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London Borough of Camden
Planning and Regeneration
2nd Floor, 5 Pancras Square
Town Hall Judd Street
London WC1H 9JE
RefJRT/002/PL/002

13/02/2018

FAO Ms Nora Andreea Constantinescu

Dear Sirs

Application 2018 /0540

**Re: 140 Arlington Road Camden London NW1 7HP
Proposed Rear First Floor Extension & Change of use**

Please find attached completed application forms, application drawing JRT/002/A0 /PL /001, Design & Access/Heritage Statement with Flood Risk Assessment and payment of planning fee/s in the sum £172 payable to Camden on the Planning Portal. We look forward to your acknowledgement and trust the required components are in place for validation.

Design and Access/Heritage Statement

Site Description /Brief History

The site is located within Camden Town Conservation Area two minutes from Camden Tube Station. The Victorian property is largely unchanged however there are modest internal alterations. The buildings footprint has changed little however its rear garden, common to this terrace, was partially lost to the neighbouring development 5-6 Underhill Street in the 1950's, part of the M&S High Street Store.

This small 'lost' portion of the original plot is central to this application and has been offered back to the applicant for sale thus returning useful area at ground floor and adding the prospect of new space at first floor and also enhancing the privacy lost to the new development at 142-150 Arlington Road whose apartments now overlook the only amenity space 140 Arlington Road enjoys, a narrow roof terrace at first floor.

It should be noted that the small portion of land which is central to this application is currently attached to 5-6 Underhill Street a B1 commercial building and is clearly marked on the layout drawing as a small kitchenette which is ancillary to the offices/property it attached to. In other words a change of use to residential C3 dwelling house is also central to this application

Setting and context

140 Arlington Road is located at the end of a short terrace of 3-4 storey Victorian town houses of traditional build with yellow facings and slated mansards. Only dwelling has been rebuilt (WWII damage), and four extended at roof (mansards). 140 Arlington Road has recently attained permission to extend to form a new mansard roof to accommodate a bedroom and bathroom (application no 2017/4236)

Generally timber doors and windows are retained and the Victorian character remains intact within the conservation area. It is noted new modern buildings and interventions are evident in this locale, many being residential redevelopments - 142-150 Arlington Road being a good example with its modern aspect within a period frame.

140 Arlington Road, one of the town houses, was originally set in a modest plot with a small front garden and larger rear garden which was offered to 5-6 Underhill Street and then enclosed at ground floor to form an internalized kitchen and first floor terrace. The plot facing the street has been used by 5-6 Underhill Street as storage for many years.

The application site comprises in total area of 84 sq.m (0.0085 hectares) including the small portion of land attached to 5-6 Underhill Street (to be sold to No140) this is reflected and identified in the ownership certificates in the application planning forms. The use class for this small portion of land attached to 5-6 Underhill Street is designated commercial and will require a change of use to residential usage

Design Characteristics and Condition

The Victorian elevations are typical and common to this quarter but not of any great architectural merit. The building is in fair condition in terms of its construction with its front fenestration unchanged. The rear elevation is rendered with original openings retained and a large door added at first floor.

The rear of the application plot abuts a three storey commercial block (5-6 Underhill Street) with a small single storey addition overlapping the 140 Arlington Road demise where a portion of rear garden was sold to 5-6 Underhill Street many years ago.

In regard to external appearance there is evidence of minor changes to the Underhill elevation where previous alterations dictated the façade.

The small portion of building attached to the 5-6 Underhill Street property and part of this application is heavily rendered with pronounced recessed coursing to emulate a solid base to match the parent building. This part is used for storage and lit by a roof light with by a tall parapet.

Recent Planning History 140 Arlington Road and 5-6 Underhill Street

140 Arlington Road

140 Arlington Road has successfully gained recent planning permission for a mansard extension (16 /19/2017). The applicant will be proceeding with the construction for the Mansard extension in Spring 2018.

5-6 Underhill Street

5-6 Underhill Street successfully gained conditional (section 106) planning permission – (10 -2-2016) for a large rooftop extension and alterations and a partial change of use class, from B1 Office use to C3 residential use class whereby the use of portions of the ground floor plan were changed from B1 to C3 use glass to support the residential (Penthouse) at roof level. The office entrance corridor was divided to form a new dedicated route from the upper residential lift to Underhill Street and the former ancillary kitchenette (also subject of this application) was converted into bin stores for the upper residential penthouse and an ancillary office store, remote from the actual offices and accessed directly from Underhill Street.

