

No. 133 Arlington Road, London, NW1 7ET

Heritage Statement

December 2018



## Executive Summary

The following Heritage Statement supports a proposed ground floor extension at no. 133 Arlington Rd and is based on an approved scheme granted in November 2018 (2018/0497/L and 2017/4922/P). In summary, this proposal achieves the objectives of a modern family dwelling and enhances the interior of the building and the rear elevation by:

- Replacing a **poorly build and designed extension with a new structure**;
- Moving the kitchen from the ground floor rear room, **allowing that room to be restored to its original form**;
- Incorporating an **existing opening**;
- Using a **simply detailed glazed addition** with the brickwork clearly legible and forming part of the character of the extension;
- **Reinforcing and enhancing the character of the rear elevation and the stair compartment by using an existing opening** between ground and lower ground floors (to be used as a window);
- **Creation of a subservient and respectful addition which reads as a single storey rear extension** and allows c. 2.5 stories of the original building to remain legible.



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## Introduction

The following Heritage Statement has been prepared in support of an application for the alteration and extension of no. 133 Arlington Road, London, NW1 7ET.

An application for alterations and a lower ground floor extension was approved in November 2018 (2018/0497/L and 2017/4922/P). As part of this application a full Heritage Appraisal was provided in support of the submission. Since consent was granted, further discussions have taken place with LB Camden in respect of the proposed design of the ground floor extension and a revised design is now put forward as part of a new application.

This statement focusses on the proposed ground floor extension as all other proposed extensions and alterations have been agreed under the above consents. The Heritage Appraisal that accompanied the original application is appended to this statement for ease of reference.

This statement has been prepared by Kate Graham of The Heritage Practice. Kate Graham (MA (Hons) MA PG Dip Cons AA) has extensive experience in dealing with proposals that affect the historic environment having in recent years been Conservation & Design Manager at the London Borough of Islington and Senior Historic Buildings at Areas Adviser at English Heritage. She also has an extensive background in research, in policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in building conservation. Kate is also a member of the Islington Design Review Panel.

In justifying the proposed ground floor extension, the following statement provides:

- an assessment of the key characteristics of the existing building and its context;
- a summary of the proposed scheme;
- consideration of the scheme's effects; and,
- the benefits offered by the proposed scheme.

Other matters, such as the site's historic development and the significance of the building are set out in more detail in the appended Heritage Appraisal prepared for the approved scheme (2017).



Existing



Consented



Proposed



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## Key characteristics

- No. 133 Arlington Road is grade II listed and forms part of the Camden Town Conservation Area;
- The conservation area appraisal notes that '*From Mornington Street northwards, the houses have a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows.*'
- As shown in the image below, this description does not apply to the whole of the terrace. No. 133 is taller than its immediate neighbours and set beyond the building line of the terrace houses either side. It does not have the slated second storey or rear chimney. Instead, a valley roof is clearly expressed and the building is without the prominent rear chimney forming part of the rear elevation. No. 133 is of a greater scale, height and width than those buildings either side and continuing north and south along the terrace. It is situated between two differently detailed terraces rather than forming part

- of a completed composition or forming part of a terrace of similarly detailed houses. It is a standalone building between two distinct runs of terraced houses.
- The uniqueness of no. 133 is also evident in the street elevation where the building is taller and has legible differences in floor levels to the neighbouring unified terraces.
- The existing lower ground/ground floor extension (1963) is poor quality and obscures part of the rear elevation. The associated external area at the rear of the house is also of a poor quality.
- From the rear, no. 133 sits in contrast to its neighbours with two storeys and the roofline clearly expressed - much of the rear elevation remains legible.
- The list description states that this is single terrace but this is incorrect given the variations between properties in the group.
- No. 133 is an anomaly within the group.



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## The Proposals

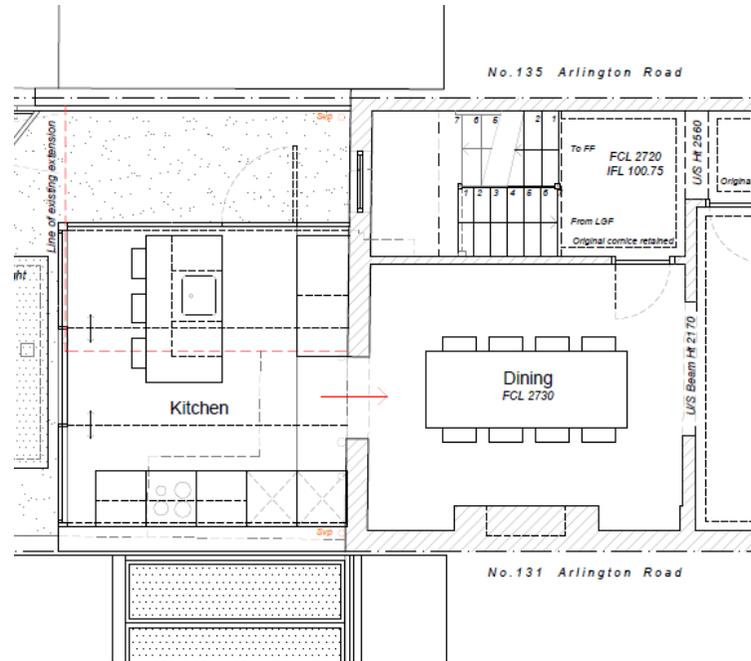
Based on discussions with LB Camden, the proposed ground floor extension involves:

- A simply detailed glazed addition;
- The extension has been repositioned to use an existing opening within the rear elevation; and,
- Provision of a window between ground and lower ground floor within an original opening.

This extension will house the kitchen, relieving the pressure on the rear room of the original building and allowing that room to be restored to its original form. reinstating the visibility of the chimney breast. The brickwork of the rear elevation will be legible and form part of the character of the proposed glazed block.

The ground floor extension would read as a single storey ground floor extension and would not be seen as a two-storey addition to the rear of the property. The garden surface would meet the proposed extension and there would not be a sense of excessive development. This is particularly the case when considering the effects of the consented scheme (illustrated here).

The proposed extension is part width and replaces a poorly built and designed extension with a new structure.



Proposed ground floor plan.



The consented scheme (left) and the scheme proposed (right).



