

No. 131 Arlington Road  
Heritage Statement  
Prepared for  
Mr and Mrs J. Myerson  
February 2019



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# Executive Summary

No. 131 Arlington Road is a handsome example of the terraced houses which are typical of Camden Town's mid-nineteenth century development. Built in the 1840s as part of the original development on the site, the house formed part of this important historic streetscape. It makes a positive contribution to the Camden Town Conservation Area today and its special interest is reflected in its designation as a Grade-II listed building.

No. 131 Arlington Road has been subject to alterations over the years with the cumulative loss of historic fabric, fittings and fixtures. It took on its present form in c.1988 when it was subdivided and extended to create two separate dwellings; 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 the significance of the listed building.

The proposed works designed by OWAL architects would see the return of the house to its original use as a single family residence, involving the reinstatement and repair of historic features and the removal of detracting elements, both externally and internally. These constitute heritage benefits.

The design for a 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 the significance of No. 131 Arlington Road and enhance its contribution to the character and appearance of the Camden Town Conservation Area.

# 1.0 Introduction

## 1.1 Purpose and structure

This Heritage Statement has been produced by Alan Baxter Ltd (ABA) to accompany OWAL architects' designs in support of a listed building consent application to the London Borough of Camden for works to No. 131 Arlington Road.

This report is divided into nine sections: the preceding Executive Summary; this Introduction (1.0); Understanding the asset (2.0), which sets out the history and development of the building and the wider area; an Assessment of significance (3.0); Heritage impact assessment (4.0); Conclusion (5.0), Planning policy context (6.0) which outlines the relevant policy; and Sources (7.0). Supporting information, including the list entry (Appendix A) and Historic Environment Record (HER) search results map (Appendix B), are appended to this report.

## 1.2 Methodology and limitations

This report is based on a site visit conducted on 28 August 2018 as well as desk-top and archival research, including the examination of material held in the LB Camden Local Studies and Archives Centre.

It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in this report – particularly relating to dating and nature of the fabric – are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

This report does not deal with below-ground archaeology.



Fig. 1 Site location map



### 1.3 The site

No. 131 Arlington Road forms part of the early Victorian terrace on the west side of Arlington Road in the London Borough of Camden. The building is centrally located within the stretch of Arlington Road located between the northern and southern junctions with Parkway and Delancey Street respectively. The site forms part of the original development of Arlington Road and stands within the Camden Town Conservation Area.



Fig. 2 Site map

## 1.4 Designations

No. 131 Arlington Road sits within the Camden Town Conservation Area. The building is Grade II listed and forms part of the larger list entry (List Entry Number 1244689) which comprises the uninterrupted terrace of Nos. 101 – 145 Arlington Road. The list entry is contained in Appendix A of this report. Other sections of the original western terrace development of Arlington Road are also designated at Grade II: Nos. 3 – 31 (List Entry Number 1387000), Nos. 39 – 51 (List Entry Number 1244687), Nos. 53 – 85 (List Entry Number 1244688) and Nos. 157, 159 and 161 (List Entry Number 1272258). To the south of the site and on the east side of Arlington Road is a former LCC tramway substation, which is Grade II listed (List Entry Number 1244690).



