



131 Arlington Road  
Camden Town

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Planning Application and Listed Building Consent  
February 2019

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Introduction  
1.0

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# 1 INTRODUCTION

## 1.1 FOREWORD

This document has been prepared by OWAL Architects in support of the application seeking planning permission and listed building consent for the proposed works to No.131 Arlington Road, NW1 7ET (hereafter referred to as the 'site').

The scheme consists of the demolition of the existing sub standard rear basement extension and construction of a new full width basement and part width ground floor extension, all whilst preserving the special features of the listed building.

No.131 is a four storey mid-terrace property of a typical early Victorian London terraced house. The property is currently divided into two flats, consisting of 1x1 bedroom flat at basement level and 1x3 bedroom flat between ground and second floor level. The proposal seeks to reinstate the property back to one single dwelling.

The site is located 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.131 was subsequently given a Grade II listing in December 1999.

Full site address:

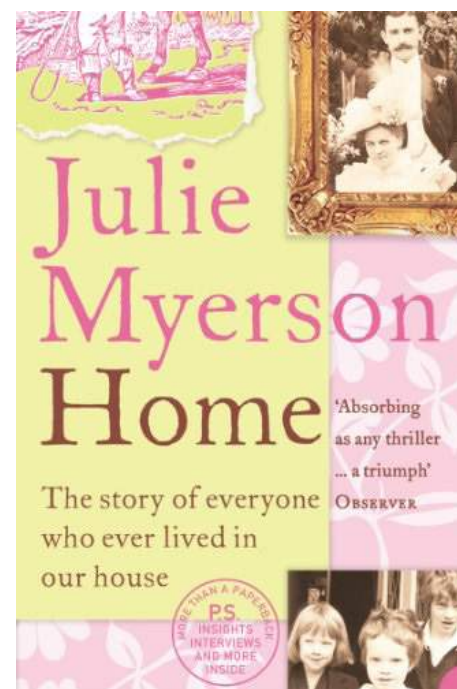
131 Arlington Road,  
Camden Town,  
NW1 7ET

## 1.2 CLIENT & PROJECT TEAM

The client, Mr and Mrs J Myerson, have recently purchased the property from a housing association where the property was used for rented accommodation.

As a result of this use, the property is unfortunately in a poor state of repair, with the majority of the internal original fabric and features having been removed.

The new owners of this property feel very strongly about returning the house to its original use as a single family residence, reinstating and repairing historic features and removing detracting elements, both externally and internally to enhance its contribution to the character and appearance of the Camden Town Conservation Area. They feel so passionately about the history of homes that they live in, that Julie previously wrote the book 'Home: The Story of Everyone Who Ever Lived in Our House' where she set out to learn as much as she could about the fascinating lives of everyone who lived in their home, which was dramatized on BBC Radio 4.



'Part memoir, part historical fiction, part sleuth-like detective story: it works on every level. The people she unearths are as vivid as characters in a novel, and it makes you think about your own home in a way you never did before' Esther Freud, Telegraph Books of the Year.

### ARCHITECT - OWAL ARCHITECTS

OWAL Architects is a vibrant RIBA Chartered Practice creating innovative and sustainable design solutions to meet the goals and objectives of a range of client types. Led by four like-minded professionals with a wide array of experiences and expertise, the practice is inspired by an ethos of collaboration, agility of minds and dedication to achieving excellence in design, quality and service.

Since its founding, the practice has achieved continuous growth and has delivered exceptional architectural solutions within the residential, hospitality and commercial sectors for discerning private clients, corporate clients, developers and investors. Housing a collective of highly skilled and talented designers, OWAL pride themselves on providing a fully responsive design service that begins with understanding our clients exacting project goals and achieving these through thoughtful designs that are creative, sympathetic to the environment and pragmatic in their realisation.

### HERITAGE CONSULTANT - ALAN BAXTER

Alan Baxter is a multidisciplinary design consultancy, providing structural and civil engineering, urbanism and conservation services to private and public sectors clients throughout the UK. They are independent, free thinking, inventive and pragmatic. Their work is wide-ranging and at the forefront of creative endeavour in the built environment and development industry.

Alan Baxter have prepared a Heritage Assessment to inform the development of OWAL Architect's designs and support the pre-application submission to London Borough of Camden.

### STRUCTURAL ENGINEER - CONSTRUCTURE

Constructure is a vibrant and progressive consultancy practice of structural design engineers, based in London SE1. Founded in early 2011, with the aim to excel in delivering high quality, thoughtful, and efficient structural designs.

They have a highly-considered approach to the way the company is structured, and how they organise our resources. This ensures that they can produce exceptional quality work, delivered on time and on budget.

Constructure have produced a Basement Impact Assessment, which accompanies the full planning application.

OWAL  
a r c h i t e c t s

Alan Baxter  
INTEGRATED DESIGN

constructure

OWAL  
a r c h i t e c t s



Site and Context  
2.0

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## 2 SITE & CONTEXT

### 2.1 APPLICATION SITE

The application site is 0.017ha in area and includes an expansive garden to the rear with a sloping topography. The property consists of three storeys and a basement, constructed from brick, stucco-trimmed, and characterised by cast-iron balconets and spearhead railings around basement area facing onto Arlington Road. It is significant because of its age, its surviving historic fabric and design and its relationship to the rest of the terrace.

The site is located centrally within the Borough of Camden and in close proximity to Camden Town underground station. Due north of the site lies Kentish Town while the village of Highgate is further northward and the village of Hampstead and the Heath to the northwest. Euston Station and its approaches are to the south and Regents Park lies just to the southwest.



 Site Boundary



Site aerial photograph



## 2 SITE AND CONTEXT

### 2.2 SITE CONTEXT

'Good Example of Recent Development'  
*Camden Town Conservation Area - Townscape Appraisal*

SITE: No.131 Arlington Road (Grade II Listed)

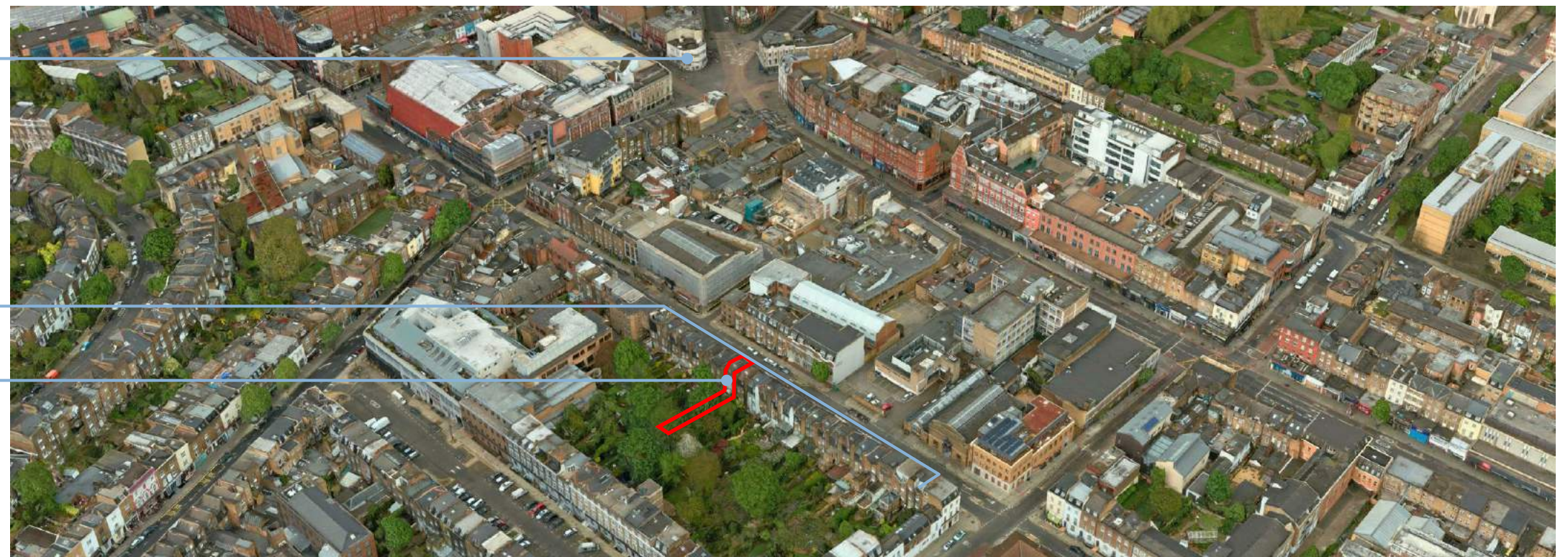


Bird's Eye View North West

Camden Town Underground Station

No.101-145 Arlington Road (Grade II Listed)

SITE: No.131 Arlington Road (Grade II Listed)



Bird's Eye View North East

 Site Boundary



## 2 SITE AND CONTEXT

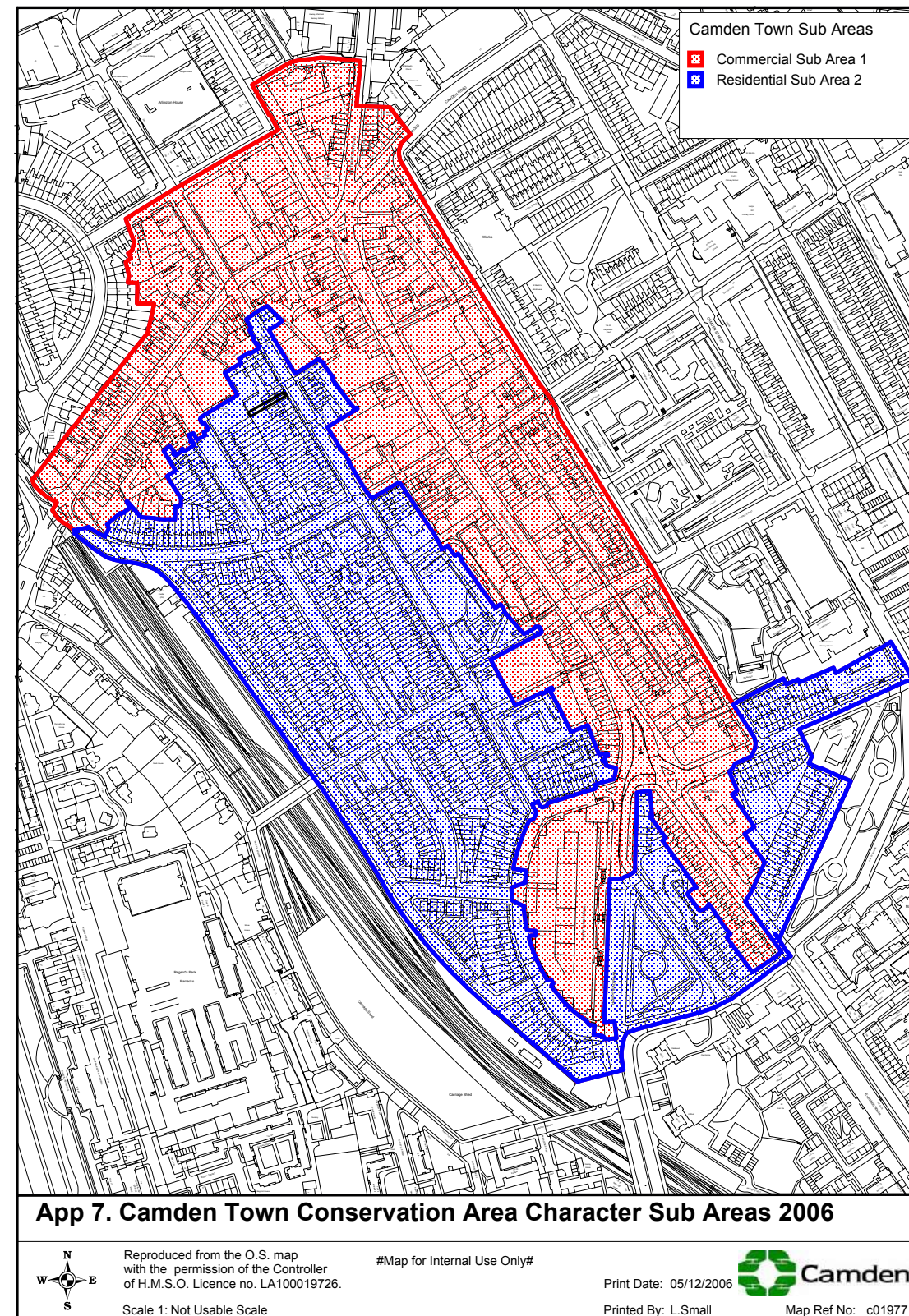
### 2.3 CAMDEN TOWN CONSERVATION AREA

The site is located within the Camden Town Conservation Area, it was designated by the London Borough of Camden on 11th November 1986. The Camden Town Conservation Area can be divided into two sub areas of distinctly different character, a busy commercial and retail area, and, a quieter more formal residential area, these are identified in the Camden Town Character Sub Areas Map adjacent.

The Conservation Area has a high proportion of 19th century buildings both listed and unlisted, which make a positive contribution to the historic character and appearance of the Conservation Area. There is an overall 19th century architectural and historic character and appearance throughout.

The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road intersected by shorter terraces (Delancey Street and Mornington Street).

Arlington Road represents the eastern edge of the northern part of the residential sub-area and the houses date from the 1820-1840.



Camden Town Conservation Area - Characters Sub Areas 2006



Arlington Road looking south



1910 Image of Conservation Area - Camden High Street, showing the recently electrified tramway

Site Boundary



## 2 SITE AND CONTEXT

### 2.4 LISTED BUILDINGS

The residential parts of the Conservation Area contains a large number of good examples of early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest. The terrace along Arlington Road in which the site is located was Grade II listed in December 1999. Its description is of an early Victorian London terraced house.

The listed buildings in the immediate context of the site are as follows:

#### Albert Street

- 9-23, 45-97, 99-139, 22-46 and 50-118, Tudor Lodge No 20

#### Arlington Road

- 38 and 40 and attached railings
- 3-31 and railings to no.15 and 21
- 39-51 and attached area railings
- 53-85 and attached area railings
- 101-145 and attached area railings
- 157-161 and attached area railings
- No 104 Former LCC Tramways Sub station

#### Camden High Street

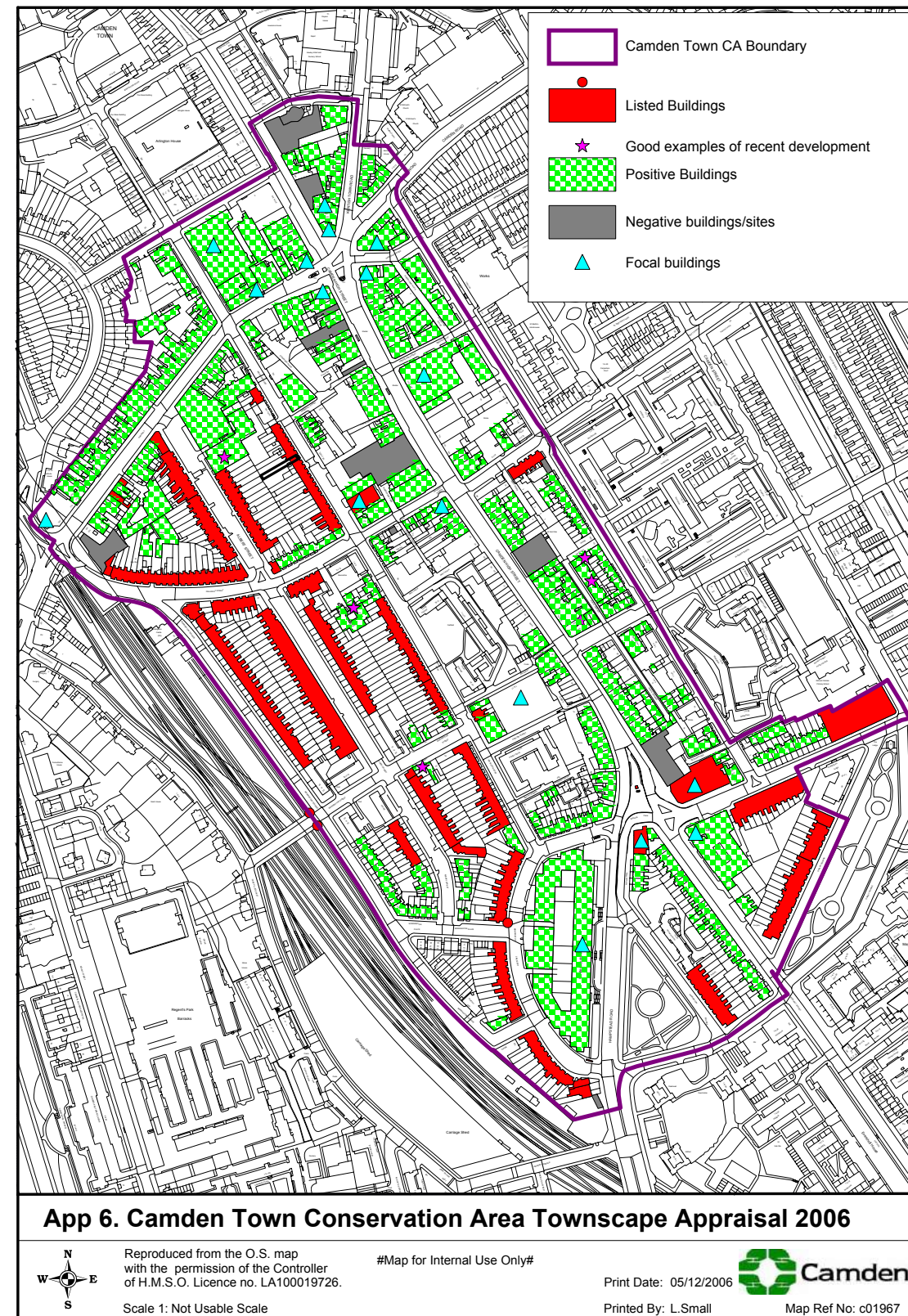
- Camden Palace Theatre and Statue of Richard Cobden

#### Crowndale Road

- 31-53 and 44-46 (Working Men's College)

#### Delancey Street

- 15-25 and attached railings
- 29-41 and attached railings
- 38 and attached railings
- 40-82 and attached railings
- 84 and attached railings



Camden Town Conservation Area - Townscape Appraisal 2006

Site Boundary



No. 104 Arlington Road - Former LCC Tramways Sub Station - Grade II Listed



No. 101-145 Arlington Road and attached area railings - Grade II Listed



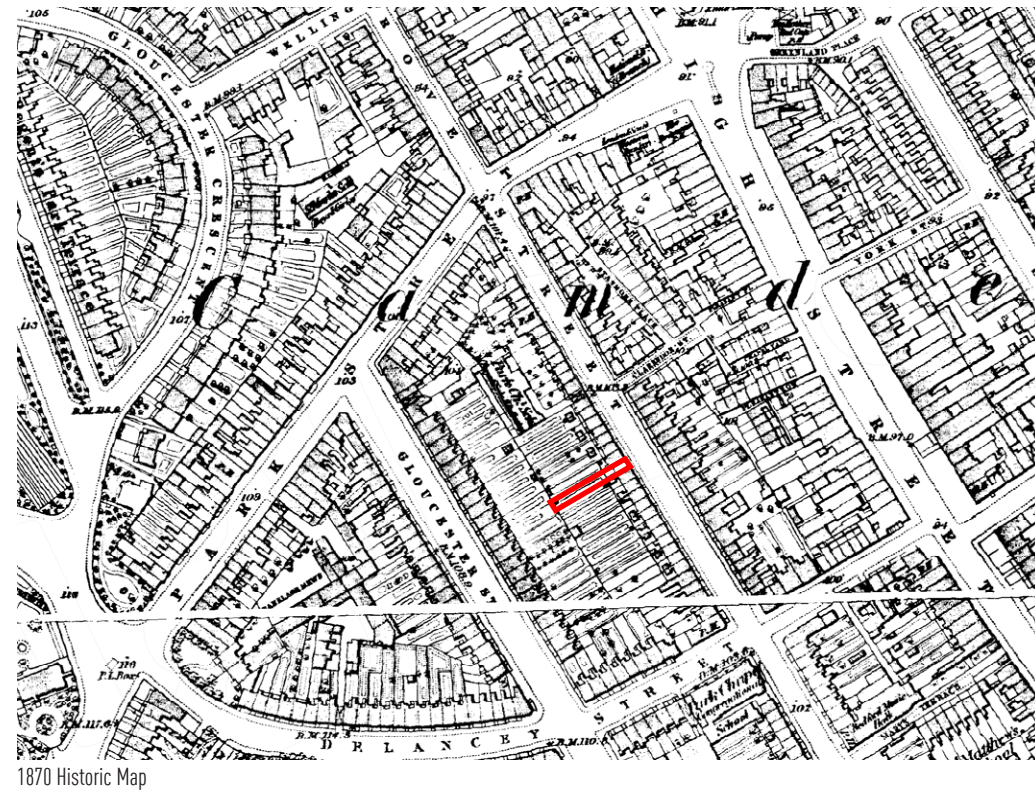
## 2 SITE AND CONTEXT

### 2.5 HISTORIC URBAN GRAIN

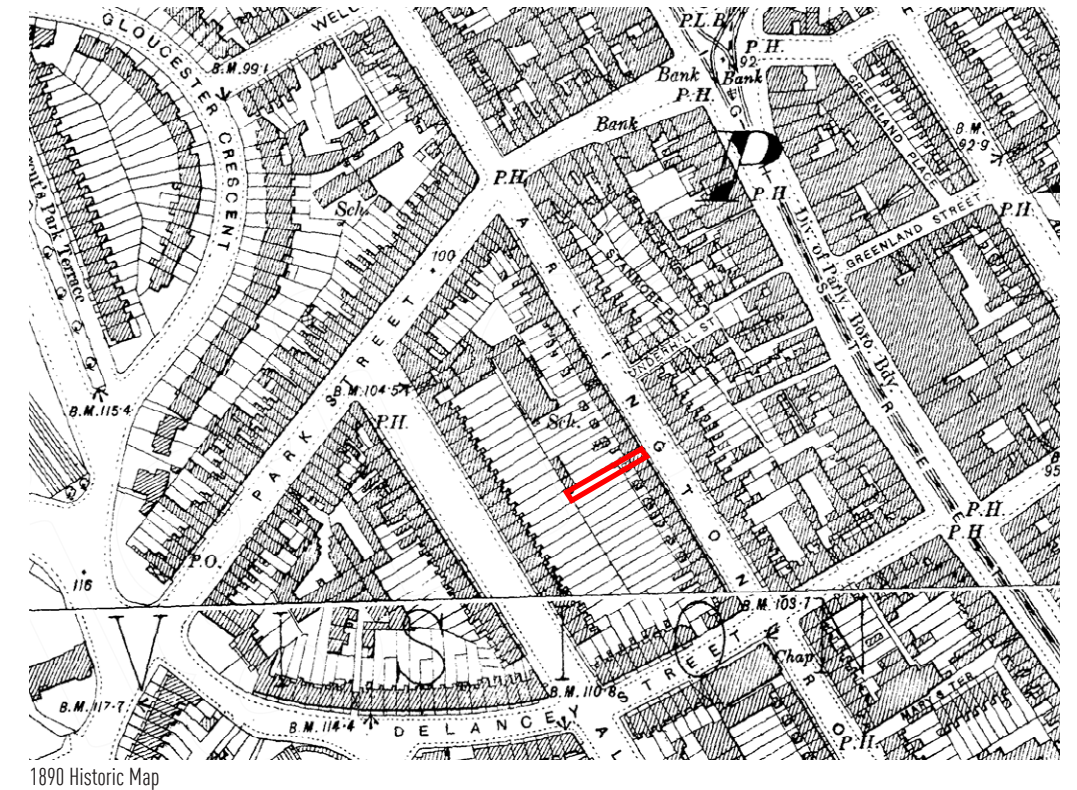
Historic maps identify the evolution of the site and the immediate area in terms of land use and development mass. The ancient north-south route, which has become Camden High Street, formed a spine along which development started about two hundred years ago.

Typical of 19th century speculative development the plan form of the area evolved as a series of grid patterns - streets of terraced houses within garden plots. Around the two major junctions the plot sizes are more random particularly where larger late 19th and 20th century buildings occupy prominent focal positions and break the tight pattern.

By the time the Regent's Canal, which flows to the north of the Conservation Area opened for business in 1820, the development of Charles Pratt's land was well under way. Arlington Road, Albert Street, Mornington Terrace and Delancey Street however remained undeveloped building plots until the railways arrived in the 1830's and generated increased speculative development.



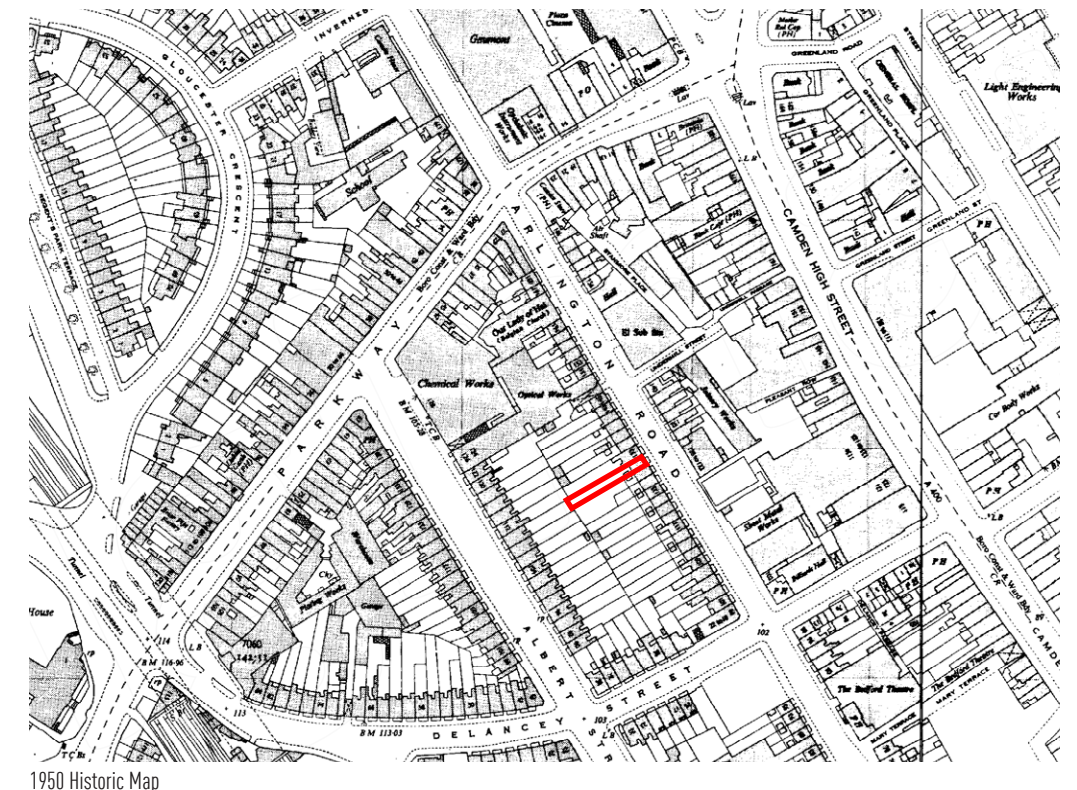
1870 Historic Map



1890 Historic Map



1910 Historic Map



1950 Historic Map





## 2 SITE AND CONTEXT

### 2.6 ARLINGTON ROAD - ARCHITECTURAL CHARACTER

As stated in the Camden Town Conservation Area Appraisal Management Plan the western side of the Arlington Road consists of complete terraces with houses smaller than those in neighbouring streets, consisting of three storeys and basements.

Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices. Roofs are mainly covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels. Exceptionally, properties have projecting stucco porticos and arched head windows. Terraces are adorned with various good examples of historic ironwork. Cast-iron boundary railings are a feature of most streets, and cast-iron balcony screens in a variety of patterns accentuate the principal first floors of many residential properties, sometimes bridging two or more windows.

The east side is less uniform. Residential uses are interspersed with commercial uses spilling over from Camden High Street to the east.

#### Yellow Stock Brick

Yellow stock brick is predominantly used along the terrace that makes a significant contribution to the appearance of the conservation area.

#### White Painted Stucco Mouldings

Architectural detailing surrounding doors and windows in the form of stucco mouldings around.

#### Front Boundary

Cast-iron boundary railings are a feature of most streets within the conservation area. At No.131 the street entrance to basement level is framed with a cast-iron moulding.

#### Windows

Painted white traditional timber sash windows of various forms including arched window heads.

#### Balconies

Cast-iron balcony screens of a variety of patterns accentuate the principle first floor.

#### Doors

White painted, arched frames traditionally with a fan light above, surround painted timber main entrance doors. The fan light at No.131 has been removed at some point.



Arlington Road - Site photo



## 2 SITE AND CONTEXT

### 2.7 REAR FACADE - ARCHITECTURAL CHARACTER

The architectural character along the rear of the terrace is of a more robust nature from what fronts Arlington Road, it is constructed in London stock brick with party wall chimney stacks that form a dominant feature of the overall rear elevation.

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 (second) 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. Most roofs are intact and can be viewed from Mornington Street. Similar examples can be found at the rear of properties in Parkway, visible from Arlington Road.

#### Windows

Painted white traditional timber box sash windows

#### White Render Facade

The white render over-cladding is a twenty first-century modification to the rear facade that can also be seen on various other properties along the terrace.

#### Rear Access

The door to the garden from ground floor level is a twentieth-century alteration incorporating an original window opening.

Application Number: 2013/2270/P

#### Rear Basement Extension

1988 approved rear extension with pitched glazed roof to form basement 1 bed flat separate from the rest of the house. Stepped access up to garden level. Iron railings on ground floor rear terrace.

Application Number: PL/ 8701486

133

131 ARLINGTON ROAD

129



#### Slate Roof

The valley roof is hipped towards the back and continues in slate to form the second floor.

#### Chimney Stacks

Large chimney stacks are a prominent feature along the rear of the terrace that extends down to basement level, however it is out of sight due at this level due to rear extension. The small window opening on the chimney breast is a twentieth-century alteration.

#### Guttering

Servicing runs externally down the chimney stack and across the extent of the facade, this has a negative impact on the historic character and fabric of the building.

#### Garden Bridge

The brick retaining wall to the boundary edge connects to a concrete slab bridge to provide access to the garden from the ground floor level.

Rear Elevation - Site photo



## 2 SITE AND CONTEXT

### 2.8 SITE PHOTOGRAPHS - EXTERNAL

#### FRONT ELEVATION - ARLINGTON ROAD



Arlington Road - Front Elevation



Front Elevation - Historic arched sash window and external render



Arlington Road - Street view looking south



Arlington Road - Street view looking north

#### REAR ELEVATION



Rear Elevation - Render and brick facade with slate roof



Rear Elevation - Basement conservatory doors leading to garden



Neighbouring Properties - 129 and 127 Arlington Road



Neighbouring properties - 133 and 135 Arlington Road



## 2 SITE AND CONTEXT

### 2.9 SITE PHOTOGRAPHS - INTERNAL

#### BASEMENT



Basement - Rear extension

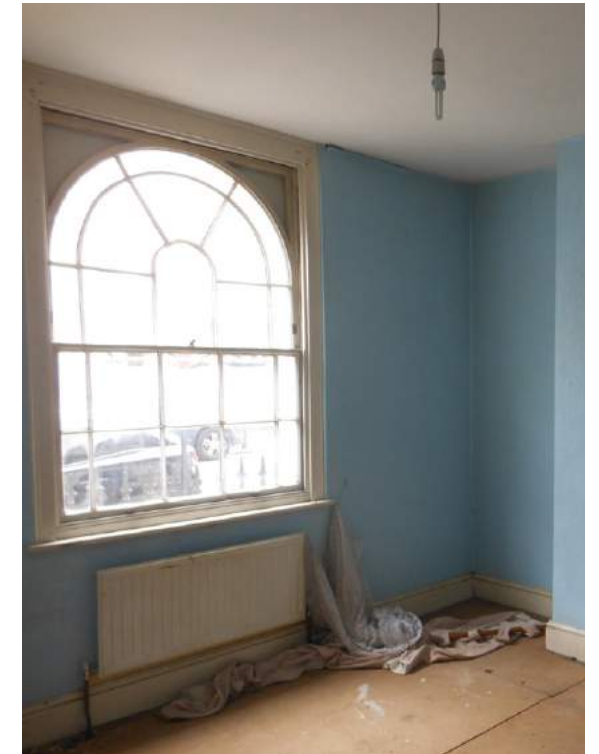


Basement - Arlington Road basement entrance

#### GROUND FLOOR



Ground Floor - Staircase and hallway



Ground Floor - Front room and arched sash window. All existing architrave, skirting and features have previously been removed.

#### FIRST FLOOR



First Floor - Staircase



First Floor - Staircase

#### SECOND FLOOR



Second Floor - Front room and sash windows



Second Floor - Rear window



## Planning Background 3.0

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### 3 PLANNING BACKGROUND

#### 3.1 No.131 ARLINGTON ROAD PLANNING HISTORY

The planning history for no.131 Arlington Road includes the 1988 planning application for the basement rear extension, two applications for tree works to the Sycamore in the rear garden and the latest 2013 planning application for the render over-cladding to the rear facade and replacement of certain windows.

These applications for no.131 Arlington Road are identified below;

##### REAR EXTENSION

**PL/8701486 - GRANTED - 4th August 1988**

Conversion of single dwelling house involving erection of rear basement extension to form 1x3 bed maisonette and 1x1 flat.

##### TREE WORKS

**2011/5642/T - GRANTED - 16th November 2011**

Proposed Work: REAR GARDEN: 1 x Sycamore - Reduce by 30%.

**2014/1883/T - GRANTED - 24th March 2014**

Proposed Work: REAR GARDEN: 1 x Sycamore - Reduce by 30%.

##### FACADE TREATMENT

**2013/2270/P - GRANTED - 9th August 2013**

Replacement of existing single glazed window and door at front basement level and door to rear ground level with double glazed windows and doors, and installation of external insulation on the rear elevation at ground and first floor level, of residential property (Class C3).



EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

2013/2270/P Planning Application - Existing and proposed elevations

Replacement of Windows and Doors at Basement



## 3 PLANNING BACKGROUND

### 3.2 RELEVANT PLANNING POLICY

The following planning policies have been extracted from national and local planning policy in the context of the proposed works to no.131 Arlington Road. The documentation that has informed the design includes the following:

- National Planning Policy Framework
- London Plan (2015)
- Camden Local Plan (2017)
- Camden Town Conservation Area Appraisal and Management Strategy - Camden Local Plan 2016
- Camden Planning Guidance CPG1
- Supplementary Planning Guidance (SPG)

The property is to remain as residential class use (C3).

#### National Policy

The NPPF stresses the importance that the government attaches to good design. Decisions on individual applications should, inter-alia,

- *'Respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'.*
- *'Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks'*

#### Camden Local Plan (2017)

**Policy D1 Design** states that the Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct,*

- accessible and easily recognisable routes and contributes positively to the street frontage;*
- j. responds to natural features and preserves gardens and other open space;*
- m. preserves strategic and local views;*

#### Extensions

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*

*Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.*

**Policy D2 Heritage** states that The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area;*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. 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; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

#### Camden Town Conservation Area Appraisal Management Strategy

##### New Development

*High quality design and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.*

##### Rear Extensions

*Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.*



## Development Process (for pre-app meeting) 4.0

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The following section documents the development process for the scheme via a pre-application meeting with Camden Council and further communication with the Conservation & Design Officer

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## 4 DEVELOPMENT PROCESS (for pre-app meeting)

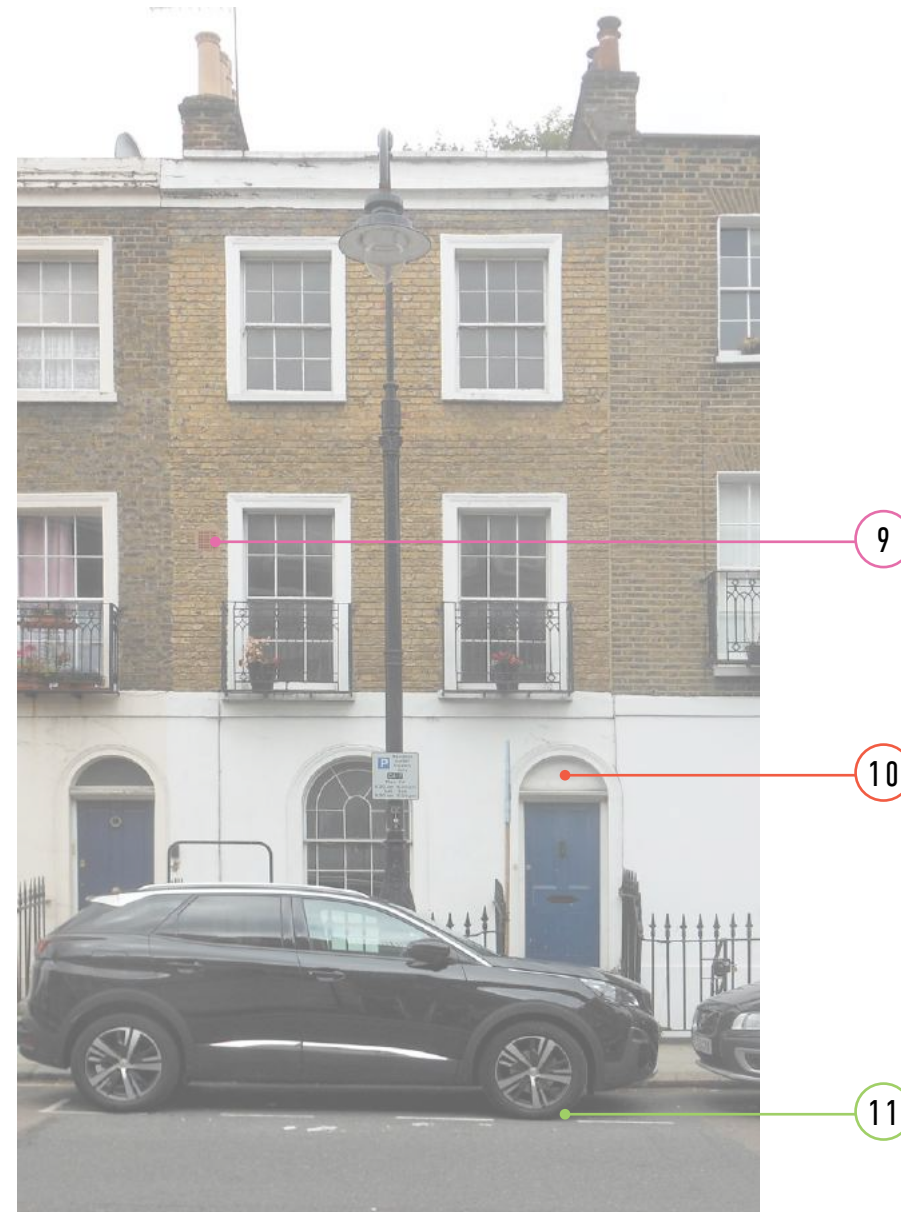
### 4.1 PROPOSED CHANGES

#### REAR ELEVATION

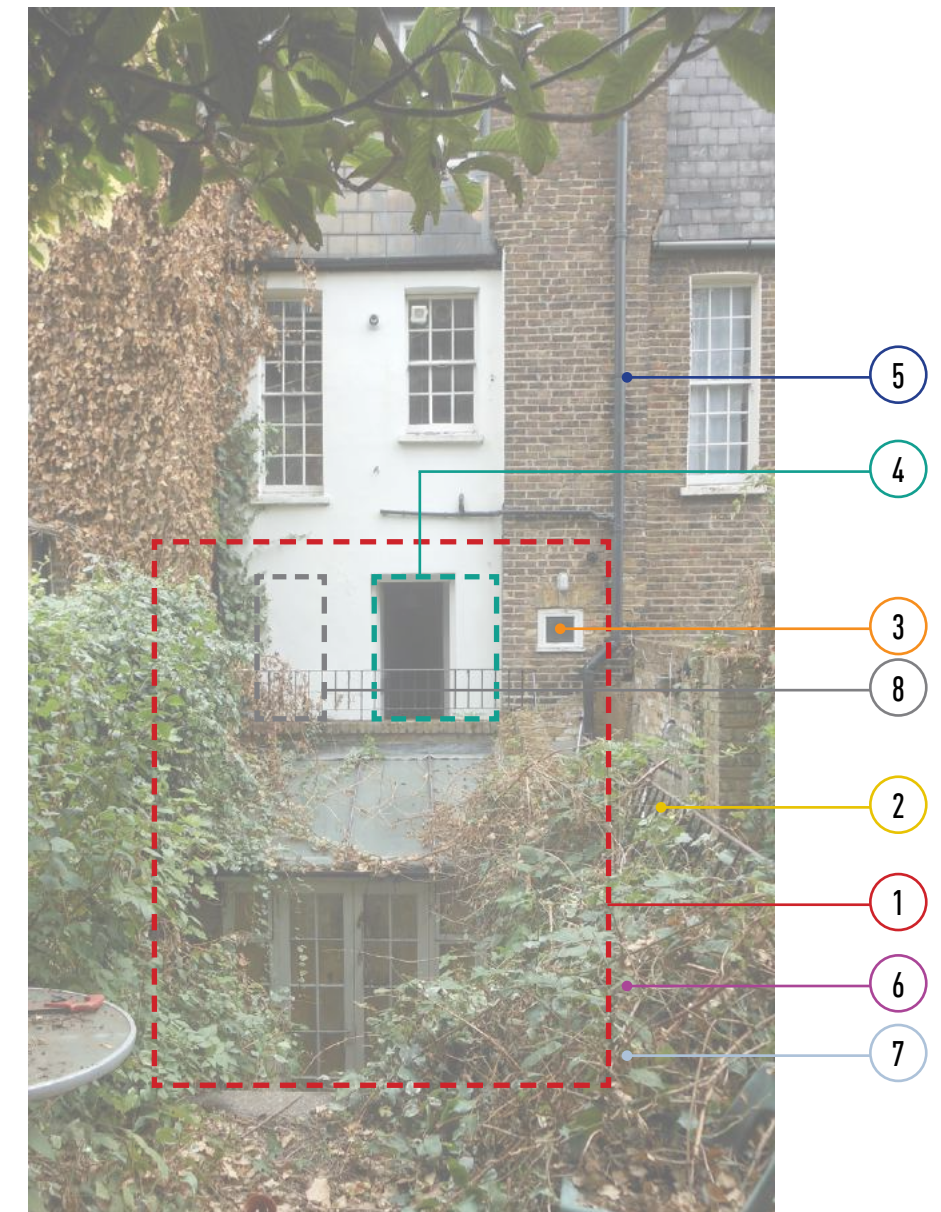
1. Removal of existing basement rear extension and replaced with a basement and ground floor extension that will be sympathetic to the historic fabric and significance of the building whilst eliminating the wasted space created by the existing stepped rear extension;
2. Concrete garden bridge to be removed and to be replaced with a new structurally sound concrete or glass bridge to provide access to garden.
3. Removal of the small window opening on the chimney breast. This is a twentieth-century alteration and is considered a harmful modification to the external appearance of the rear facade;
4. Ground floor rear door to be widened in line with the chimney breast, the existing door currently is a twentieth-century alteration incorporating an original window opening. This will form part of the proposed rear ground floor extension;
5. Existing external drainpipes to be removed, services to be re-routed internally;
6. Uncovering of chimney breast at basement level. This element of the building is currently not visible from public realm due to the existing bridge into the garden.
7. Redundant space beneath the garden access bridge to be utilised as part of proposed full width rear extension.
8. Introduction of new opening to ground floor stairs to match existing stair window above.

#### FRONT ELEVATION

9. Removal of air vent, this is a later modification and is uncharacteristic of the terrace;
10. Fan light reinstated on primary dwelling entrance door.
11. Infill under the front steps to incorporate a wc.



Existing Front Elevation - Arlington Road



Existing Rear Elevation



## 4 DEVELOPMENT PROCESS (for pre-app meeting)

### 4.2 REAR EXTENSION - ELEVATION FORM

The proposed rear extension was to be responsive and sympathetic to the historic expression and the fenestrated makeup of the overall facade. The aim of the scheme was to preserve and enhance the special character of the host building and build on the existing features of the facade.

#### VERTICAL EMPHASIS

The proposed external works to the rear facade were to emphasise the existing expressed verticality through the proposed building form and the material palette used. The existing rear facade is rendered between ground and first floor, the proposed rear extension would retain this portion of rendered facade at ground floor.

#### CHIMNEY BREAST

The chimney stack is an integral and strong characteristic to the rear of the terrace. To distinguish the chimney breast from the rest of the facade the proposed rear extension was divided to be glazed in front of the chimney to allow the chimney stack to remain visible from the rear garden.



1:100 Existing Rear Elevation

1:100 Initially Proposed Rear Elevation

- Primary Vertical Emphasis
- Secondary Horizontal Lines
- Rendered Rear Facade

## 4 DEVELOPMENT PROCESS (for pre-app meeting)

### 4.3 REAR EXTENSION - PLAN FORM

The proposal for the rear extension had been informed by the plan form of the existing rear extension and the historic grain of the terrace.

#### FOOTPRINT

The footprint for the proposed rear extension would not extend further in depth than the existing rear extension to maintain the large garden and not to encroach on the neighbours outlook.

#### FLAT BACKED EXTENSION

The terrace was originally flat backed and as such a full width rear extension would be more appropriate as a contribution to the rhythm of the terrace than a stepped extension.

#### BASEMENT TERRACE

The existing basement external terrace area is cramped and confined, therefore this is to be extended marginally to allow for usable amenity space on the basement level.

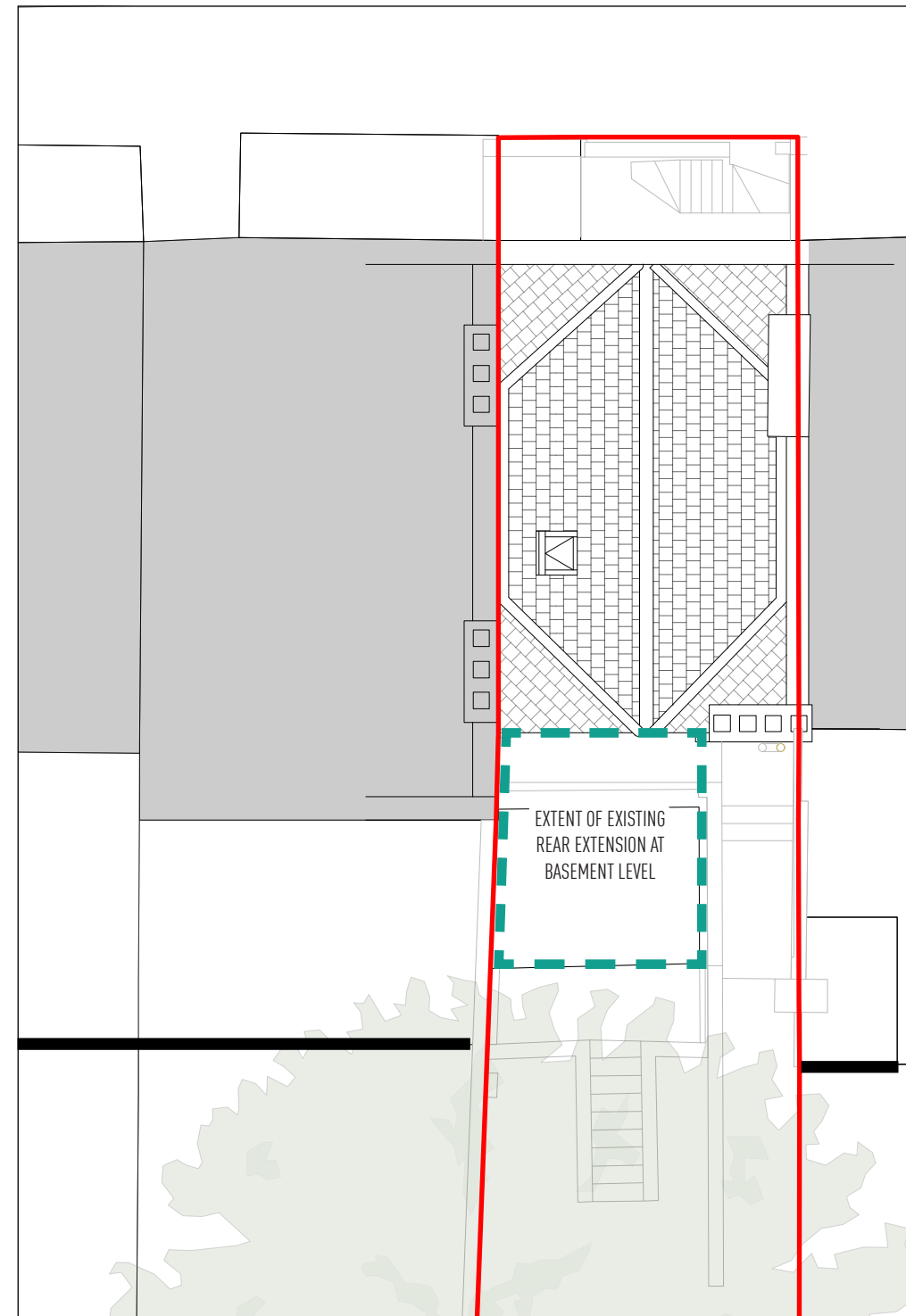
— Extent of Existing Neighbouring Ground and/or Basement Extensions

- - - Chimney Stack Division

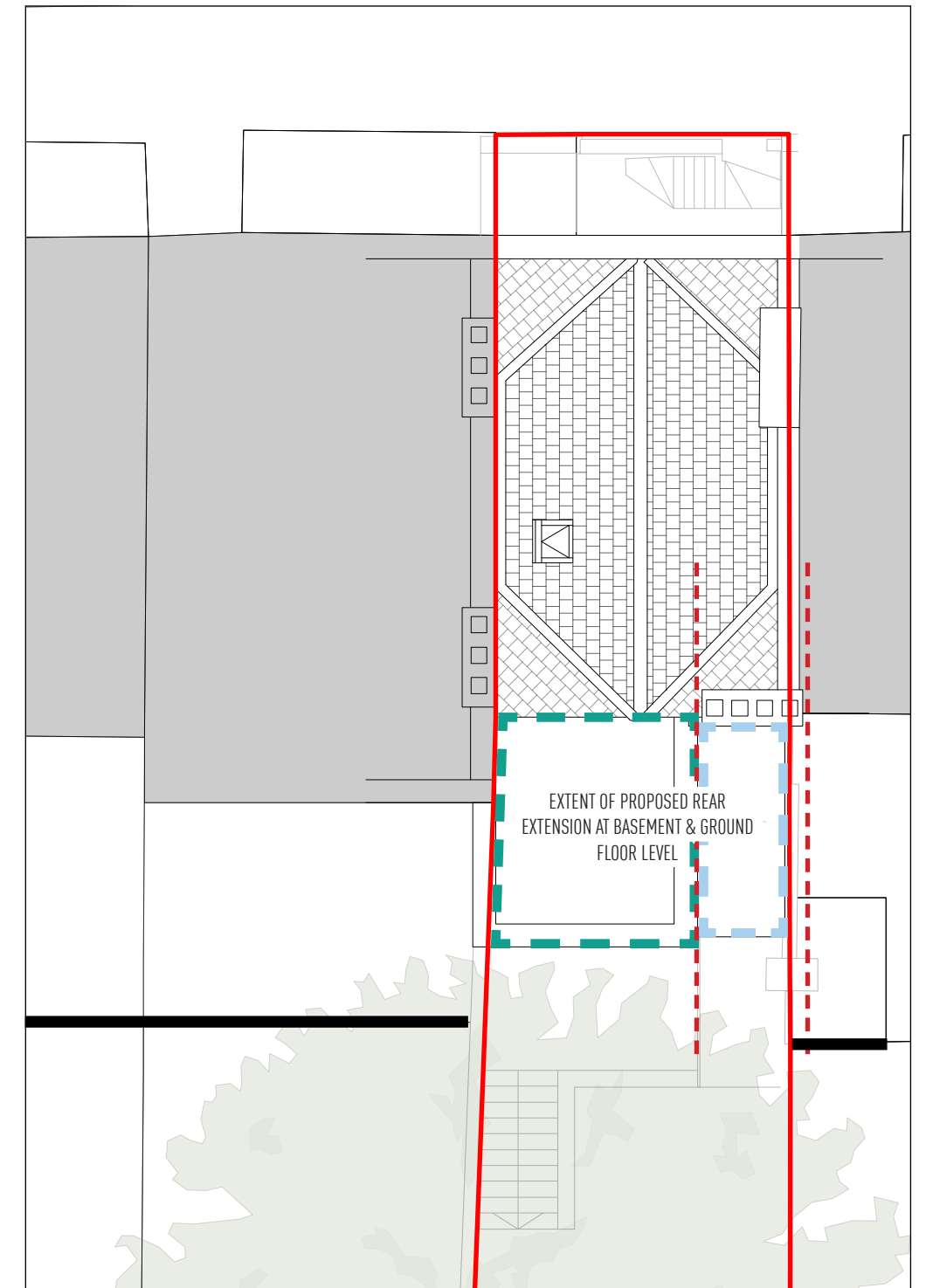
□ Proposed Glazed Rear Extension

■ Existing / Proposed Rear Extension Footprint

□ Site Boundary



1:100 Existing Roof Plan



1:100 Proposed Roof Plan



## 4 DEVELOPMENT PROCESS (for pre-app meeting)

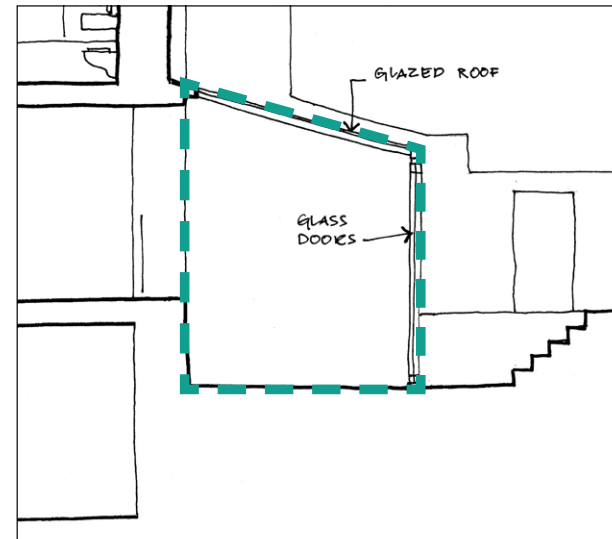
### 4.4 REAR EXTENSION - PROPOSED CROSS SECTION

The proposal for the rear extension was to reflect the massing currently present at number 135 which has undergone various alterations to the original rear extension that was constructed in 2000 (refs. 2008/1335/P & 2008/4450/P). The end result is a full ground and basement rear extension.

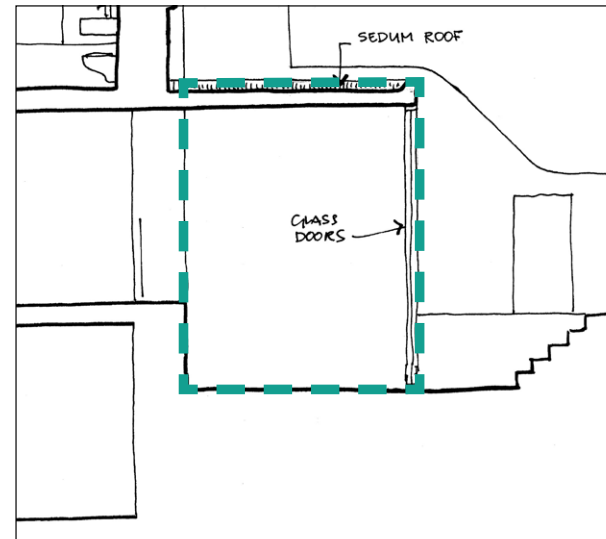
The proposed rear extension was to not extend in depth further than the existing rear ground and basement rear extension at no.135 Arlington Road or further than the approved basement application at no. 133 Arlington Road (ref: 2017/4922/P).

The existing / proposed extension extends 3.2m.

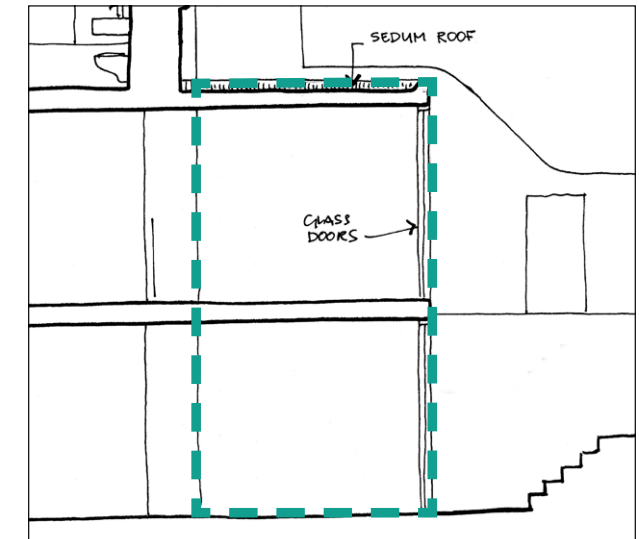
The proposed rear extension would generate more usable and livable space on both the basement and ground floor level, providing a larger family home.



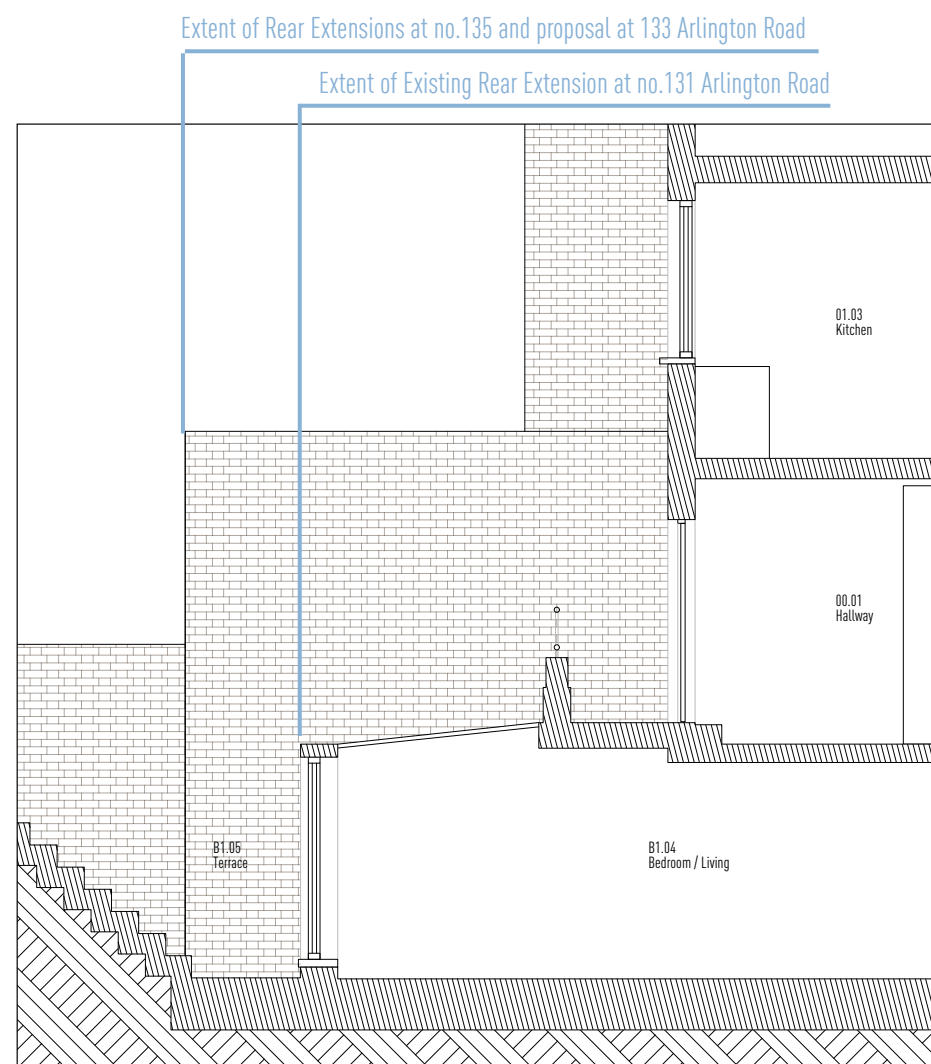
Existing Section AA  
Ground and part lower ground floor rear extension (constructed in 2000)



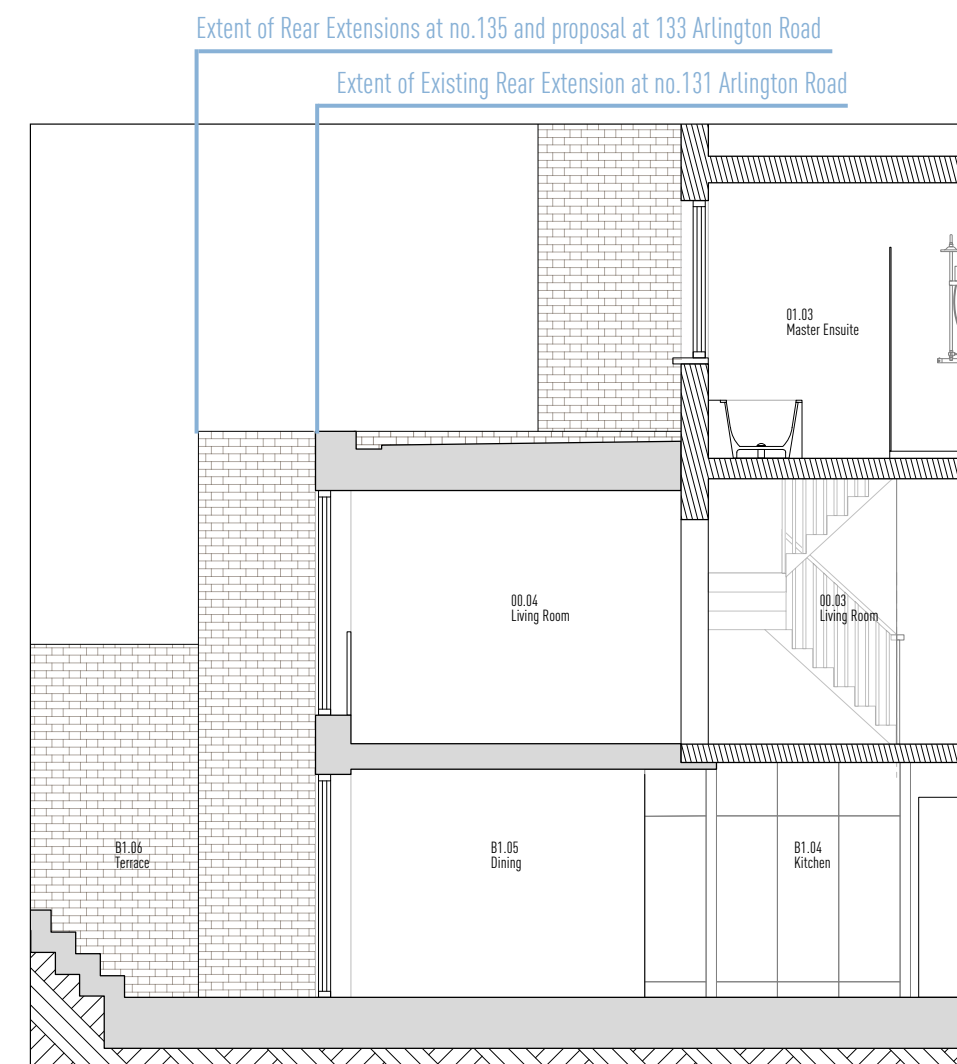
Proposed Section AA - Planning Application: 2008/1335/P  
Sedum flat roof to ground floor rear extension



Proposed Section AA - Planning Application: 2008/4450/P  
Floor lowered to create additional storey at lower ground / basement level



1:75 Existing Section BB  
Basement rear extension constructed in 1988



1:75 Proposed Section BB  
Basement and ground floor extension, extending no further than the existing basement rear extension

## 4 DEVELOPMENT PROCESS (for pre-app meeting)

### 4.5 PROPOSED BASEMENT FLOOR PLAN

#### REINSTATED BASEMENT STAIR

No.131 Arlington Road was originally one dwelling, therefore historically the principle stair would have continued down to basement level. The proposed internal alterations are to reinstate this connection between ground and basement level.

#### RETAINED HISTORIC PLAN FORM

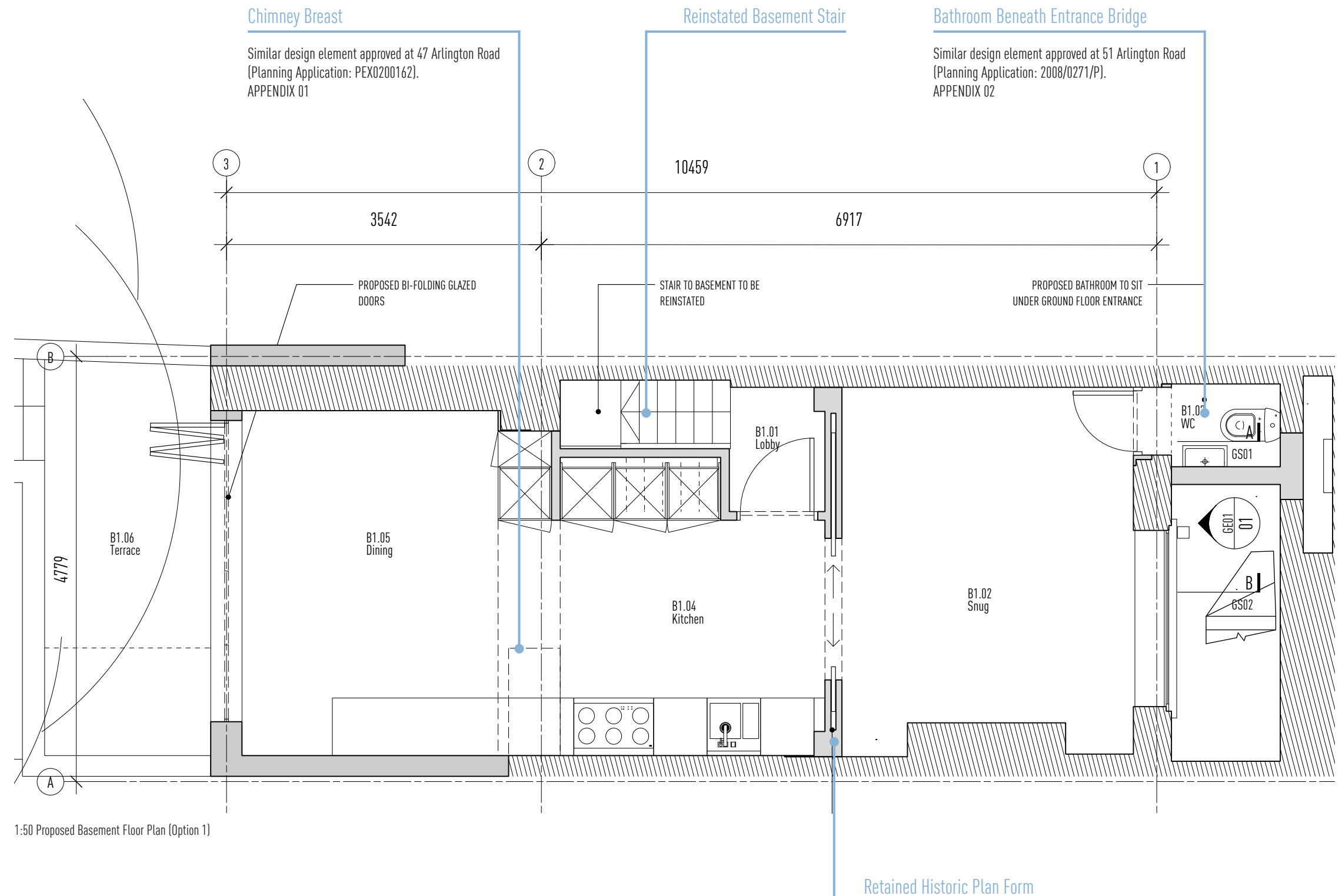
The proposed alterations to the internal layout will be sympathetic to the historic layout of the property. There is very little of the internal fabric that is original.

#### CHIMNEY BREAST

The proposal sought to remove the chimney breast at basement level. This element of the chimney is currently not visible from the rear of the property due to the existing access path to the garden blocking it.

#### BATHROOM BENEATH ENTRANCE BRIDGE

The proposed basement bathroom will line through with the principle entrance bridge above with a proposed shadow gap between the proposed external wall and the existing arched bridge to emphasise this feature of the existing building.



## 4 DEVELOPMENT PROCESS (for pre-app meeting)

### 4.6 PROPOSED GROUND FLOOR PLAN

#### GLASS WALL

The existing wall that encompasses the stair is not original historic fabric, instead it is a thin plasterboard wall with no acoustic separation. The proposal sought to introduce a glass wall here that will replace the modern plasterboard wall, whilst maintaining the original plan form of the building.

#### RETAINED CHIMNEY BREAST

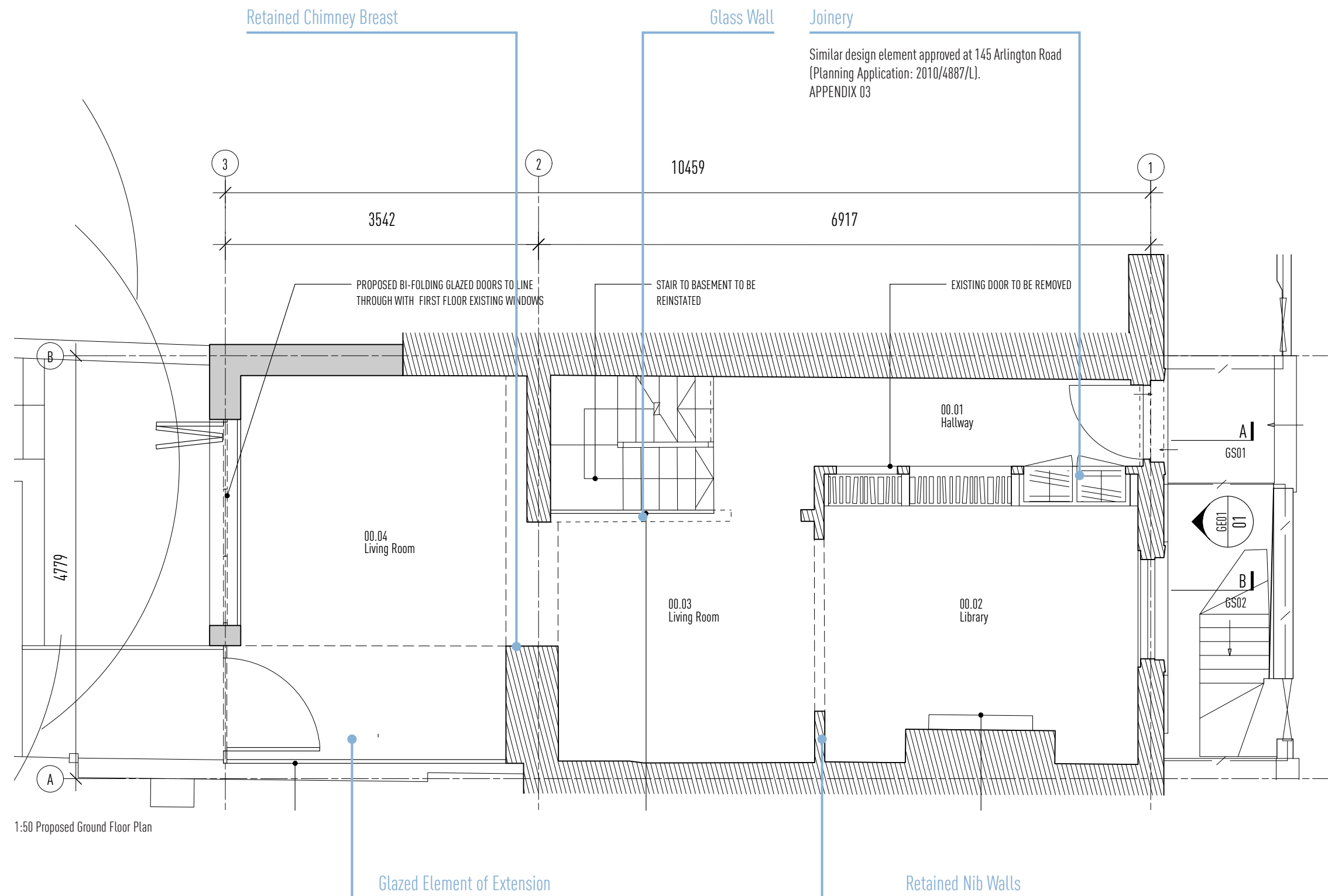
At ground floor level the original existing chimney stack is to be retained and celebrated as part of the proposed internal configuration. The existing modern small window through the chimney breast will be removed and brickwork tied in to reflect the original form of the breast. The glazed element to the proposed rear extension will allow the chimney breast at ground level to be visible from the rear

#### JOINERY

Retention of the hallway and separation from the front room in the form of a storage joinery element. Additional joinery works include the reinstatement of features such as chimney pieces, doors, skirting, architraves and cornices, based on contemporary examples throughout the property.

#### RETAINED NIB WALLS

Substantial nibs are to be retained when opening up the front and back from on the ground floor.



## 4 DEVELOPMENT PROCESS (for pre-app meeting)

### 4.7 PRE-APPLICATION CONSULTATION

#### PRE-APP MEETING

A meeting was held between OWAL Architects and Camden Council on 14th November 2018 to present the proposal and the development process to date.

The officer present was:  
Elizabeth Martin - Planning Officer (Conservation).  
Reference: 2018/4774/PRE

The following comments on the proposal submitted were made:

#### CONVERSION

*Policy H3 notes that the Council will resist the net loss of two or more homes, however as the proposed development would only result in the loss of one unit and given it would be restoring the property to its historic use as a single family dwelling house which would be in keeping with its special interest as a listed building, no objections are raised on land use grounds.*

**Response: The proposal will be restoring the property to its historic use as a single family dwelling house**

#### INTERNAL WORKS

*It is noted from the site visit that the building has been heavily modified over time with architectural detailing removed and a number of unsympathetic stud partition walls installed into the building, disrupting the legibility of the historic floorplan. With the exception of the loss of the chimney breast at lower ground floor level, the proposed internal works are considered to be sympathetic to the host building, preserving and reinstating the legibility of the historic floorplan and having a minimal impact on historic fabric and architectural detailing.*

**Response: Legibility of the historic floorplan will be preserved and reinstated. Chimney breast at lower ground floor level will be retained.**

#### REAR EXTENSION

*There are an assortment of rear extensions to the properties within the group, however historically the predominant character of the group comprised flat backed buildings with the occasional modest rear extension. It is noted that there are some over dominant and incongruous extensions within the group, including a large full width extension at no 135 Arlington Road. However, these extensions were granted prior to the relatively late listing of the group or in the case of No.135, replaced an older, full width structure. These extensions appear as over dominant and anomalous additions and will therefore not be taken as precedent for new development.*

*The proposed extension is two storeys in height, set at lower and upper ground floor level, contemporary in appearance with rendered façade and slim framed sliding doors.*

*It is noted that a two storey extension was recently resisted at 133 Arlington Road (2017/4922/P and 2018/0497/L) and the upper storey extension was subsequently removed from the proposal.*

*In this case it is considered that a two storey extension could be acceptable on the building, however we have concerns that even with a glazed element in front of the chimney breast, the full width nature of the proposed design appears overly dominant. At basement level, the loss of the lower part of the chimney breast (which forms the rear wall of the original house) is also not supported. Any extension should read as a subordinate addition to the host building and there should be a clear differentiation between the old and the new, with characteristic features left in-situ. The chimney breast is an integral part of the original building; aside from being a characteristic feature of the historic building, it also forms a large part of the back wall of the original house. We consider that its removal would result in an unacceptable loss of historic fabric, would have an adverse impact on the legibility of the historic floorplan and would be unjustified in accordance with the requirements set out in Paragraph 196 of the NPPF.*

*A potential solution to overcome this could be a full width extension at lower ground floor level (retaining the chimney*

*breast) with a ground floor extension which extends part way across the rear elevation, leaving the chimney breast exposed. Provided there was no harm to neighbouring amenity, doors could potentially be installed on the flank wall of the new extension at ground floor to create a small amenity area in front of the chimney breast.*

*At present however, due to the full width nature of the proposal at ground floor and the loss of the chimney breast at basement level, we consider that the proposed extension conflicts with Local Plan Policy D2 and cannot be supported.*

**Response: The proposal for the rear extension will be for a full width extension at lower ground and retaining the chimney breast, with a part width extension at ground floor, leaving the chimney breast on the rear facade exposed.**

#### OTHER WORKS

*Enclosing the light well area underneath the front entrance steps by installing a door is common in buildings of this age and status and would be in keeping with other buildings within the group. There is no objection to this in principal, subject to detailed design of the door.*

**Response: The detailing of the lightwell enclosure will allow the existing curve to be maintained, with the inclusion of a door to match similar arrangements on the street.**

#### SUMMARY

*As discussed in the above comments, based on the submitted drawings, we support the majority of the proposed works and consider that there is scope for a two storey extension on this building, however at present, we still have some concerns with the proposal, as set out above.*



## 4 DEVELOPMENT PROCESS (for pre-app meeting)

### 4.8 PRE-APPLICATION CONSULTATION

#### PRE-APP MEETING FOLLOW UP

Following the receipt of the pre-app comments, OWAL Architects and Elizabeth Martin had further email correspondence to clarify any outstanding points. These included:

*12th December 2018 response*

#### INTERNAL WORKS

**OWAL:** Can we just double check that [the supported internal works] included the proposed modern glass wall to replace the existing modern plasterboard wall alongside the stairs at ground floor?

**CAMDEN:** This element of the proposal is also supported.

#### REAR EXTENSION

**CAMDEN:** The feedback from case conference was that the council will seek to resist any further full width extensions within the group of listed buildings at upper ground floor level. Even if the structure is glazed, it will still have a mass which extends full width and the concern is that this results in an over dominant bulk and appearance.

#### ENCLOSING THE LIGHT WELL AREA

**CAMDEN:** [Our] understanding was that there would be a door to give the impression of a secondary entrance; that would be [our] preferred approach (in keeping with others in the street).

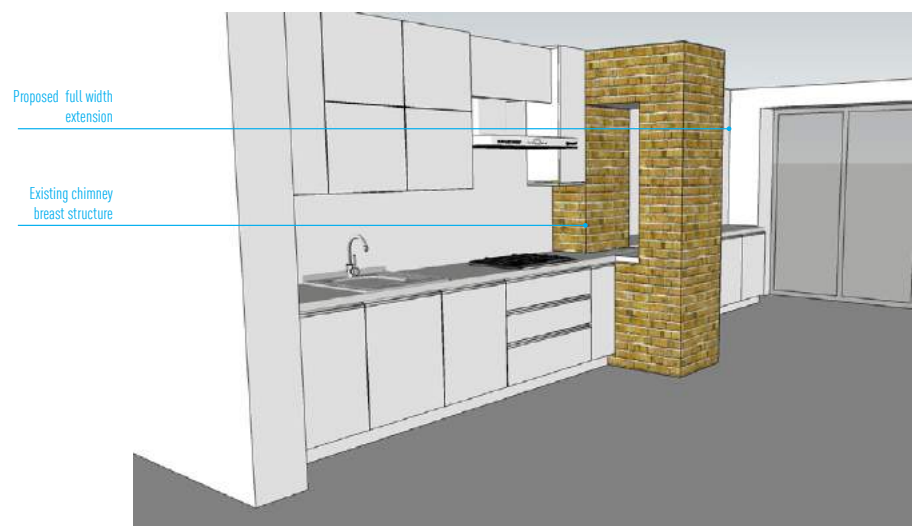
#### LOWER GROUND FLOOR CHIMNEY BREAST

**OWAL:** Would we be able to introduce an opening within [the retained chimney breast].

**CAMDEN:** This would be supported.



Existing Basement arrangement



Basement option retaining chimney breast

Proposed opening in lower ground floor chimney breast

*9th January 2019 response*

#### INTERNAL WORKS

**OWAL:** [We] would like to create a new opening to the stair at ground floor level, to match the opening above at first floor. The opening would be into the new proposed ground floor extension so wouldn't be prominently visible from the exterior, but would be removing some historic fabric, but still maintaining the plan form of the original building.

**CAMDEN:** I've discussed this one with the team and we'd be happy to support the window in the proposed location; it is common to have stair windows of this type on buildings of this age and status and the design proposed is sympathetic to the host building, including the position and design of other openings.



Existing ground floor stair



Proposed ground floor stair

Proposed opening to stairs at ground floor level



Proposal  
5.0

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## 5 PROPOSAL

### 5.1 EXTERNAL WORKS

#### REAR ELEVATION

The proposals would replace the existing rear extension to the building with a design which is more sympathetic to the significance and setting of the listed building, responding to the vertical emphasis of the historic structure by reflecting the division between the stuccoed two bay portion of the existing elevation and the exposed brick chimney stack.

The extension would be full width at basement level and part width at ground floor to retain visibility of the chimney, as per the advice from Camden during the pre-app process.

The glazing to the ground floor extension would reflect the window alignment of the existing windows at first floor, and by finished in matching stucco.



Existing Rear Elevation



Proposed Rear Elevation



## 5 PROPOSAL

### 5.2 EXTERNAL WORKS

#### REAR ELEVATION - IMPACT ON NEIGHBOURING AMENITY

The rear extension has been designed to reflect Policy A1, to ensure that the proposed works do not impact the amenity enjoyed by the neighbouring residents.

No. 133 has had planning permission granted for a lower ground floor extension (ref: 2017/4922/P) and at the time of submission had submitted a planning application for a part width ground floor rear extension (ref: 2018/6141/P).

The proposals for no. 131 have been discussed with the owners of No. 133, and no objections have been raised during communication, but we are aware that the Council will need to consider the proposals to no. 131 in light of the approved lower ground extension, unless it is implemented at the time of consideration.

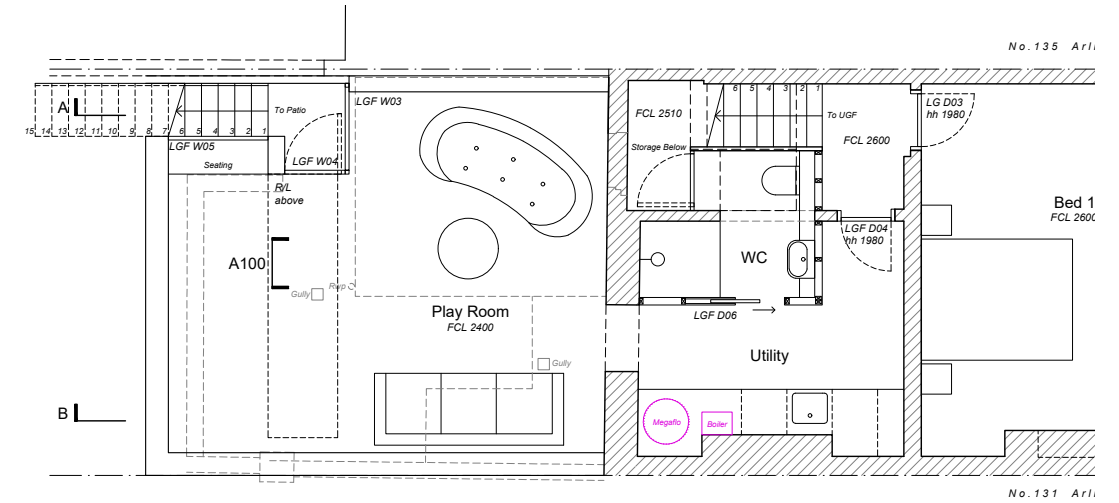
The ground floor proposal is respectful to the current amenity experienced by the residents at no. 133, helped in part by the fact that the rear of no.133 projects further than the rear of no. 131, and the extension only projects a further 2.1m.

The existing window at lower ground level in the rear facade of no. 133 is already effected by the existing garden stairs and deck connecting the ground floor with the garden.

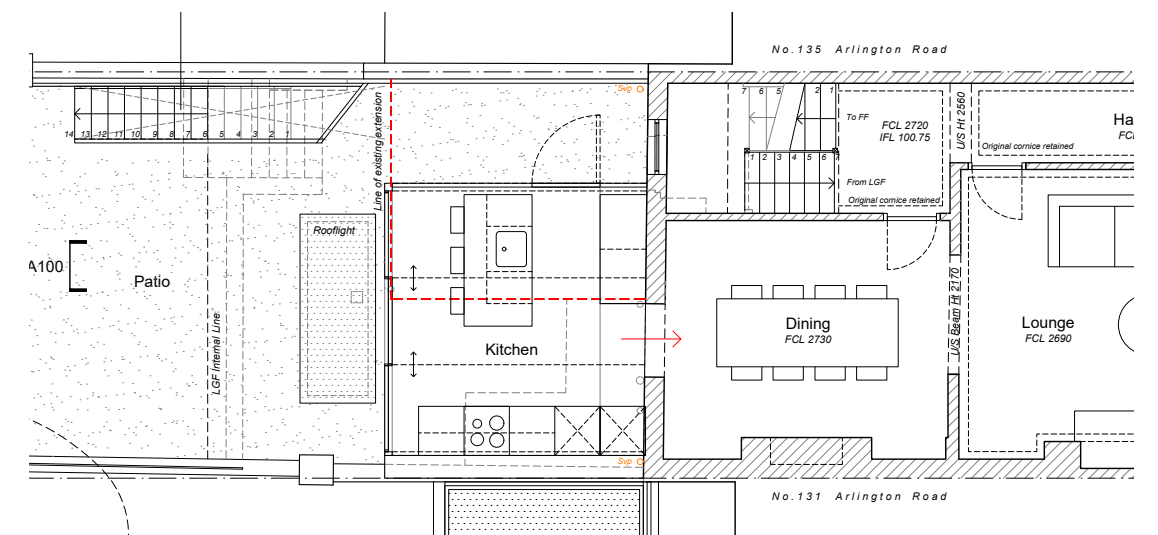
In relation to the impact of no. 129, given the fenestration arrangement to the rear of no. 129, it is unlikely there would be an impact on the neighbouring residents.



Existing rear elevation of no.133 showing the lower ground windows covered by stairs and decking



Approved lower ground extension at no. 133 (ref: 2017/4922/P)



Proposed ground floor extension at no. 133 (ref: 2018/6141/P)



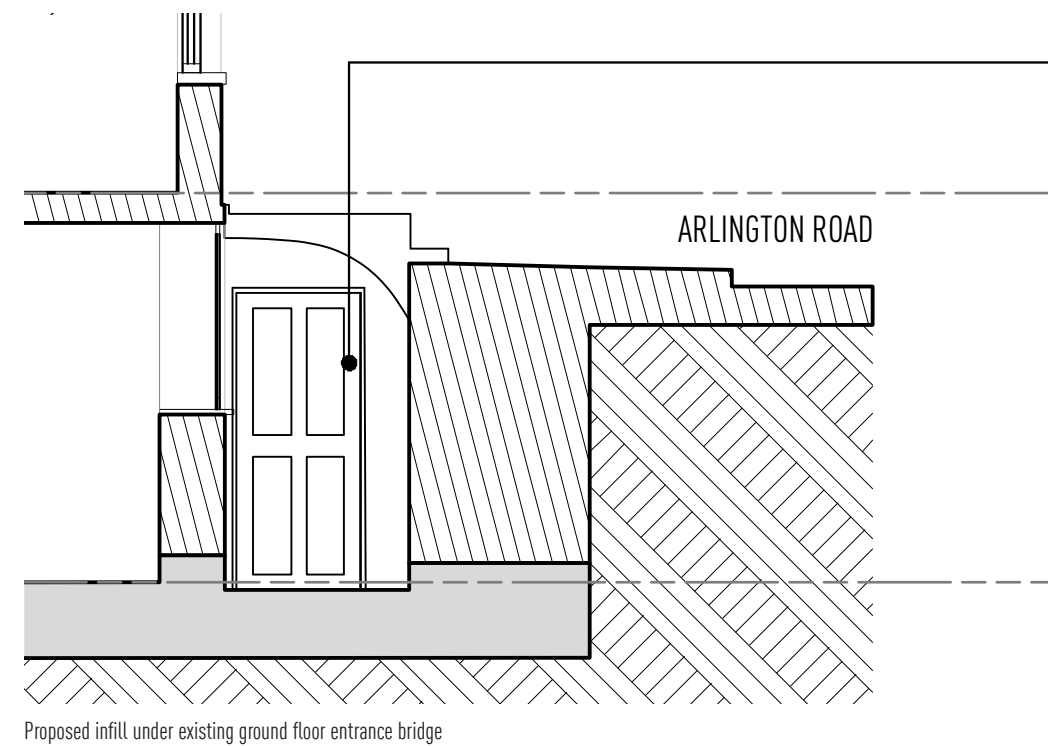
## 5 PROPOSAL

### 5.3 EXTERNAL WORKS

#### FRONT ELEVATION

The proposal is to infill underneath the existing bridge to the ground floor entrance door, to provide a small WC. The detailing of this infill, will include a shadow gap around the existing curve of the bridge, as well as a door to imply a secondary entrance to the property, a common feature along the street.

Other external works proposed to the front elevation include the reinstatement of the currently blocked up fan light above the front door, and the removal of the air brick vent at first floor, both beneficial proposals.



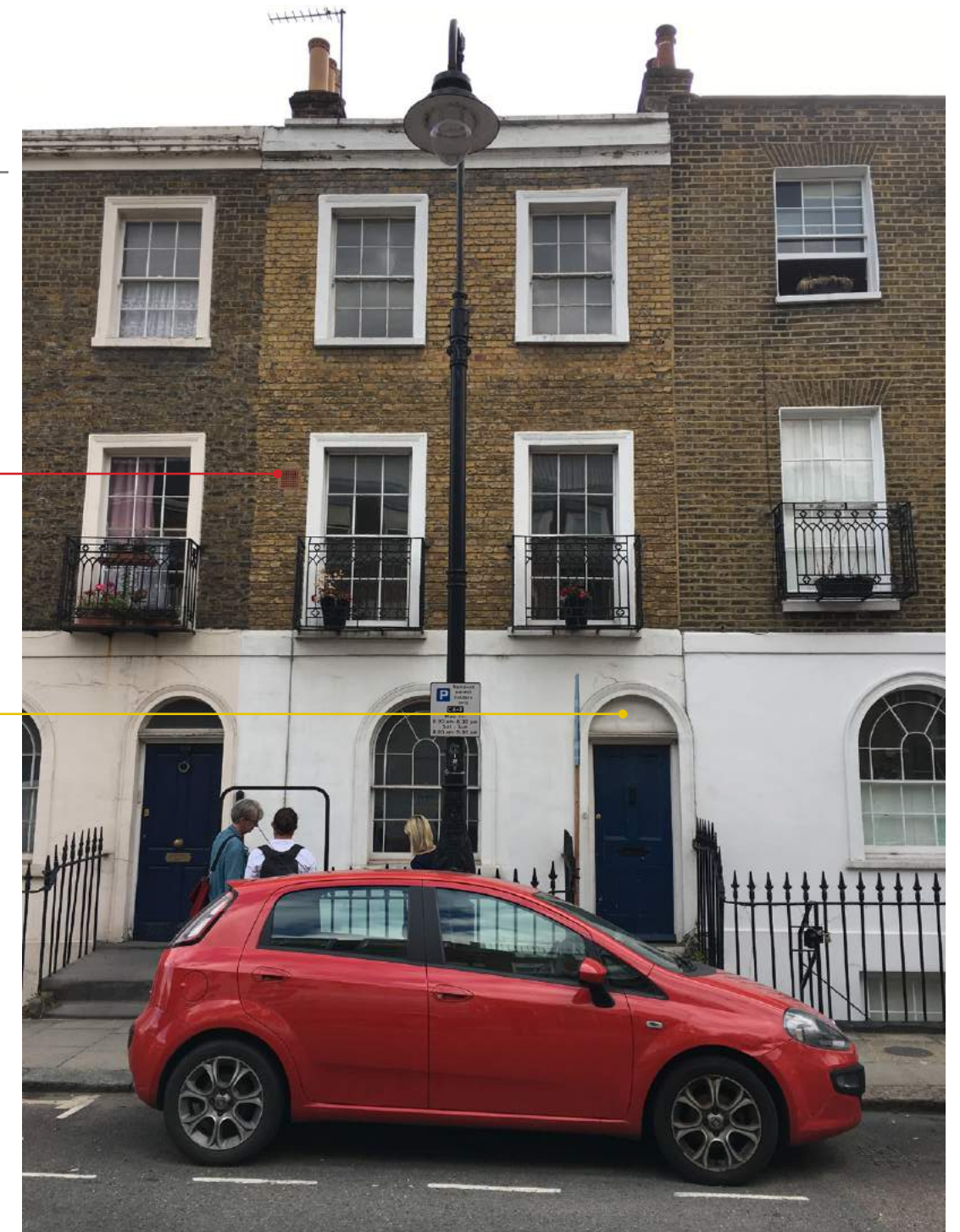
Proposed infill under existing ground floor entrance bridge



Existing front lightwell to no.131



Example of infill under front ground floor entrance bridge with door to provide secondary entrance



Existing front elevation with (1) brick vent to be removed and (2) fan light reinstated.

## 5 PROPOSAL

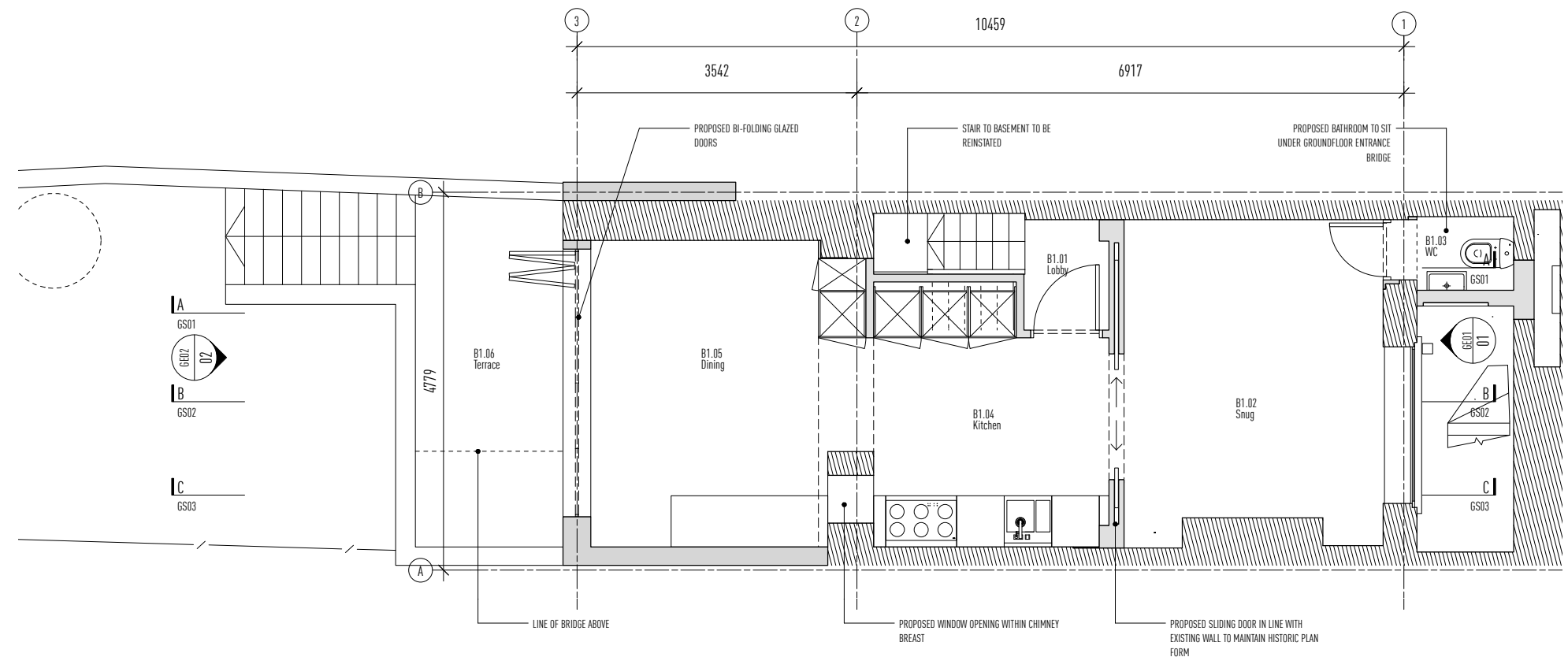
### 5.4 INTERNAL WORKS

#### INTERNAL WORKS

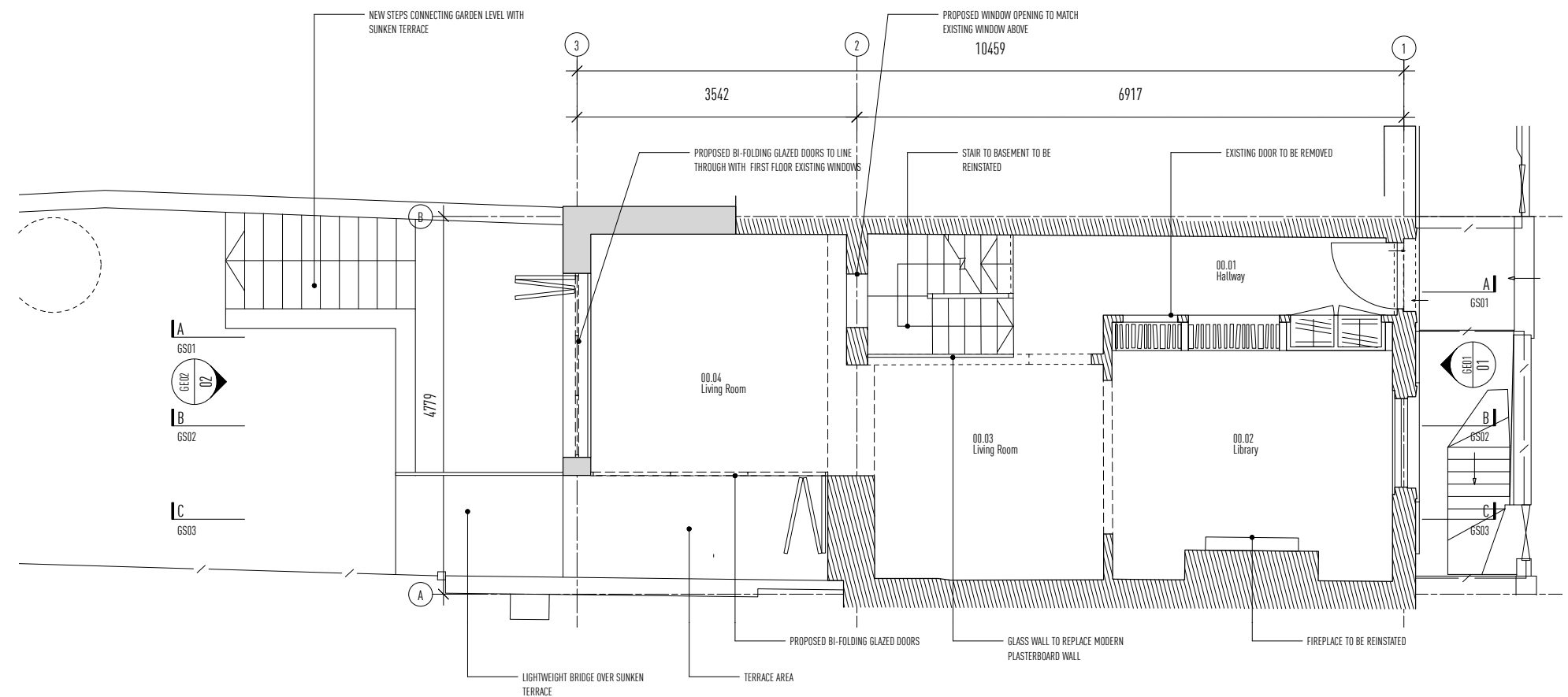
Internally, no. 131 Arlington Road currently appears in a poor state of repair and general internal refurbishment works will enhance the significance of the listed building. The proposed alterations to the interior are minor and the legibility of the historic plan form will be retained.

The most notable alterations are:

- the reinstatement of the stair to the basement, reconnecting the basement with the whole house as per the original form of the house;
- the retention of the feature chimney breast on the rear facade, and the revealing of it at lower ground floor. Further making a feature of the chimney breast at lower ground floor through the introduction of an opening within it;
- creation of a window to the stair at ground floor level, to mimic the window above at first floor level. Stair windows are in keeping with the character of the building and the design is considered sympathetic to the listed building;
- reinstatement of joinery to the principal rooms at ground floor, including skirting, cornicing, architraves, fire places to match the original features now removed;
- lowering the existing lower ground floor level by approx 280mm to improve floor to ceiling heights on this floor - a BIA and structural proposal is appended to the application.



Proposed Lower Ground floor plan



Proposed Ground floor plan





Summary  
6.0

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## 6 SUMMARY

### 6.0 SUMMARY

No. 131 Arlington Road forms part of the original terraced development of the site but has been subject to alterations over the years and little historic fabric exists internally today.

The most notable of these alterations saw the building subdivided in 1988 to create two separate dwellings, resulting in a substantial loss of historic fabric, most notably the internal staircase to the building's basement level.

These alterations detract from the significance of the listed building. Internally, no. 131 is currently in a poor state of repair, and presents an opportunity for positive development in order to better reveal its significance.

The proposed works would see the reinstatement and repair of historic features and the removal of detracting elements, both externally and internally. These constitute heritage benefits.

The design for the replacement rear extension responds sensitively to the architecture of the host building, and its neighbours, and adds a new layer of good quality design to the historic building. This would also be a heritage benefit.

The proposed internal alterations would retain the legibility of the historic plan form, although small amounts of historic fabric would be lost. The harm caused by this would be outweighed by the heritage benefits.

In conclusion the proposed designs would conserve and better reveal the significance of No. 131 Arlington Road and enhance its contribution to the character and appearance of the Camden Town Conservation Area.

*source: Alan Baxter Heritage Statement*



## Appendix

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47 Arlington Road  
Planning Application: PEX0200162



# APPENDIX 02

## BASEMENT BATHROOM REFERENCE

51 Arlington Road  
Planning Application: 2008/0271/P

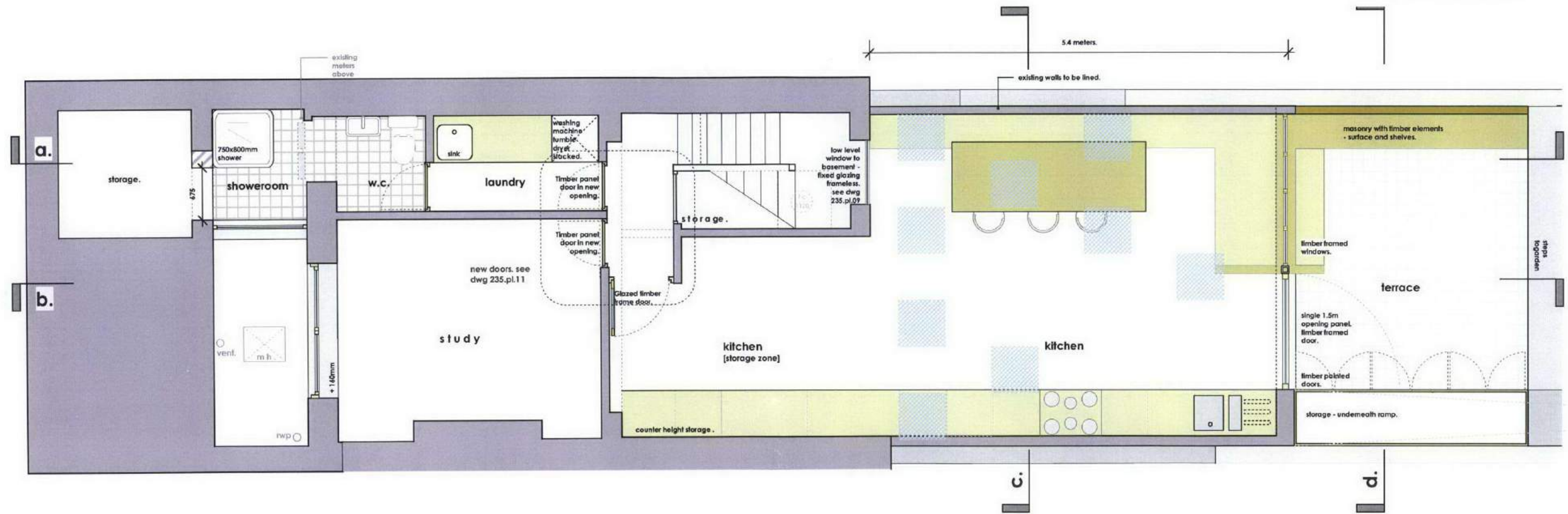
### PLANNING

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mail@knottarchitects.co.uk

Do not scale from this drawing  
Use figured dimensions

#### Revisions

A - 05.02.08 - material notes added.  
photo references added.



KNOTT

51 Arlington Road

Basement Plan

Scale 1:50

Date: 14.12.2007

235.pl.01 Rev-A

ARCHITECTS

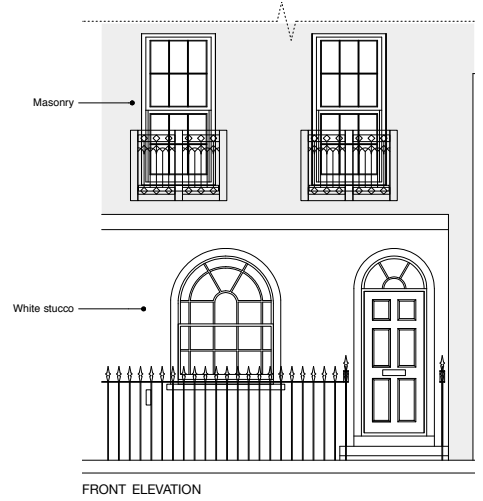
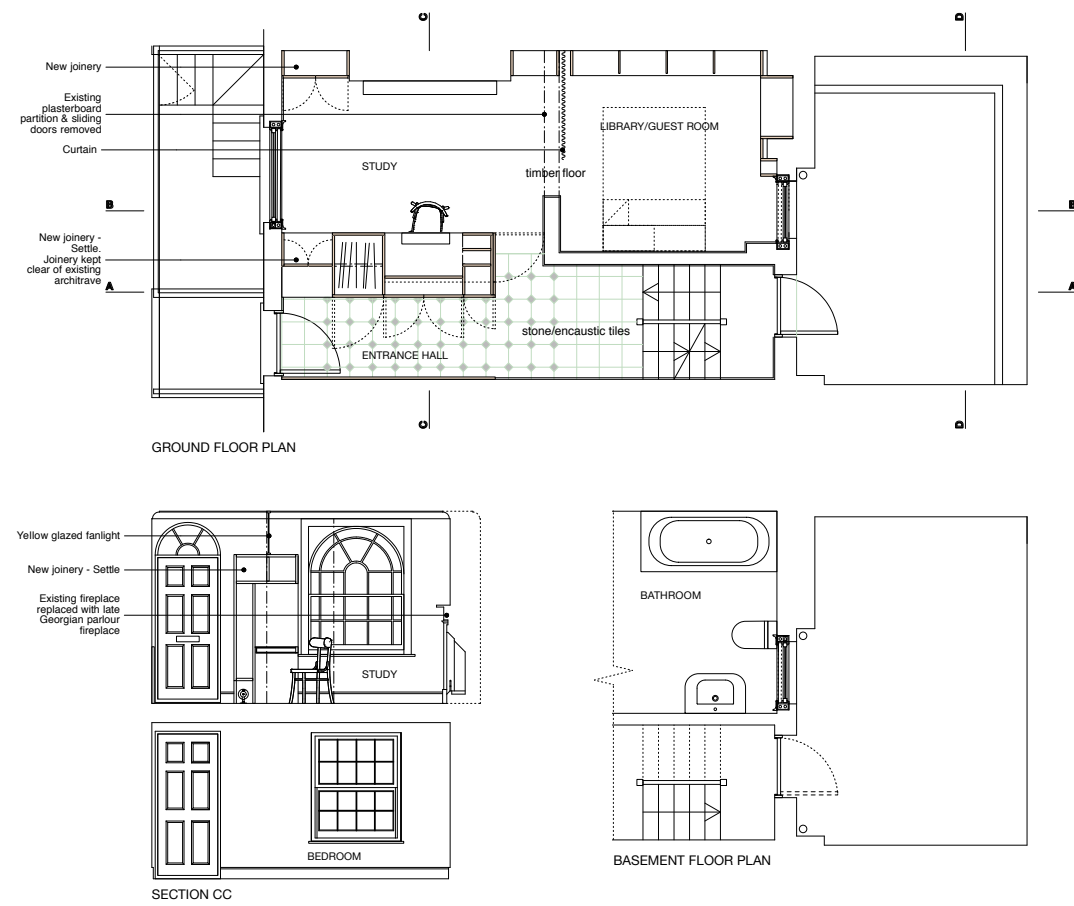
RECEIVED  
25 FEB 2008

APPENDIX 03

GROUND FLOOR JOINERY REFERENCE

145 Arlington Road  
Planning Application: 2010/4887/L

PROPOSALS  
Plans & Sections 1:100



Study Model:  
Interior view past settle towards  
window in front room onto street



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