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## Effects and benefits

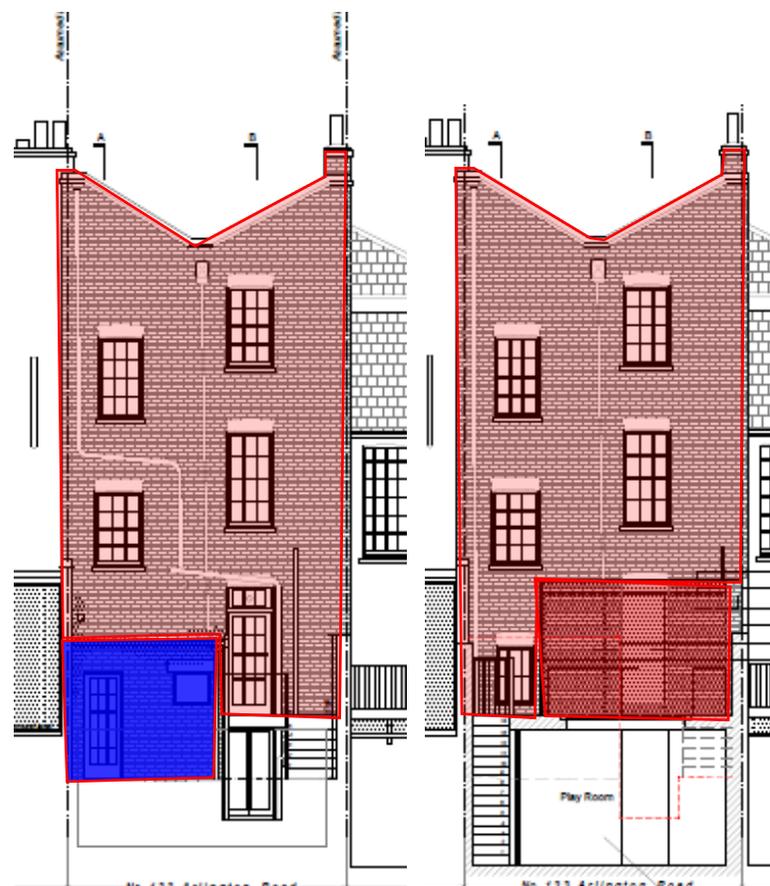
As illustrated here the proposed glazed extension would allow a considerable and comparable (to existing) area of the rear elevation to remain legible. Further, the glazed structure would allow for transparency through to the rear elevation so that both its lightweight nature and the fabric and appearance of the original building are legible and appreciated. The existing extension obscures the rear elevation and is solid. The proposal would have a similar effect to a ground floor extension recently approved and constructed on nearby Albert Street (also grade II listed, Camden Town Conservation Area and a similar building type, scale, height, form and detail to no. 133). The scheme proposed for no. 133 would be an improvement on the Albert Street example shown as it retains a gap through which the building line and fenestration of the house can be appreciated.

The proposed ground floor extension would read as a single storey addition, level with the ground floor and the garden. It would not read as forming part of a double height addition with the consented lower ground floor extension. It would very much be subservient against the host building as shown here where the characteristic features of the rear elevation (brickwork, fenestration and fenestration pattern and strong roof profile) are respected and enhanced through the provision of new window reinforcing the legibility of the staircase and its manifestation in the rear elevation.

The lightweight nature of the proposed extension would also allow for the continued appreciation of the garden from the house. The materiality of the proposed extension would also allow light into the rear room of the property. There would be no real disconnect or obstruction between the building and its garden setting. The proposals will allow for the removal of the existing kitchen from the ground floor rear room which will better reveal the significance of the original property.

In terms of the effects of the proposals on the interior of the building, an extension at ground floor level would not diminish the integrity of the building or harm its special interest. The transparency of the extension would mean that the repaired brickwork of the rear elevation and relevant openings would remain legible and visible. The building would therefore be fully appreciated from ground floor to roof level.

No. 133 is a standalone building with unified terraced groupings either side. It has none of the noted characteristics of these terraces and is of a height and scale that can comfortably accommodate a ground floor extension. The building is demonstrably unique within its immediate setting and it is difficult to establish a precedent for ground floor extensions in neighbouring properties as no. 133 and its neighbours are not comparable.



Effects of the proposed scheme on the rear elevation.



Albert Street example of a glazed, lightweight and transparent extension.



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## Conclusions

The rear elevation of no. 133 has a robust character that stands apart from neighbouring buildings to the north and south. It reads as being of a greater height and scale with its windows and expressed roof form giving emphasis and strength. The proposed ground floor extension would not affect the overall strength and special interest of the rear elevation. The proposed addition is intended to be lightweight and allow for visibility through to the original rear wall of the house. Further, it is not a full width rear extension as shown above.

Most importantly, the ground floor extension would read as a single storey extension. Although the lower ground floor would be located beneath, the additional visible mass would be limited to that of a single storey which would give a cleaner and tidier appearance to the rear elevation.

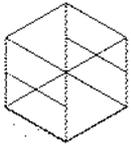
Above the extension, the height and scale of the rear elevation above the ground floor extension would very much be evident and remain the prominent feature. Against the rear elevation the proposed extension would be subordinate.

No. 133 Arlington Road is a rarity within a group of greater consistency and one of the few houses within the listed group that could accommodate an extension of this nature.

National and local historic environment policies seek to enhance the significance of listed buildings and to protect them from unjustifiable harm. This is based on the statutory duty set out in the Planning (Listed Building and Conservation Areas) Act 1990. It is considered that the proposals would not harm the significance and special interest of the listed building. The proposals would enhance the interior of the building and the rear elevation in ways outlined above. It is therefore considered that the proposed alterations and extension would comply with local and national policy. The proposals are acceptable in historic environment policy terms and would accord with the statutory duty set down by the Act.



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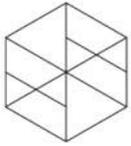
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Appendix A

Heritage Appraisal July 2018

Submitted in support of application refs: 2018/0497/L and 2017/4922/P

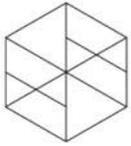


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Heritage Appraisal  
No. 133 Arlington Road, London, NW1 7ET  
July 2018





## 1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of alterations and extension to no. 133 Arlington Road, London, NW1 7ET. This report should be read in conjunction with the Design and Access Statement and drawings prepared by deDraft Architects. This appraisal relates to the latest set of drawings submitted by deDraft (sent 26 June 2018). There have been a number of design iterations submitted in the course of the application but the latest set show revised proposals that respond to comments and concerns set out by LB Camden. They have also been informed by advice from The Heritage Practice and are based on a more developed understanding of the significance of the existing building and its context. The proposals now involve comparatively minor alterations to the principal listed building and continue to include extensions at lower ground floor and ground floor level.

1.2 This appraisal sets out the historic development of no. 133 Arlington Road and briefly describes its current condition and appearance. It considers the significance of the existing building and then assesses the effect of the proposals on that significance and against relevant historic environment policy considerations.

### Research and report structure

1.3 The purpose of this report is partly to set out the history and significance of the site and partly to describe the proposals and their effects. No. 133 Arlington Road is a grade II listed building and was added to the statutory list in 1999, a relatively late listing for buildings of this type, together with its neighbours in the terrace forming nos. 101-145 (odd) Arlington Road. The building also forms part of the Camden Town Conservation Area.

1.4 It should be noted that in common with many historic buildings, sites and places, it is not possible to provide a truly comprehensive

analysis of the site's historic development. The research and analysis set out in this report is as thorough as possible given the type and number of archival resources available. Research has been undertaken at the London Metropolitan Archives, the Camden Local Studies and Archives Centre and using LB Camden's historic planning records. A number of online sources have also been used.

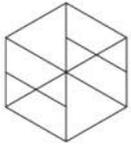
1.5 The relatively late listing of the terrace of which no. 133 forms part obviously means that internal changes and other works have taken place to no. 133 and across the terrace without the need for listed building consent. While conservation area controls and other planning considerations have been applied as appropriate, alterations prior to 1999 have not had the more rigorous and perhaps more stringent scrutiny than they would otherwise as listed buildings. Historic internal alterations are therefore not necessarily recorded.

1.6 The desk-based and archival research has been combined with a visual assessment and appraisal of the existing building and its context. Further sources and evidence that add to our knowledge and understanding of the site and its history may become available at a future date.

1.7 The report is divided into two main sections. The first (section 2) describes the site and its context, its historic development and an outline of the significance of the site. An assessment of the proposals against significance and relevant historic environment policy is provided at section 3. Relevant historic environment policy is outlined in appendix A.

### Author

1.8 This appraisal has been prepared by Kate Graham of The Heritage Practice. Kate Graham (MA (Hons) MA PG Dip Cons AA) has extensive experience in dealing with proposals that affect the historic environment having in recent years been Conservation & Design Manager at the London Borough of Islington



and Senior Historic Buildings at Areas Adviser at English Heritage. She also has an extensive background in research, in policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in building conservation. Kate is also a member of the Islington Design Review Panel.

1.9 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years experience. She has worked for leading national bodies as well as smaller local organizations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

### Designations

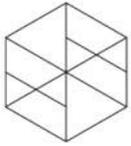
1.9 As noted above, no. 133 Arlington Road is a grade II listed building. The list description for the terrace of which it forms part reads as follows:

*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.*

1.10 The Camden Town Conservation Area was designated in November 1986. The current Conservation Area Appraisal and Management Plan (adopted 2007) notes that:

*'The western side of the street consists of complete terraces with house smaller than those in neighbouring streets, consisting of three storeys on basements. Constructed from brick, they are stucco-trimmed, and characterised by cast-iron balconets and spearhead railings around basement areas. The houses date from the 1820s to c 1840. From Mornington Street northwards, the houses have a very distinct local roof form: behind the front parapet, the valley roof is hipped towards the back and continued in slate to form the top floor, with large chimney stacks on the rear elevation. This pattern gives rise to a characteristic and distinctive vertical emphasis, alternating with the slated mansards and long stair windows.'*

1.11 There are some anomalies within this pattern including nos. 101-107 and no. 133 Arlington Road itself. These buildings are all taller and deeper than the terrace as described above. Nos. 101-107 have been altered and extended towards the rear and at roof level. No. 133 is perceptibly taller than its immediate neighbours and set beyond the building line of the terrace houses either side. It does not have the slated second storey or rear chimney. Instead, a valley roof is clearly expressed and without the prominent rear chimney forming part of the rear elevation, there is a greater perception of no. 133 being of a greater scale, height and width than those buildings either side and continuing north and south along the terrace. This is explored in more detail in section 3 below.



## 2 No. 133 Arlington Road

2.1 The existing building at no. 133 Arlington Road forms part of a terrace on the west side of the street that was constructed in the 1840s. No. 133 is two bays wide with a door with fanlight to the right and a single arched window to the left. The principal elevation expresses the internal floor hierarchy, with taller windows and balconettes at first floor. The ground floor is stuccoed.

2.2 The glazing bar pattern, size of openings and general composition of the principal street elevation are generally consistent with neighbouring properties which helps to give a sense of uniformity and a homogeneous character. In reality, there are subtle differences between the buildings. Those to the south of no. 133 have stuccoed window architraves, no. 133 and those to the north do not. In addition, the terraced houses to the south have stuccoed cornices while again, nos. 133 and those to north have plain brick parapets. This perhaps suggests the building of the street in two phases or by two different builders.

2.3 No. 133 creates a break between the consistently detailed terraces to the south and those to the north. While both groups either side of no. 133 have the characteristic rear elevation, to the street they are slightly different in character. In between them is no. 133 which, as can be seen in the street elevation, is a taller building with different floor levels. The positioning of the fenestration in the street elevation is different to neighbouring properties and gives an indication of the building's slightly different status as something of an 'odd one out.'

2.4 As already noted above, this can also be seen to the rear of the building where the valley roof is prominently expressed, there is a deeper building line than neighbouring properties and there is only the historic windows, party wall stacks and central downpipe that add detail (figure 1).



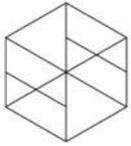
Figure 1: Rear elevation, no. 133 Arlington Road. The image shows the clear break in character between the form and appearance of dwellings to the north and south of no. 133 and the greater scale and presence of the rear elevation within this setting.

2.5 Internally, the layout is typical of a late Georgian/early Victorian townhouse with a small entrance hall leading to the stair compartment and front and rear rooms accessed via the ground floor corridor. This pattern is repeated on each floor and is characteristic of the period. The staircase is largely original although the flight between ground and lower ground has been replaced and is clearly modern.

2.6 The interior retains some features of historic interest but has lost original detail in other areas. This includes corncicing, joinery and fire surrounds.