Fig. 3 Designation map

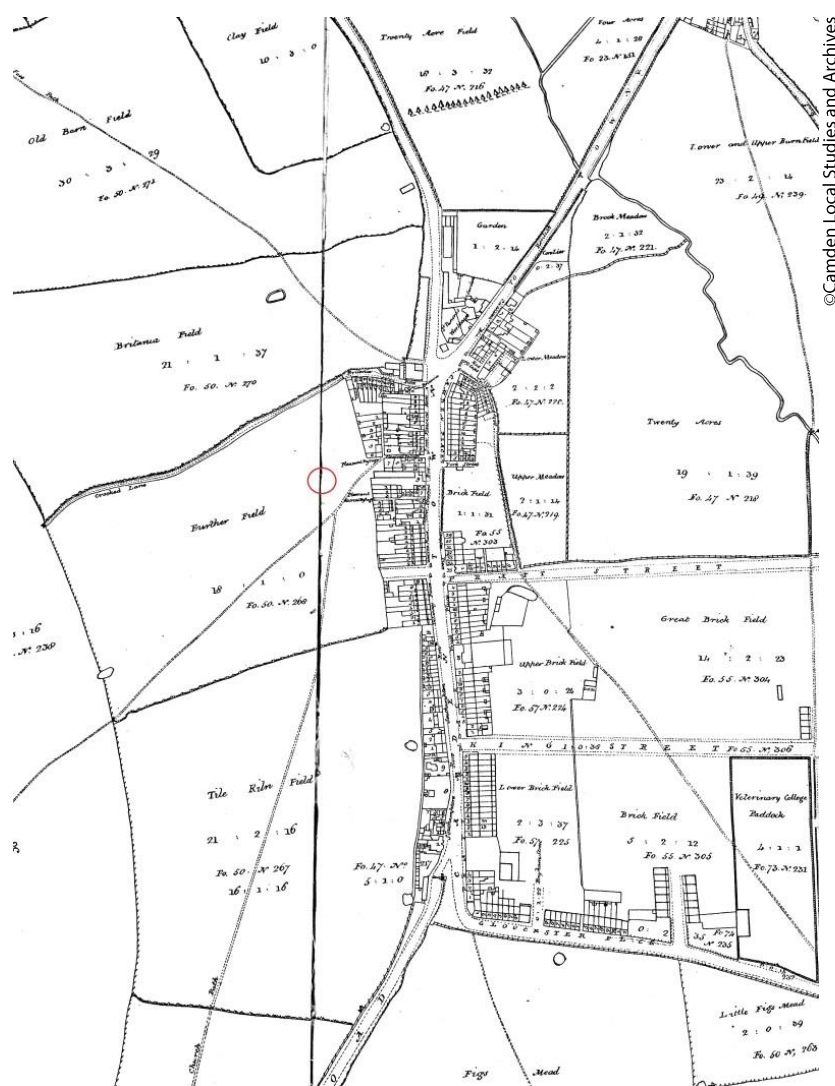


## 2.0 Understanding the asset

### 2.1 Historical development

#### 2.1.1 Early history

The area where No. 131 Arlington Road is located was still largely fields until the beginning of the nineteenth century, located to the west of the ancient road leading northwards from London. The road from London, (now Hampstead Road and Camden High Street), forked near the current location of Camden Town Underground Station to form two separate roads to Hampstead and Highgate (existing today as Chalk Farm Road and Kentish Town Road respectively). The earliest building in this area was situated by the junction of these roads, which represented a logical check point and resting place for those travelling in and out of London. The single tavern which stood on the site of the World's End public house expanded to a larger settlement in the second half of the eighteenth century and by the turn of the nineteenth century the majority of both sides of Camden High Street had been developed (fig. 4).



### 2.1.2 The early-nineteenth century development of Camden Town

London's expansion in the eighteenth century brought its northern edge to Camden Town, prompting the development of a large proportion of the open fields. This development was facilitated by the two principle landowners, Charles Pratt, Earl of Camden, and Charles Fitzroy, Baron Southampton, leasing portions of their estates. The High Street formed the boundary of these two estates, which were located to the east and west respectively.

The Earl of Camden's estate was developed earlier than that of Baron Southampton, with much of his land already built up by the time the section of the Regent's Canal stretching eastwards from Camden Town was completed in the 1820s. Much of the land to the west of Camden High Street, part of Baron Southampton's Estate, remained undeveloped until the laying out of the London and Birmingham railway line in 1837, which was the catalyst for the comprehensive development of the area. The 1834 map of the St Pancras parish demonstrates the estates' contrasting levels of development prior to the arrival of the railway (fig. 5).

The majority of the original terraces in Camden Town are consistent in their height of three storeys above a basement, and in their fenestration, though the north of Arlington Road is an exception to the latter with its arched windows at ground floor level.



© Camden Local Studies and Archives Centre

Fig. 5 1834 map of St Pancras parish, showing our site still undeveloped



### 2.1.3 Arlington Road

#### Initial development

Arlington Road was laid out in the first decade of the nineteenth century and takes its name from Sir Henry Bennet, a prominent Royalist during the Civil War, who was made the Earl of Arlington and awarded the manor of Tottenhall at the Restoration (Richardson 2007). Originally called Arlington Street, the road turned into Grove Street just to the south of what is now Delancey Street (formerly Warren Street). By 1875 Grove Street and Arlington Street were collectively named Arlington Road. No. 131 Arlington Road was originally part of Grove Street.

The east side of the Arlington Road was developed first, from about 1806. This early development was not exclusively residential; the Bedford Tavern (1807), which was replaced by the old and new Bedford Music Halls (1867 – 1968), was one of the first buildings constructed on the street and was famous for hosting hot-air balloon ascensions from its tea gardens. Development of the west side of the street began in the 1820s to the north, where Arlington Road meets Jamestown Road today. Prior to this, the land had been occupied by Shailer's nursery garden, the fields beyond which were later laid out as part of Regent's Park. The rest of the west side of the street remained undeveloped until around 1840, when building began partly in response to the laying out of the London and Birmingham railway line in 1837, which cut through the fields to the west of Arlington Road. It was during this phase of development that No. 131 Arlington Road was built.

The original terraces of Arlington Road, Albert Street and Mornington Terrace thus formed part of a new middle-class residential area in the rapidly expanding north of London. The presence of three schools and a chapel on Arlington Road by 1868 speaks to the success of the establishment of this social demographic. One of these schools was the Park Chapel School, which was accessed through the gateway which now hosts a modern replacement at No. 147, just north of our site, until being demolished in 1914–15.

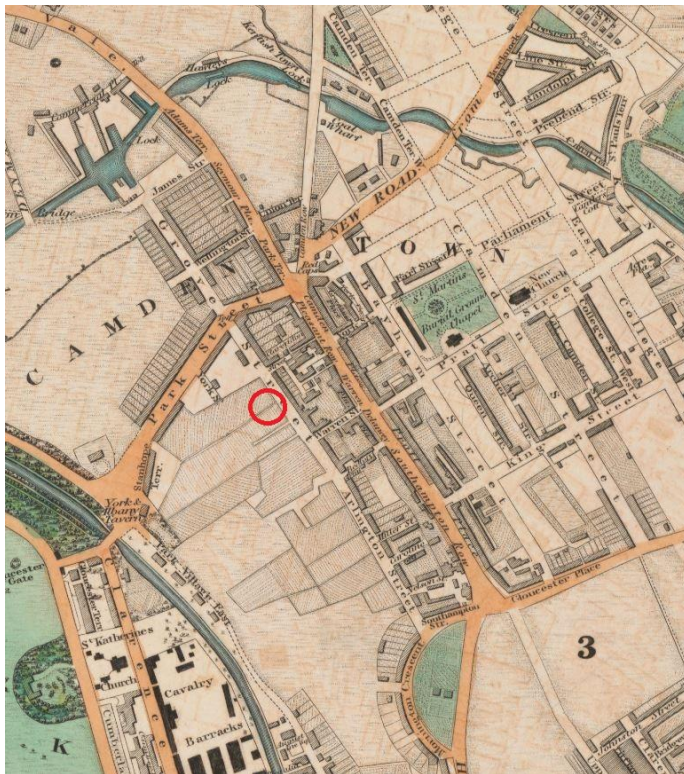


Fig. 6 Section of Greenwood's 1826 map of London

## Twentieth century development and Arlington Road today

By the close of the nineteenth century, the social mix of Camden Town was changing. The influx of industry with the arrival of the railways and the canal resulted in a demand for housing which could not be readily met, and many of the terraced houses originally intended as single-family dwellings were subdivided to allow multiple occupancy (Hayes 2012). Despite Charles Booth's poverty map of 1891 indicating Arlington Road as being largely 'fairly comfortable', by the late nineteenth century the street was notorious for prostitution and there was a considerable social mix in what was initially a typical middle-class residential area (Camden History Society 2003). In 1905, the largest of the Rowton Houses – a venture of hostels begun by the philanthropist Lord Rowton (1838 – 1903) – opened at the north end of Arlington Road, providing accommodation for up to twelve hundred homeless men.

The first half of the twentieth century saw some moderate changes to the streetscape of Arlington Road. In addition to Rowton House, developments included the London County Council's handsome tramway substation at No. 104 (1908) and the establishment of the Belgian church of Our Lady of Hal at No. 165 in 1933. Arlington Road suffered a relatively large amount of bomb-related damage, particularly on the east side; sections of the street, including an area opposite our site, were cleared after 1945. As a result there is a quantity of post-war architecture, of varying quality, on the east of Arlington Road which remains today. In sum, the twentieth century development on Arlington Road created a distinction in character between the west side, where the original terraced houses remain largely uninterrupted, and the east side, where residential pockets are interspersed with larger plots of commercial use.



Fig. 7 1982 OS map

#### 2.1.4 No. 131 Arlington Road today

No. 131 forms part of the 1840s terrace development on Arlington Road. The building is typical of the original town houses of Camden Town, comprising three storeys above a basement level, with a modest garden to the rear. No. 131 is built of yellow stock brick with a rendered ground floor and moulded parapet. The front elevation has cast-iron balconets to the first floor windows and spearhead railings around the basement area, design features that are characteristic of Arlington Road. The arched window at ground floor level is an unusual digression from the otherwise uniform fenestration of traditional Camden Town terraces but is typical of this section of Arlington Road. The glass of the arched fanlight above the building's entrance has been removed, but the moulded surround of the doorcase remains and complements the shape of the adjacent window. The first and second floors have rectangular timber sash windows set in moulded architrave surrounds. No. 131 has a hipped valley roof behind its front parapet, which continues in slate to create a mansard roof form alongside a large chimney stack. The slate mansard and long stair windows create a regular rhythm along the rear elevation of this terrace, which is a characteristic feature of Arlington Road (LB Camden 2007).

In 1988, planning permission was granted for the conversion of the house from a single dwelling to form a three-bedroom maisonette and a one-bedroom flat (Ref.: 8701486). A basement extension to the rear of the building was also permitted at this time. The original entrance to the property serviced the maisonette, with an additional entrance created below at basement level accessed via a gate in the front area railings. It was presumably at this time that the rear window at ground floor level was replaced with a door to provide access from the maisonette to the garden.

In 2013, planning permission was granted for double glazing to replace the existing window and door at front basement level and the rear door at ground floor level. External insulation was also installed on the rear elevation at ground and first floor level (Ref.: 2013/2270/P).

Though it retains most of its external features of interest, No. 131 Arlington Road has been unoccupied for a period of time and internally appears to be in a poor state of repair.



Fig. 8 Front elevation of terrace showing Nos. 129 – 133 Arlington Road



## 3.0 Assessment of significance

### 3.1 Assessing significance

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared. The identification of elements of high and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site. The assessment can identify areas where no change or only minimal change should be considered, as well as areas where more intrusive changes might be acceptable.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to the No. 131 Arlington Road site are listed in section 1.4. However, it is necessary to go beyond these in order to arrive at a more detailed and broader understanding of significance. This is achieved here using the terminology and criteria from the National Planning Policy Framework (NPPF, 2018). This document places the concept of significance at the heart of the planning process.

Annex 2 of the NPPF defines significance as:

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

The assessment of significance is usually an amalgam of these different interests, and the balance between them will vary from one case to the next. What is important is to demonstrate that all these interests have been considered.

This assessment uses three main types of interest as defined below.

- Historic Interest ['historical value']: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity ['communal value'].
- Architectural and Artistic Interest ['aesthetic value']: These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Annex 2 of the NPPF defines archaeological interest ['evidential value'] in the following way:

*There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point.*

This Initial Heritage Assessment contains no assessment of the archaeological significance or potential of the site. However, in accordance with the advice given in the NPPF the Greater London Historic Environment Record has been consulted and the key map is included in Appendix B.

## 3.2 Summary statement of significance

No. 131 Arlington Road has historic interest as part of the 1840s terrace development on the west side of Arlington Road. As such, it is a component of Arlington Road's original streetscape and an example of the typical middle-class residential dwellings initially built in this area of Camden Town in response to the nineteenth-century expansion of London. The building exists within a larger section of its original terrace and is of architectural interest. Internally, the building has been much altered over the years, with a rear extension added in 1998. These alterations have resulted in the loss of historic fabric and have had a negative impact on the architectural interest of the listed building. The building's exterior is of architectural interest, with features characteristic of the terraces of Arlington Road, and contributes positively to the contemporary streetscape and wider Camden Town Conservation Area.

## 3.3 Significance of fabric

The following more detailed assessment of significance of the building uses the following scale:

**Highly significant:** original (or restored) fabric or space of the Grade-II listed building that holds high architectural, artistic or historic interest of its past use; principal elevation of the listed building.

**Moderate significance:** fabric or spaces that retain their original volume or plan form but have more modest architectural, artistic or historic interest when viewed in the wider context of the significance of the building.

**Neutral significance:** fabric or spaces that are of no architectural, artistic or historic interest or value.

**Detracts:** Fabric or spaces that obscure or damage the wider significance of the building.

### 3.3.1 External fabric

#### Front elevation

The front elevation of No. 131 Arlington Road is **highly significant**, forming part of the original 1840s terrace and original streetscape. Of **particular significance** is the arched window at ground floor level as this is a feature particular to the northern section of Arlington Road (LB Camden 2007) and constitutes a digression from the fenestration of the terraces of Camden Town's early development. The moulded parapet, doorcase and window surrounds are features which all contribute to the front elevation's significance.

The door and window at basement level are of **neutral significance**, being modern replacements. The vent grid at first floor level is a recent addition and **detracts** from the significance of the front elevation.

The attached spearhead railings to the building's front area are included within the list description and are **highly significant** as a further architectural element uniting the intact section of terrace of which No. 131 forms a part. Similarly, the cast-iron balconets to the windows at first floor level are **highly significant** and are a characteristic feature of Arlington Road.

#### Rear elevation and roof

Overall, the rear elevation of No. 131 Arlington is of **moderate significance** as the building's secondary elevation which was never intended to be viewed from publically accessible areas and as such is of less architectural interest. The long stair window to the rear elevation is a **highly significant** element, being a characteristic architectural feature of Arlington Road. Alterations

made to the building's rear elevation in 1988, when the building was subdivided to allow multiple-occupancy, have impacted the overall significance of the rear elevation. These included the addition of a rear basement extension and the replacement of the window at ground floor level with a door to create an additional access to the garden. The replacement of the window at ground floor level with a door **has detracted** from the significance of the rear elevation. It is likely that the small window inserted into the chimney stack at ground floor level was constructed at the same time as the rear extension, and it constitutes a **detracting element** on the rear elevation. The through-window extractor fan at first floor level is an unsightly addition and **detracts** from the significance of the rear elevation.

The roof of No. 131 Arlington Road is **highly significant**. The building's mansard roof form, created from the hipped valley roof and its slate continuation, and its large, adjoining chimney stack are features typical of the terraced houses of Arlington Road.



Fig. 9 Rear elevation of No. 131 Arlington Road



### 3.3.2 Internal fabric

Internal alterations made to No. 131 Arlington over the years, including the building's subdivision in 1988, have resulted in a substantial loss of historic fabric.

Where the original plan form exists at first and second level, this is of **high significance**. The separation of the basement level to create an independent residence altered the original plan form of the property's ground floor and basement and saw the removal of the section of staircase connecting these two levels. These alterations **detract** from the building's significance.

The remaining staircase from the ground to second floor is **highly significant** as a feature of the original interior. Where sections of the staircase's original bannisters exist, these are of **moderate significance**, being incomplete and covered in several additional layers of paint which obscure some of the original detail. Some of the treads have wear consistent with being original and are therefore of **moderate significance**.

None of the exposed wooden floorboards appear to be of historic fabric and are considered to be of **neutral significance**. The internal mouldings surrounding the windows and doors and the moulded skirting are of **moderate significance**, appearing not to be of consistently historic fabric, but replicating the original in an appropriate manner.

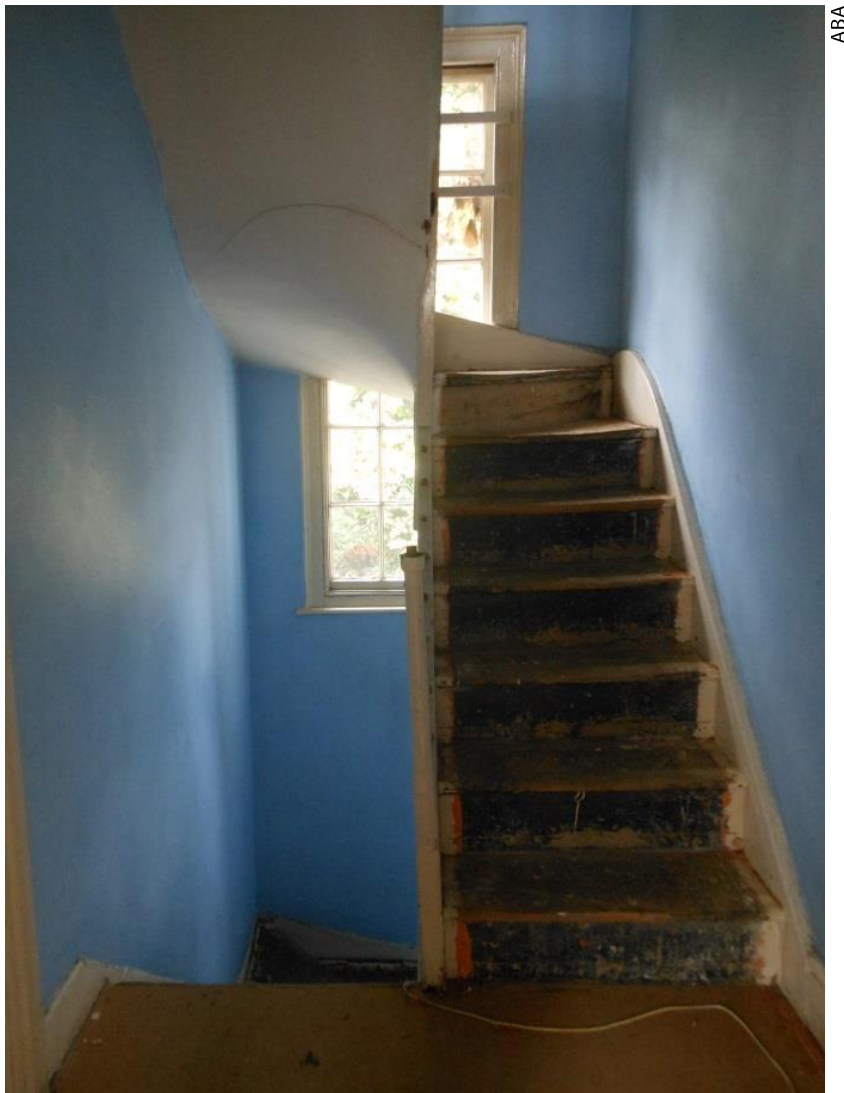


Fig. 10 Long stair window and staircase at first floor level

## 4.0 Heritage impact assessment

### 4.1 Summary of proposals

The proposals designed by OWAL architects have been informed by heritage advice given by Alan Baxter relating to the significance of No. 131 Arlington Road at the pre-application stage. The proposals have been revised following the pre-application advice provided by LB Camden. A detailed account of the proposals is contained in OWAL architects' *Design and Access Statement*.

The proposals would see the return of the house to its original use as a single family residence. This would involve the reinstatement of a number of historic features, most notably the staircase from ground floor to basement level. Other proposals with notable heritage benefits include the removal of detracting external features from both the front and rear elevations, improving the appearance of the listed building and enhancing the character and appearance of the Camden Town Conservation Area.

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 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. Small amounts of historic fabric in two specific locations would be lost as a result of these proposals, but the harm caused by this would be outweighed by the heritage benefits of the scheme as a whole.

The following section of the report provides an assessment of the heritage impact of the proposals to No. 131 Arlington Road and is divided by location.

## 4.2 Detailed assessment of proposals

	Proposal	Impact	Comment
Basement	Installation of bi-folding glazed doors in rear extension	Neutral	The rear elevation at basement level will be minimally visible and the bi-folding doors are therefore not considered to impact the significance of the listed building.
	Installation of sliding door between snug and kitchen	Neutral	The sliding door will be in line with the existing wall and will maintain the legibility of the historic plan form and will not impact the significance of the listed building.
	Installation of bathroom under ground floor entrance to house	Neutral	The historic fabric of the vault will be retained and the installation of a bathroom in the space is not considered to impact the significance of the listed building.
	Creation of window opening within chimney breast	Harm	The creation of an opening in the chimney breast at basement level would involve the removal of a small amount of historic fabric and though not visible on the rear elevation would cause some limited harm to the significance of the listed building.
	Replacement of existing rear extension with full width extension	Beneficial	The existing rear extension (built c.1988) is of poor quality and detracts from the significance of the rear elevation. Its replacement with a sensitive design will enhance the appearance of the rear elevation.
Ground floor	Construction of rear extension above existing extension at basement level	Neutral	The proposed ground floor rear extension responds to the rhythm of the rear elevation whilst being legible as a distinct modern addition to the historic building. It is therefore not considered to impact the significance of the listed building.
	Creation of wider opening between the rear ground-floor room and the proposed rear extension	Harm	The enlargement of the opening would involve the loss of a small amount of historic fabric and would cause some limited harm to the significance of the listed building.
	Creation of a stair window opening onto the rear extension	Harm	The creation of a new opening to host a stair window at ground floor level would involve the loss of some historic fabric and would cause some limited harm to the significance of the listed building. Stair windows are, however, in keeping with the character of the building and the design is considered to be sympathetic to the listed building.
	Installation of bi-folding doors on west and south walls of proposed extension	Neutral	The bi-folding doors will line through with the existing first floor windows and will therefore retain the rhythm of the rear elevation's fenestration.
	Reinstatement of staircase from ground floor to basement level	Beneficial	The reinstatement of a staircase from ground to basement level will return the building layout to that of a single dwelling and will enhance the significance of the listed building.



	Opening up of spine wall between front and rear rooms	Neutral	Substantial nibs would be left at either end, retaining the legibility of the historic division between the front and rear rooms.
	Replacement of modern plasterboard wall with glass wall	Neutral	The modern plasterboard wall is of no heritage value and its replacement with a glass wall will allow the historic hallway and staircase compartment to remain legible as such.
	Reinstatement of fireplace in library room	Beneficial	The reinstatement of a fireplace in the front reception room will enhance the significance of the listed building.
	Removal of existing door in hallway	Neutral	The replacement of the existing door with an opening is suggestive of the original plan form and is therefore not considered to impact the significance of the listed building.
First floor	Installation of pocket door within existing modern plasterboard wall	Neutral	The modern plasterboard wall is of no heritage value and the installation of a pocket door would not impact the significance of the listed building. The pocket door would not alter the proportions of the two rooms and would retain a legibility of the historic division of space.
	Locking shut of one existing hallway door	Neutral	Since the door will be retained this proposal is reversible and is not considered to impact the significance of the listed building.
Front elevation	Extension of the internal space beneath the front entrance	Neutral	This extension is designed with a shadow gap between the existing arch and the proposed external wall, retaining the legibility of the historic form when seen from the street. The historic fabric of the brick vault would be retained.
	Reinstatement of fanlight above front door	Beneficial	The reinstatement of a fanlight above the front door will better reveal the significance of the front elevation.
	Removal of existing vent at first floor level	Beneficial	The existing vent detracts from the significance of the front elevation and its removal will be an enhancement.
Rear elevation	Removal of drain pipe down chimney breast	Beneficial	The existing drainpipe down the chimney breast detracts from the significance of the rear elevation and its removal will be an enhancement.
	Closing up of existing window opening in chimney breast at ground floor level	Beneficial	The existing window opening in the chimney breast detracts from the significance of the rear elevation and its closing up will therefore be an enhancement.
	Installation of glazed balustrading to lightwell	Neutral	The glazed balustrading will not obscure the rear elevation and is not considered to impact the significance of the listed building.

## 5.0 Conclusion

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 designed by OWAL architects 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 a 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.

## 6.0 Planning policy context

### 6.1 National and regional policy

The designation of No. 131 Arlington Road as a Grade II listed building means that proposals will be subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance contained in the National Planning Policy Framework (NPPF 2018). Relevant sections of the NPPF include paragraph 189, which requires applicants to 'describe the significance of any heritage assets affected' and paragraph 190, which recommends that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal'.

Regional policies are addressed in the London Plan (2011 and later), which emphasises the importance of responding to local character (Policy 7.4) and of conserving and regenerating heritage assets (Policies 7.8 and 7.9). Policy 7.8, part C states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate'.

### 6.2 Local policy and guidance

In addition to national and regional policies, the London Borough of Camden (LB Camden) has adopted local policies that cover the historic environment. Local policies relating to heritage assets are contained in the Camden Local Plan (2017).

Relevant local policies are contained in Section 7 of the Camden Local Plan: Design and Heritage. Policy D1 concerns high quality design, and requires that new development 'respects local context and character' and 'preserves or enhances the historic environment and heritage' in accordance with Policy D2, which concerns the preservation and enhancement of LB Camden's heritage assets.

LB Camden's Supplementary Planning Guidance document, titled Design, was updated in March 2018 and section 3 relates to the borough's heritage. The SPG recommends that the council 'only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area' (para. 3.7). Paragraph 3.23 stipulates that LB Camden 'will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them'. Additionally, the SPG reminds applicants that where listed building consent is required, the impact of proposals on the significance of the listed building should be demonstrated and explanation should be offered as to the necessity or desirability of this impact (para. 3.34).

### 6.3 Camden Town Conservation Area

Part 2 of the Camden Town Conservation Area Appraisal lays out the management strategy for the conservation area and states that LB Camden will 'expect the historic details which are an essential part of the special architectural character of Camden Town Conservation Area to be preserved, repaired and reinstated where appropriate'. In specific relation to new development, the management strategy states that 'high quality design and high quality execution will be required of all new development'.



## 7.0 Sources

Camden History Society, *The Streets of Camden Town*, 2003

Camden History Society, *From Primrose Hill to Euston Road*, 1995

Hayes, David, 'A History of Camden Town 1895–1914', in Helena Bonett, Ysanne Holt, Jennifer Mundy (eds.), *The Camden Town Group in Context*, Tate Research Publication, May 2012.

Richardson, John, *The Camden Town Book*, Historical Publications Ltd., 2007.

LB Camden, *Camden Town Conservation Area Appraisal and Management Strategy*, 2007.

# Appendix A: List entry



Historic England

## NUMBERS 101-145 AND ATTACHED RAILINGS TO AREAS

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 101-145 AND ATTACHED RAILINGS TO AREAS

List entry Number: 1244689

### Location

NUMBERS 101-145 AND ATTACHED RAILINGS TO AREAS, 101-145, ARLINGTON ROAD

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jan-1999

Date of most recent amendment: Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476626

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

CAMDEN

TQ2883NE ARLINGTON ROAD 798-1/76/1858 (South West side) Nos.101-145 (Odd) and attached railings to areas

GV II

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.

Listing NGR: TQ2888483679

### Selected Sources

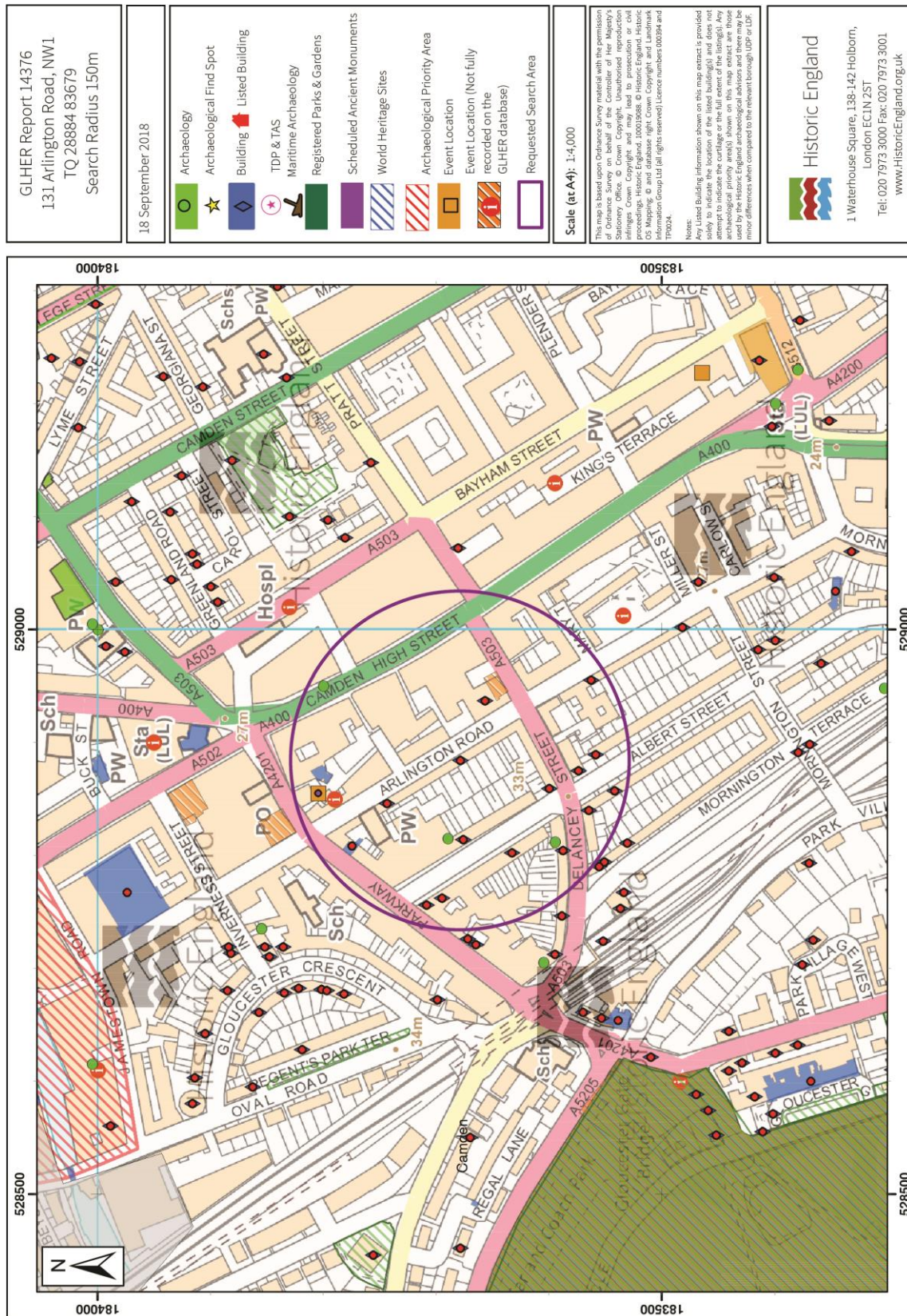
Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 28884 83679

### Map



## Appendix B: HER search results



# Alan Baxter

**Prepared by** Clemency Gibbs

**Reviewed by** Vicky Simon

**Draft issued** February 2019

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