustness and ability to compliment the character and appearance of the existing building and surrounding structures.

The extension will be in reclaimed brick, blending in with the extensive planting of the garden and matching with the London-Stock brick of the existing house. A slimline steel canopy will project over the Crittall style double doors to offer shelter from the rain, wrapping around the side of the projecting window to unify the elements together.

SUSTAINABILITY

It is our intention to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulation of the new extension wherever possible
- Use glazing with high thermal performance whilst maximising daylight within the extension
- Use low energy lighting solutions

ACCESS

Access to the property is unchanged from the street and remains through an entrance hall leading to the main staircase.

The lower ground floor will become part of the circulation of the main dwelling.

Access to the garden is enhanced through the addition of the large Crittall style double doors, relinking the internal and external spaces into a more coherent whole. Thresholds are level wherever possible. The extension provides better access to the garden.