### Historic development

2.7 In the early 19<sup>th</sup> century, Camden Town was a quiet, middle-class suburb that had just started to develop and grow. Arlington Road runs northwards from Mornington



Crescent and parallel with Camden High Street, and was named after the Earl of Arlington, the 17<sup>th</sup> century copyholder of Tottenham manor.

2.8 The east side of Arlington Road was the first to be developed c.1806 and the houses on that side of the street looked over the grounds of Charles Shailer's nursery garden beyond which were open fields.<sup>1</sup> It was for some years a favourite place of promenade for Camden residents.

2.9 The Regent's Canal opened locally in 1820 which consequently stimulated increased development. Plots were beginning to be laid out and built in Parkway in the 1820s and 1830s, but parts of Arlington Road, Albert Street, Mornington Terrace and Delancey Street remained undeveloped until the arrival of the railway in the 1830s which generated increased speculative development.<sup>2</sup>

2.10 In 1839-1840, the west side of Arlington Road was developed. As explained above, there is general consistency across the terrace of which no. 133 forms part but for some reason, the property is of a different form and scale to its neighbours and has more in common with nos. 101-107 in terms of appearance. Why this should be the case is not yet known but it may reflect a change in builder, a shift in building patterns over time or a break in construction. The building doesn't read as a central feature of a symmetrical composition that has since been lost given that either side of no. 133 the terraces have different, but consistent to each group, architectural detailing.

### The history of No. 133 Arlington Road

2.11 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. It forms part of a Grade II listed terrace of 23 houses, which is significant for its grouping rather than for the individual merit of the houses (see list description in section 1).

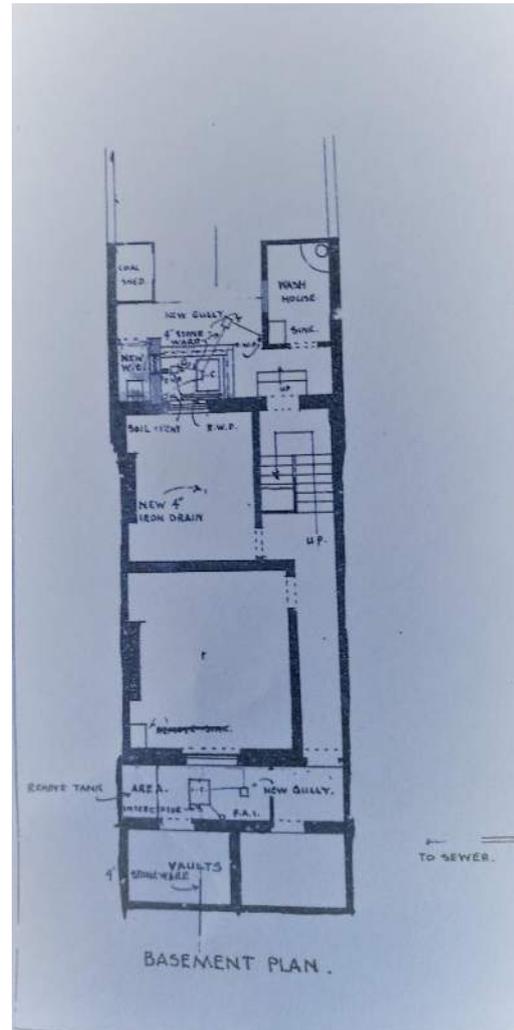
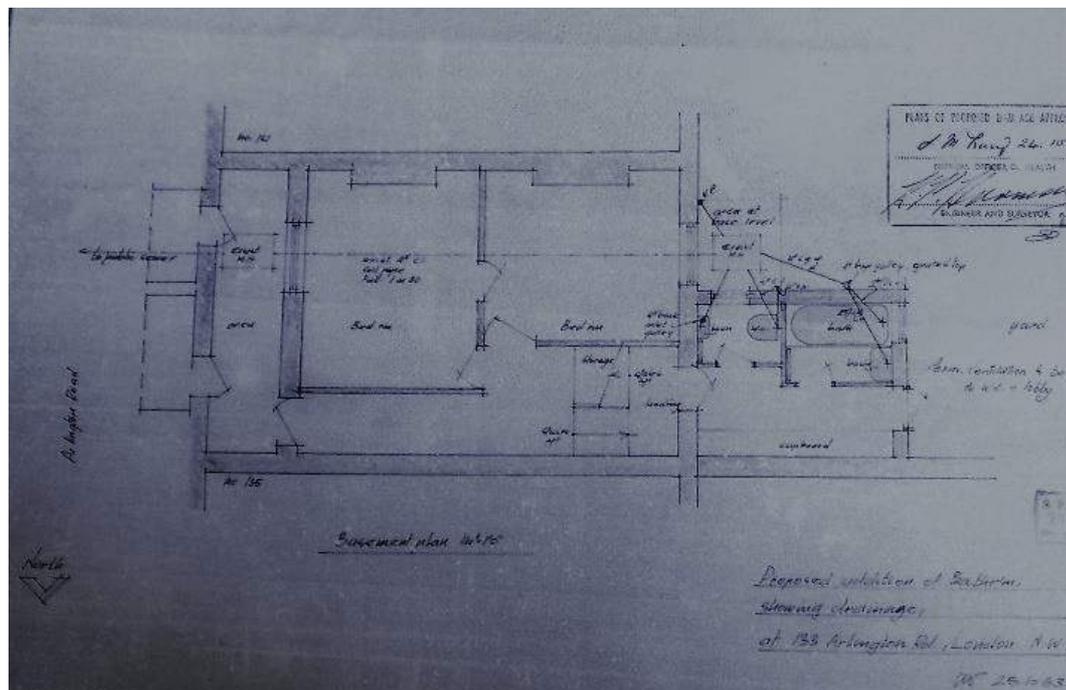
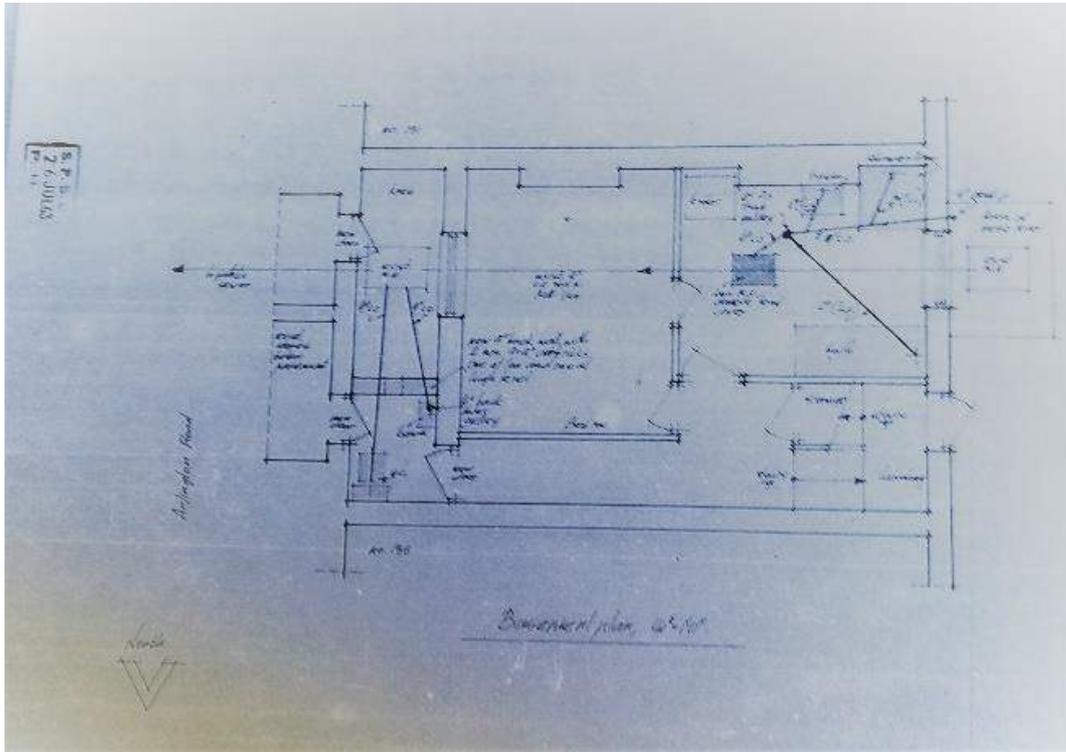
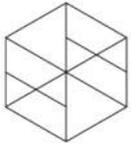


Figure 2: Basement of No. 133 Arlington Road in 1939 [© Camden Local Studies and Archives Centre, Drainage plan 28860 (17 Jan 1938)]

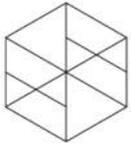
2.12 The first detailed visual evidence of No. 133 Arlington Road is from a drawing in the St Pancras Parish drainage plans of 1938, when some new drains were added. A plan shows the layout of the basement level of the property at that date (figure 2). The plan shows a detached wash house to the rear and a new WC as being added outside adjacent to the property's south-

<sup>1</sup> Camden History Society, *The Streets of Camden Town* p.70

<sup>2</sup> Camden Town Conservation Area Appraisal and Management Strategy (2007)



Figures 3 and 4: Lower ground floor before and after the bathroom extension.



west corner.<sup>3</sup> A new concrete floor was also introduced at basement level as part of the 1938 works.

2.13 In 1963, a rear extension (the current extension) was proposed to form a new bathroom, and the former bathroom was converted into a bedroom (figures 3 & 4).<sup>4</sup> There were also plans for two bedrooms in the basement at this date. It seems however that the work was never carried out as in 1973 a full set of plans of the house were made by J.B. Brown, ARICS which show the bathroom in the basement was within the main house.

2.14 In 1973, plans show that there was a self-contained flat in the basement, and at that time a bedroom and a bathroom were proposed for a new third floor mansard extension. The mansard was approved but obviously, this element of the work was never carried out (see figure 5). The description of development set out that permission was sought for the 'Change of use of 133 Arlington Road, NW1 into one maisonette and one flat including works of conversion, and the erection of a roof extension to form an additional flat.'

2.15 The plans at figure 5 show the internal layout of the building as proposed at the time. It is likely that the lower ground floor was converted into a single flat. The proposed drawings show the removal of the staircase and certainly half of the flight between ground and lower ground is modern. The plans also appear to show an existing opening between the front and rear rooms at first floor level which is relevant for reasons set out in section 3 below. It is likely that the bathroom above the stairs at second floor level was added around this time.

2.16 If subdivision had taken place, certainly by 2012, the property was a single family dwelling. At this time, a full-width lower

ground floor extension was permitted with a decked terrace over. This involved the demolition of the existing extension, known to have been constructed in the 1960s, with a new opening within the rear wall to provide access. The rear room of the lower ground floor was subdivided to create a bathroom. Again, although permitted, these works were not carried out.

2.17 In 2015 an application proposed a change of use from a single-family home into two self-contained flats, but the scheme was withdrawn.<sup>5</sup>

## Significance

2.18 No. 133 Arlington Road is clearly a building of some historic and architectural special interest – it is a grade II listed building alongside its neighbours on the west side of Arlington Road. The relatively late listing of the building, its neighbours and others such as the terraces of Albert Street has inevitably led to internal changes that have not been recorded via the planning process. There is also evidence to suggest that the building may have been subdivided historically and new floor, wall and ceiling finishes support the idea that a number of changes have taken place. Many of the building's fire surrounds have also been removed although chimney breasts remain expressed.

2.19 The architectural composition of the building's street elevation clearly contributes to its special interest. However, despite architectural and compositional similarities, the building is something of an oddity within a wider group and forms a break between very similar properties to the north and south. The terraces to the north and south are individual groups due to subtle differences.

2.20 While there is consistency to their rear elevations, the street elevations are subtly different in the use of stucco to windows and at

<sup>3</sup> Camden Local Studies and Archives Centre, Drainage plan 28860 (17 Jan 1938)

<sup>4</sup> Camden Local Studies and Archives Centre, Drainage plan 36396 (20 Oct 1963)

<sup>5</sup> LB Camden Planning online 2015/2247/P

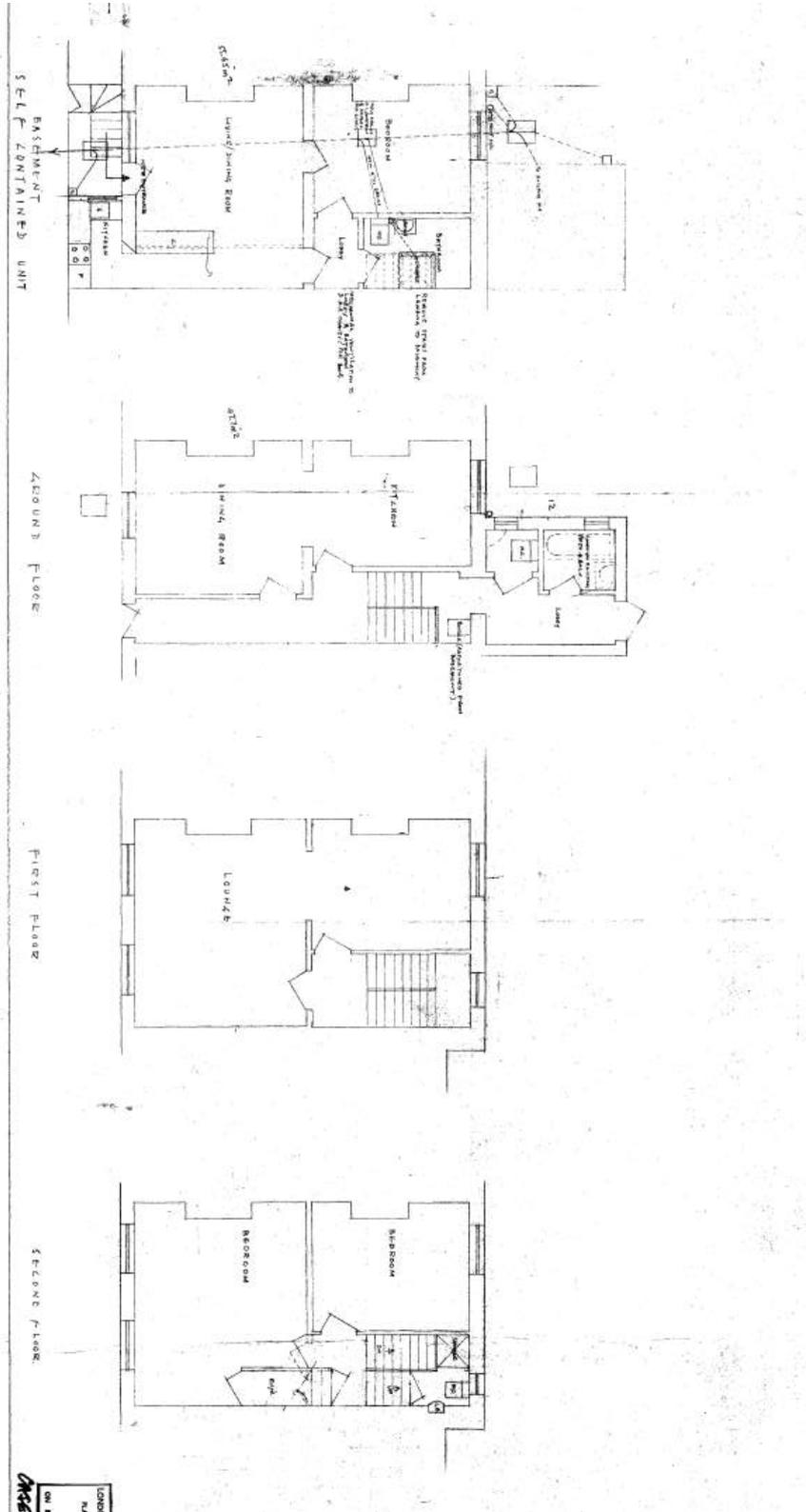
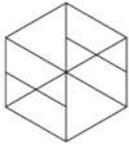
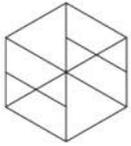


Figure 5: 1973 plans (excluding proposed mansard).



cornice level (as noted above). No. 133 sits at the centre of two runs of terraced houses and is linked to them but also stands apart – the change in scale and detail is legible to both the front and rear elevations. The windows relate to slightly different floor levels and the rear elevation is a clear departure from its neighbours (figure 1). The rear elevation reads as having greater height and its expressed roof form is a distinct feature. The difference between no. 133 and its neighbours to the north and south give the rear elevation a robust appearance, very much vertical in emphasis.

2.21 In contrast, the architectural treatment of the rear elevations of the immediate neighbours at no. 131 and no. 135 give them a modest appearance, the second floor reading as a roof structure and the rear chimney stacks giving the perception of a narrow rear façade. This relationship is an interesting one and the reasons for it can only be presumed (as set out above). The distinction in scale and architectural detailing is nevertheless of interest and contributes to the site's overall significance.

2.22 The 1960s extension is of little architectural or historic interest and the associated landscaping treatment has no value. The stairs leading from the rear room of the ground floor are not a traditional feature, historically the main access to the rear was from the stair compartment on the half landing.

2.23 While features and fabric have been renewed and replaced (or lost in some instances), the plan form of the original building remains legible and the building retains a degree of character as an early Victorian townhouse. Its plan follows the standard layout of front and rear room accessed via the stair compartment.

2.24 It should also be noted that the building sits within a long and generous garden which also contributes to its setting. The garden is particularly private and given the distance of neighbours to the west on Albert Street there are no public views of the rear

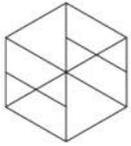
elevation of the building and only limited views from the gardens of neighbouring properties.

2.25 No. 133 was listed at grade II as part of a wider terrace in 1999. The terrace is not composed to be uniform or cohesive or to have symmetry or demonstrate a broader architectural concept. In some cases of listed terraces, each house plays a part in an impressive whole. In this case there is variation across the terrace which suggests that although the frontages have an element of consistency, there was no grand plan in the execution of their appearance or that somehow this intention fell away. No. 133 is clearly something of an anomaly within the listed group in both scale and composition.

2.26 As a late listing, internal changes could be made historically without the benefit of listed building consent and this has evidently been the case at no. 133. At this stage, we may not know the extent of these but from the current character and appearance of the house, it is evident that some alterations have been made. These have not necessarily been to the detriment of the building's significance or its legibility.

2.27 The plan form, layout and floor hierarchy are standard for a property of this type. The greatest interest of the building perhaps lies in its uniqueness within an otherwise mostly cohesive group of buildings. It has a distinction and perhaps even a different status from neighbouring properties that is expressed in its front and rear elevations if not in its internal appearance.

2.28 The following section describes the proposals before assessing their individual and cumulative effects on the building's significance.



### 3 The proposals and their effects

3.1 As set out above, the proposals have been revised a number of times in order to address concerns raised by LB Camden during the course of the current application (2018/0497/L and 2017/4922/P). The intention of this appraisal is not to cover the entire history of this application but to assess the proposals as they currently stand as of June 2018. It is reasonable to state from the outset that the proposals have evolved considerably since the initial submission and are now appropriately sensitive to the significance of the listed building at no. 133 and relate well to its existing character and context.

#### The proposals

3.2 The proposals now involve the following:

##### Lower Ground Floor:

- Lowering of existing floor (first concreted in 1938) – the floor to ceiling height would still be less than that of the ground floor although floor hierarchy to remain legible;
- New lower ground floor extension (for more detail, see points in relation to the exterior below);
- Reinstatement of appropriately detailed staircase between ground and lower ground floor;
- Removal of window to ground floor rear room to create access through to a lower ground floor extension;
- Creation of small bathroom (to lesser scale than 2012 permission) and provision of utility furnishings to rear room; and,
- Retention of all other fabric.

##### Ground Floor

- Part-width ground floor extension to be accessed via existing opening in rear room (see notes on exterior below). No other changes are proposed.

##### First floor:

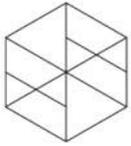
- A double door width opening between front and rear rooms. No other alterations are proposed.

##### Second floor:

- Reduction in size of bathroom over the stairs to improve the quality and appearance of the stair compartment. The WC will be pulled back to align with the location of landing balustrade;
- Provision of small Jack and Jill bathroom to second floor front room. The enclosure will sit within the chimney breast recess and is intended to read as a piece of joinery/furniture. The provision of the bathroom will necessitate a single door opening within the spine wall. The intention is for the bathroom to have as light a touch as possible; and,
- Provision of a conservation roof-light above the proposed bathroom enclosure to introduce some natural light.

##### Exterior

- Demolition of existing structures to rear and excavation for proposed extension;
- As already noted, the proposals involve a full width lower ground floor extension (similar to that approved in 2012). This will not be visible from the garden - the only manifestation being a flush rooflight within the garden surface and access stairs from the lower ground to the garden;
- Above this is proposed a lightweight, simple extension that would relate to the existing garden level. This would be constructed in structural glazing with slimline aluminium sliding doors. This would sit well below the cill of the half landing window between ground and first floors and below the height of the ground floor extension to no. 135;
- The existing brick finish of the rear elevation will be retained and would be



perceptible through the ground floor extension. It would not be 'internalised' with a new wall finish.

3.3 The general thrust of national and local historic environment policy is to conserve and enhance the significance of designated heritage assets (such as listed buildings and conservation areas) and understandably to avoid harmfully affecting their special interest. The proposals as set out above have been informed and shaped by an understanding of the historic building and its development and taking into account concerns raised by LB Camden during the course of the application. This heritage statement demonstrates how the proposals would comply with national and local policy. The assessment considers works to individual floors and to the exterior before considering the proposals as a whole.

#### Lower Ground Floor

3.4 The layout of the lower ground floor has been altered since originally constructed, it has lost its historic appearance and its character somewhat. There remains a sense of a front and rear room. The proposals involve reinstating a more appropriately detailed staircase which would be of benefit to the building. They also involve excavation of the existing floor level to a finished floor to ceiling height of 2.6m. This would remain lower than the ground floor height of 2.73m. All existing structure and fabric would be retained. The rear room would have some partitioning to create a small bathroom and fittings for a utility space. The partitioning would allow for more of volume of the original room to be visible, more so than under the 2012 approved scheme.

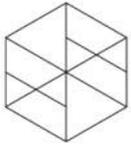
3.5 The existing opening would be used to provide access to the rear extension and with the excavation, would allow for level access from the main house into the proposed rear extension. Using a single doorway through to the rear extension would preserve the integrity of the original building envelope and aid the distinction between the original, host building

and the proposed new extension. It is understood that the lower ground floor extension is acceptable in principle and indeed this has been permitted previously. As noted above, the proposed lower ground floor extension would be largely hidden beneath the garden surface.

3.6 The proposals would involve a change to the appearance of the lower ground floor. It is known that the flooring was concreted first in 1938 and it may have been replaced in more recent years. There are few features of historic interest within the rooms although the spine wall, chimney breasts and front and rear rooms would remain legible. This pattern would continue to remain so with all key features of the plan form being retained.

3.7 The contribution of the lower ground floor to the building's overall significance is currently very limited. While the proposals represent a change in height at lower ground floor level, this would continue to relate to the overall floor hierarchy of the building. No important historic fabric would be removed to enable the lowering of the floor. The layout of the rear room has less impact than that approved in 2012 and the access is through an existing opening, rather than opening up the wall in another area.

3.8 It is considered that the works to the lower ground floor would not cause harm to the special interest of the listed building. The plan form would remain legible, the building envelope would remain robust and there would be improvements to the stair. The proposed extension would be distinct from the listed building and would be hidden from view against the rear elevation of the property. The works to the lower ground floor level are therefore considered acceptable in policy terms. There would be a minimal impact on the listed building and its special interest through extending at this level and there would be no effect on the Camden Town Conservation Area.



## Ground Floor

3.9 The proposals also involve a lightweight extension at ground floor level. This would effectively read as a single storey ground floor extension and would not be seen as a two-storey addition to the rear of the property. The garden surface would meet the proposed extension and there would not be a sense of excessive development. The effects of the extension on the rear elevation are considered in more detail below. In terms of how it would affect the special interest of the listed building in plan form, it is considered that the affect would not be harmful.

3.10 The character of the ground floor is strong with the front and rear rooms and the relationship to the stairs clear and legible. There is already a door out from the rear room that leads to an external stair to access the garden and no further openings would be required. Views out are currently of the garden and while there would be a glazed structure to beyond the rear room, its lightweight nature would allow for the continued appreciation of the garden from the house. The materiality of the proposed extension would also allow light into the rear room of the property. There would be no real disconnect or obstruction between the building and its garden setting.

3.11 In terms of the effects of the proposals on the interior of the building, an extension at ground floor level would not diminish the integrity of the building or harm its special interest. It is therefore considered that certainly in its relationship to the interior of the house, the proposed extension would comply with national and local policy.

## First Floor

3.12 The only proposed alteration at first floor level is the provision of a double-width, appropriately detailed opening between the front and rear rooms. Historic plans (figure 5) suggest that there was once an opening in this location and it is certainly a commonplace

feature in buildings of this age and type. The provision of an opening in this location, particularly if it once existed, would not be considered to harm the special interest or significance of the listed building and this element of the proposals would therefore comply with local and national policy.

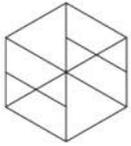
## Second Floor

3.13 The main changes at second floor level involve the reduction in size of the WC at the top of the stairs which will have a beneficial impact on the character, appearance and special interest of the stair compartment. The stairs are a key element of the building's significance and they are overshadowed by the bathroom at this level. The reduction of the structure will therefore enhance the stairs and would be considered to be acceptable in terms of relevant policy.

3.14 The other main change is the introduction of a small Jack and Jill bathroom along the spine wall of the front room. As indicated above, this is intended to read as a good quality piece of joinery, set within the chimney recess, that would be a recessive feature within the room, allowing its form and character to be appreciated. Forming bathrooms in this way at second floor level, where it is often accepted that there is more scope for change than at ground and first floor, is a neat solution to providing a bathroom that can be accessible from both rooms. This is very much a need of the applicant and offers a lighter touch to achieving this rather than putting too much pressure on the historic floor plan.

## Exterior

3.15 The principle of the rear extensions has been discussed above in terms of their relationship to the interior of the building and their effect on historic plan form and the significance of the building's layout as a whole. It is of course important to discuss how the extension would relate to the rear elevation of



the building and the effect this would have on overall significance.

3.16 There is already an extension to the rear of the building that was added in the 1960s. This is currently just over half the width of the main building. The extension itself is of no historic or architectural interest and it is understood that there is no in principle objection to its removal. The remainder of the rear elevation at this level is partly obscured by a balustrade and steps which lead to a cramped external space. There is nothing here that contributes to the special interest of the listed building. The removal of these features would be beneficial.

3.17 The proposed ground floor extension would be slightly higher than the existing extension but lower than the cill height of the staircase window and of the extension to the adjoining building. It would remove the visual clutter to the right of the existing rear extension and would allow for a simpler, cleaner and recessive addition to the rear elevation.

3.18 It should be noted that, as set out in section 2 above, the rear elevation has a robust character that stands apart from neighbouring buildings to the north and south. It reads as being of a greater height and scale with its windows and expressed roof form giving emphasis and strength. The proposed ground floor extension would not affect the overall strength and special interest of the rear elevation. The proposed addition is intended to be lightweight and allow for visibility through to the original rear wall of the house. As part of the revisions, the ground floor extension has been set in from the party wall to the south so that is not strictly speaking full width.

3.19 Most importantly, the ground floor extension would read as a single storey extension. Although the lower ground floor would be located beneath, the additional visible mass would be limited to that of a single storey which would give a cleaner and tidier appearance to the rear elevation. Above the

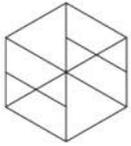
extension, the height and scale of the rear elevation above the ground floor extension would very much be evident and remain the prominent feature. Against the rear elevation the proposed extension would be subordinate.

3.20 No. 133 Arlington Road is a rarity within a group of greater consistency and is perhaps one of the few houses within the listed group that could accommodate an extension of this nature. The neighbouring property at no. 135 already had a rear extension that was redeveloped but its replacement does have an effect on the overall composition of the rear elevation, largely because the form of the host building reads as more squat and modest than no. 133.

3.21 The relatively late listing of the terrace means that there are a variety of extensions, including at ground level, across the group. In nearby Albert Street, there are a number of examples of two-storey extensions (such as at no. 115 and no. 117 Albert Street) where the modern extensions are appreciated as such (the houses of Albert Street are also of a similar scale to no. 133 Arlington Road). This does not apply in this case where only one storey would be perceptible and that this storey would be subordinate. Within the listed terrace of which no. 133 forms part, nos. 101-107 have large rear extensions of various kinds. This isn't a terrace with a strong pattern of rear additions, there are ad hoc arrangements to the rear of existing buildings.

3.22 Overall, it is considered that the proposed ground floor extension would not cause harm to the special interest of the listed building. Much of the elevation above the extension would remain visible and prominent and the rear wall within the extension would be expressed and also visible. It would continue to read as an external wall, utilising existing openings.

3.23 No. 133 is a building of distinct character from its neighbours, most palpable to the rear elevation. It could easily accommodate



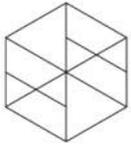
what effectively would read only as a single storey extension without its special interest or significance being harmed.

### Conclusions

3.24 The scheme now proposed has been significantly scaled back and is now far more responsive to the special interest and significance of the listed building. The interior of the building has undergone change and is generally typical of a house of a type of this date and age, particularly one which has been listed relatively late.

3.25 The significance and special interest of the listed building is partly derived from its interior of course but its greatest interest perhaps comes from its contribution to the terrace as a whole. Its special interest also lies in its seemingly different status to the terraced groupings to the north and south and being something of an anomaly within this context. The rear elevation can accommodate what effectively would be viewed as a single storey addition that would necessitate the removal of features that contribute little to special interest and significance.

3.26 National policy (set out at appendix A) seek to enhance the significance of listed buildings and to protect them from unjustifiable harm, in common with local historic environment policy. The proposals would not harm the significance and special interest of the listed building and it is therefore considered that the proposed alterations and extensions would comply with local and national policy and are therefore acceptable in historic environment policy terms.



## Appendix A

### Relevant Policy Context

The following paragraphs briefly set out the range of national and local policy and guidance relevant to the consideration of change in the historic built environment. The relevant statutory provision for the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### The National Planning Policy Framework (2012)

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the government's approach to dealing with the historic environment. Section 12 of the NPPF deals specifically with this area of policy. Policies relevant in this particular case are as follows.

**Paragraph 128** states that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.' A history of the site and its context and a statement of significance are presented in this report at section 2.

**Paragraph 132** sets out that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.'

**Paragraph 133** goes on to say substantial harm or total loss of significance may be acceptable

in very exceptional circumstances which are set out in the policy.

**Paragraph 134** deals with cases where a proposal does cause less than substantial harm to the significance of a designated heritage asset such as a listed building. Any such harm should be weighed against the public benefits of the proposals.

#### London Borough of Camden Local Plan

Camden's Local Plan was adopted in June 2017. The most relevant policy in this case is Policy D2: Heritage.

With regard to Conservation Areas, the policy states that the Council will:

- Require that development within conservation areas preserves or, where possible, enhances the character and appearance of the area.

With regard to Listed Buildings, the policy sets out that the Council will:

- Resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.