It is worthy of note that this application is also proposing a change of use of the 5-6 Underhill Street ancillary kitchenette which is appended to the side of the offices from B1 to C3 use. At ground floor as described in the plan this will include a new enhanced domestic bin store for the 5-6 Underhill Street residential penthouse scheme and a utility room for 140 Arlington Road.

Design Proposals - General

The application centres on the change of use of the small portion of land (ancillary kitchenette) , being offered for sale by 5-6 Underhill Street as mentioned above. The current owner of the additional plot has been informed of this planning application. It is also proposed to extend over this small plot at first floor to form a small bedroom and bathroom for No 140 Arlington Road with bin stores and enlarged kitchen at ground floor. All to be attached to the 140 Arlington Road dwelling demise. To minimise the impact to the urban gap that already exists the larger commercial floor to ceiling in the kitchenette will be reduced to a domestic scale in order to restrict the increase in height to half a storey rather than a full story (see elevations and sections)

Scale

Our initial, informal discussion with a duty planin gofficer and also the current case officer who also administered the successful , granted planning application 2017/4236 has greatly informed the proposals in regard to maintaining the visual 'Urban Gap' that currently exists between 140 Arlington Road and 5-6 Underhill Street. It is therefore a primary goal to maintain this separation between the commercial property at 5-6 Underhill Street and residential property at 140 Arlington Road.

In order to achieve this goal it is proposed to carefully manage the floor to floor heights at this point to keep the new additional wall above the existing parapets, needed to form the extension, to a minimum as illustrated in the drawings.

Regarding the 'Urban Gap' between properties, is also important to note and include for consultation the planning applications at 5-6 Underhill Street (2015/003/P) and 140 Arlington Road (2017/4236/P granted). These two applications both indicate schemes that add a full storey at roof level, which whilst we know are not yet built we feel have a clear future supportive bearing on maintaining the desired 'Urban Gap' that exists already .

However as the proposal in this application will not add a full storey height to the gap a good 'Urban Gap' will still be maintained even before the upper stories are built to each property.

A key element of the proposals here is also to recover a greater privacy to the existing roof terrace at 140 Arlington Road which has been lost and is now very much overlooked by the substantial new residential properties occupying the former commercial building at 142 -150 Arlington Road which also have a full penthouse storey extension that towers over the application site.

The precedent to add a whole floor to properties (both Victorian and 20th century), is a successful method of achieving needed residential properties and residential accommodation to the heart of Camden Town and we would feel that the proposals at 5-6 Underhill Street will also be successful in its intentions and will indeed be built soon.

In terms of scale by keeping the height of the proposal to a bare minimum and bearing in mind the new proposals at 140 Arlington Road and 5-6 Underhill Street to add complete new floors and in view of the completed apartments at 142 -150 Arlington Road we feel the proposals here are restrained in scale and will maintain the desired separation that exists between the two properties and hence visual urban gap.

Appearance and Materials

The proposals will utilize materials that match the existing buildings and neighbouring properties. The new wall to Underhill Street will be painted render and is informed by the parent façade (5-6 Underhill Street) and a large glazed panel separates the perceived break between the two buildings.

Impact of the Proposed Development

The proposals sit within the footprint of the existing building/s. The impact of the new proposals is be minimal as neighbours amenity remains unchanged. By managing the height of the proposal (largely hidden by the existing parapet wall) the street scene remains unchanged. The urban gap between 140 Arlington Road and 5-6 Underhill Street is maintained in both the short and long term as the adjoining properties develop and complete their top floor ambitions in the near future

Access

Generally access is simplified and re-designed to aid better circulation. All areas at ground floor have a common level. At first floor the new proposed space will be connected to the existing staircase.

Flood Risk assessment

The proposals are set no lower than the existing levels and flood proofing of the first floor proposals are considered inappropriate. The Property does not lie within a flood plain or an area of concern in regard to flooding.

We look forward to your acknowledgment of validation and ask you to contact us at the earliest opportunity should further information be required

Yours sincerely

George Young

An online payment of £172.00 has been made to Camden Council:

Planning Portal reference number:

LPA payment reference: