

125 ARLINGTON ROAD, LONDON NW1 7ET

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE STATEMENT



AAB architects

March 2019

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Issue

Revision: V1	Planning and listed building consent applications	0
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Drawings and reports attached with this application

existing

355PL_0_01-B	Location plan
355PL_0_02-A	Site plan
355PL_0_10-B	Basement floor level plan
355PL_0_11-B	Ground floor plan
355PL_0_20-B	Section AA
355PL_0_21-B	Section BB
355PL_0_22-B	Sections CC and DD
355PL_0_30-B	Rear elevation
355PL_0_31-B	Rear elevation, historic reconstruction

proposed

355PL_1_02-C	Proposed site plan
355PL_1_10-C	Basement floor level plan
355PL_1_11-C	Ground floor plan
355PL_1_12-C	First floor plan
355PL_2_01-C	Section AA
355PL_2_02-B	Section BB
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355PL_2_05-B	Section CC and DD
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355PL_3_01-C	Rear elevation

Internal elevations

355PL_22_01-B	Existing internal section AA
355PL_22_02-B	Existing internal section BB
355PL_22_03-B	Existing internal section EE
355PL_22_04-B	Existing internal section FF
355PL_22_11-B	Proposed internal section AA
355PL_22_12-B	Proposed internal section BB
355PL_22_13-B	Proposed internal section EE
355PL_22_14-B	Proposed internal section FF

Details

355PL_24_01	Existing and proposed steps to front area (Section GG')
355PL_31_01-A	Details of glazing
355PL_31_02-A	Details of glazing
355PL_31_03-A	Details of glazing
355PL_31_04-A	Details of glazing
355PL_31_05-A	Details of rear openings

Structural engineer's drawings

4747SM01	Suggested method of works
4747SM02	Suggested method of works
4747SM03	Suggested method of works
4747SM04-A	Suggested method of works
4747SM05	Suggested method of works

Reports

Basement Impact Assessment

Basement Impact Assessment by Wembley LBH, geotechnical engineers
Outline SUDS Strategy by Wembley LBH, geotechnical engineers
Basement Methodology by Richard Tant Associates, structural engineer

Daylight, Sunlight and Overshadowing Assessment by
Anderson Wilde and Harris

1 INTRODUCTION

1.1 Purpose of this document

This Design and Access Statement is to be read in relation to the current applications for planning permission and listed building consent, for alterations and extension to no. 125 Arlington Road. The statement should be read in conjunction with the drawings and reports listed on page 1.

The planning application seeks permission to extend the building at the rear at ground floor and basement levels, in order to improve the arrangement of internal space and the relationship with the garden.

No. 125 Arlington Road is a three storey, single family dwelling with basement, within a terrace of 23 similar houses, all of which are listed Grade II. It lies within the Camden Town conservation area.

The listed building consent application seeks permission for minor alterations to the internal parts of the building at basement and ground levels. There are minor alterations to the front of the building, comprising replacement of the existing stone steps with steel steps, and opening up of the basement entrance.

This report includes a Heritage Statement which summarises the history of the building and its context and evaluates the impact of the proposed works upon it.

1.2 Nos. 101- 145 Arlington Road

The terrace was listed in 1999. The listing notice is as follows:

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



Front elevation of Arlington Road

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 top lights 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.

The main alterations to the terrace have been the demolition of the original rear extensions and excavation of basement areas at the rear. Some new rear extensions have been built.

1.3 Camden Town Conservation Area

The building lies within the Camden Town Conservation Area, which was established in 1986. The conservation area is divided into two parts: the commercial area around the high street, and the more formal residential area.

The CA appraisal notes:

Arlington Road represents the eastern edge of the northern part of the residential sub-area. The western side of the street consists of complete terraces with houses smaller than those in neighbouring streets, consisting of three storeys on basements.



Aerial view

The urban block formed by Arlington Road, Delancey Street, Albert Street and Parkway was built as speculative development from 1930s-40s. It is unusual in the length of the gardens of the north-south streets. The Arlington Street house gardens are longer, which belies the fact that house on Albert Street are much larger in size. The Arlington Street houses have a particularly small footprint with a nett useable area of 23m² at each floor.

The CA appraisal highlights the importance of views of the rear elevation of the houses on Arlington Street:

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.

This type continues down the west side of Arlington Road from Parkway south to Mornington Road. Nos. 53-85 are of the same type, situated between Mornington Street and Delaney Street, and are also listed Grade II.

The rear elevation of nos. 101-145 can be appreciated only from the back gardens within the block (see below).



Aerial view showing extent of the Arlington Road house



View of rear elevations from no. 125, looking south

2 PLANNING POLICY

2.1 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;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- n. for housing, provides a high standard of accommodation*

Policy D2 Heritage states that, in respect conservation areas:

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the 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.*

In respect 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.*

2.2 Conservation area guidelines

The guidelines on Camden Town Conservation Area appraisal and management plan states that: "The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution."

Regards rear extensions, it states the following:

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.

3 HISTORIC CONTEXT

3.1 Conservation area

The following extracts from the Conservation Area explain the evolution of the general character and plan form:

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 end of the 18th century the expansion of London had reached Camden Town and the open fields began to disappear under bricks and mortar. Local land owners Charles Pratt, Earl Camden, and Charles Fitzroy, Baron Southampton started selling leases for the construction of houses, Charles Pratt to the east of what is now Camden High Street and Charles Fitzroy to the west. Initially a grid of streets was laid out and it appears the High Street was quickly developed.

By the 1840's the western part of the Conservation Area had been developed as family homes for professional families and created a transition between the grand Nash properties of Regent's Park and Park Village and the gritty realities of working life in the more shabby industrial and commercial areas to the east.

When originally built the east side of Arlington Road was also developed as terraced housing. This was subsequently demolished and redeveloped in the early part of the 20th century, when various industrial buildings were constructed, for example the Grade II listed tramway electrical transformer building of 1908.

3.2 Nos. 101-145 Arlington Road

Plans from 19th century show the houses at no. 101-145 Arlington Road in some detail. The back gardens are clearly shown, each comprising a lower area adjacent to the house linked to the main garden at ground level by central steps. The lower area is at the level of the half landing between the basement and ground floors, and accessed via a door. This original arrangement can be seen at no. 129 Arlington Road, where there have been no excavations to lower the area to basement level (see photo on page 9).

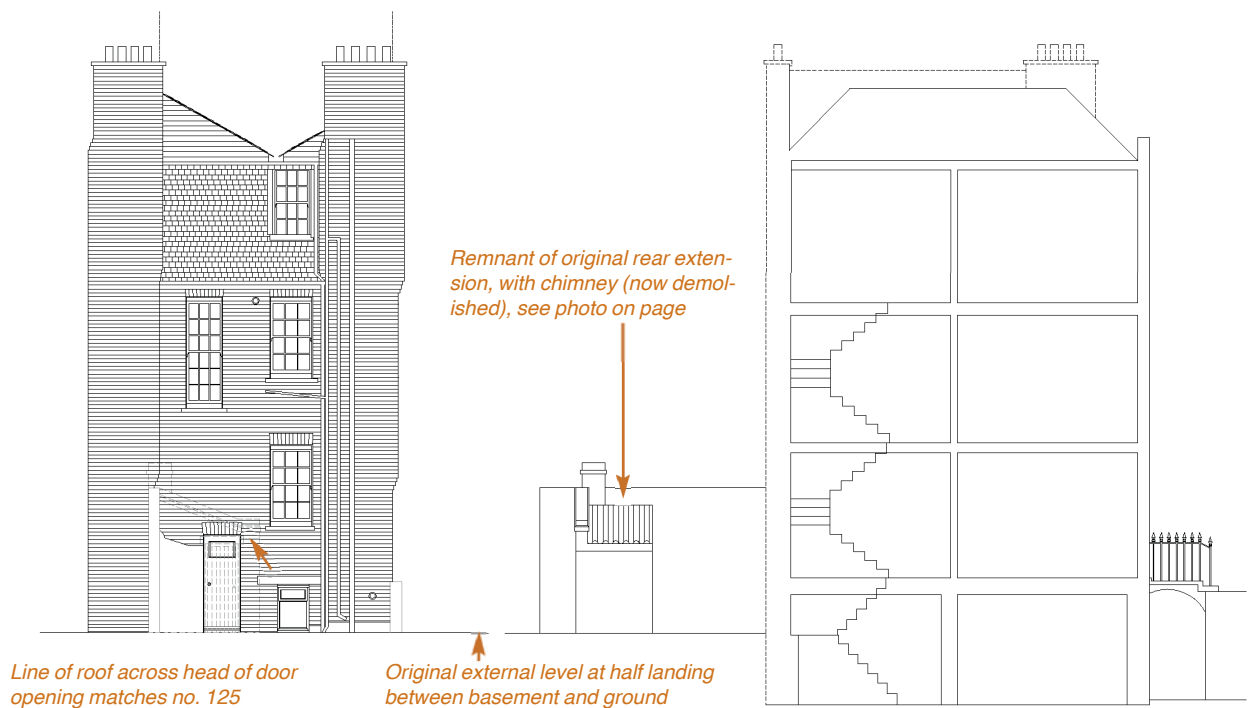
The plans suggest that the houses originally had rear extensions. The uniformity of the arrangement shown in 1873, some 30 years after the original construction, indicates that these were built at the time of construction. The arrangement for the 6 houses from no. 121-131 are built in pairs, back-to-back, with a party wall. This arrangement is consistent for all 6 houses, indicating that they were built together in one 'batch'. This is confirmed by looking at the front elevation, which is identical in detail from no. 121-131, but differ markedly to either side. It therefore seems very likely that the extensions were contemporaneous with the original construction.



OS map circa 1873: shows rear extension



OS map circa 1895



No. 129 Arlington Road: as-existing elevation and section, planning application submitted 2015



Rear elevation showing original rear extensions (reconstruction, as drg. 355PL_0_31)

Original party wall to original extensions (between nos. 129 and 131), with chimney stack remaining



Above: view towards no. 127 and beyond

Left: paintwork to rear of no. 125 indicates location of original rear extension

Below: rear garden of no. 127



original external ground level at half basement level.

Modern excavation to lower basement level



3.3 Modern extensions

There are a number of full-width extensions at basement and half-basement level in this part of Arlington Road, including no.s 109, 119, 121, 133 and 135. Recent successful applications include the 7.5m long extension at no. 109, which is accessed from the half-landing of the staircase. A basement extension to 133 has recently been approved, but not yet constructed.

There are examples of extensions at ground floor level. There are two full-width extensions at this level between 101 and 145:

NO. 135 ARLINGTON ROAD

Planning permission and listed building consent was granted in 2009 (2008/4450/P and 2008/3437/L), which revised the previous approvals 2008/1335/P and 2008/1367/L.

The proposals were for the replacement of an existing full width ground floor extension and excavation down to basement level to create a full width extension at both levels. It includes a bridge over the basement area, as does the proposal at no. 125.

NO. 121 ARLINGTON ROAD

This is a lightweight conservatory constructed before 1997, prior to the formation of the conservation area.

In 1997 an application to replace the conservatory at no. 121 with a 4.8m long extension was refused, on the basis of:

The proposed extension by virtue of its height, width and length is considered too large, resulting in a feature which would be overdominant, causing harm to the character of the existing property and the Conservation Area

and

The proposed development would cause harm to the amenities of adjoining occupiers. More particularly the extension at upper ground floor level would result in a material loss of daylight and an unacceptable sense



of enclosure to the habitable rooms at basement and ground floor levels of the adjacent property.



Above: No. 121 Arlington Road
Full width ground floor and basement extensions
Party garden fence/ walls with no. No. 123 have been removed and the garden combined.



Left: No. 135 Arlington Road
Full width ground floor and basement extensions
with opening in existing chimney breast

Below: No. 135 Arlington Road
View from ground floor extension to garden



4 125 ARLINGTON ROAD

4.1 Building history

The building has been in the ownership of the current owners for around 18 years. During that time maintenance works have been undertaken, including redecoration and repair.

In 1981 the building was in use as two separate flats and planning permission for a third floor roof extension was granted (but not carried out). At some time after this the building reverted to occupation as a single dwelling, and in 2003 planning permission was granted for "the continued use as a single dwelling house".

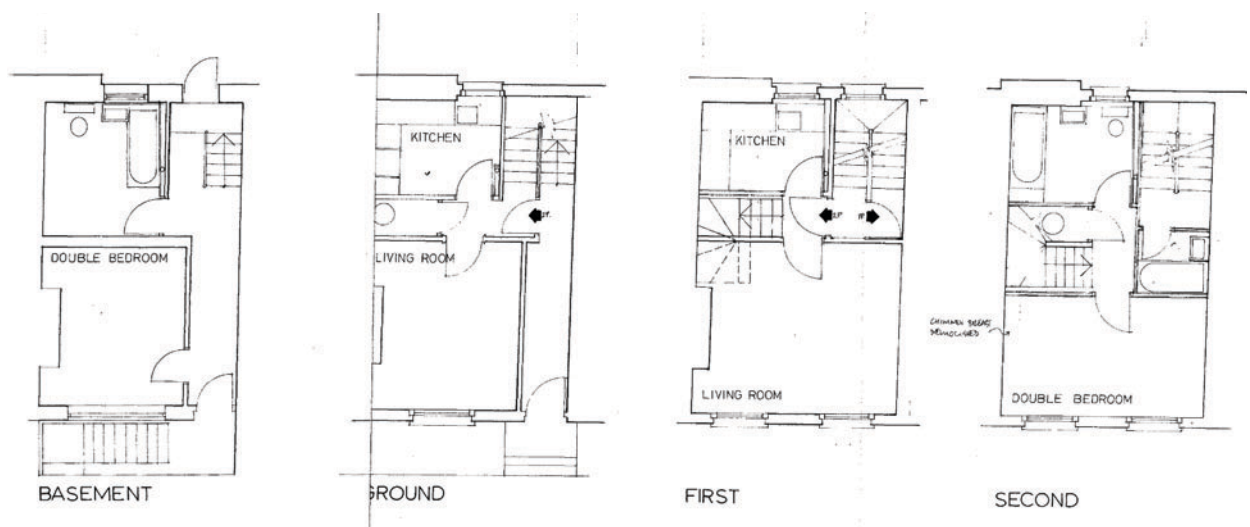
There is little remaining of the works to sub-divide the house, indicating the building has undergone at least two significant phases of building works. There is as a consequent little remaining original building fabric internally. The exception to this is the staircase.

Alteration works that have been carried out and are still extant include:

- demolition of original rear extension
- removal of partitions at basement and ground floor
- excavation of external rear area down basement level
- formation of double doors to the external rear area
- subdivision of upper floors to create bathrooms
- blocking up of vaults under the pavement
- raised floor level to rear of basement (the reason for this is not known, but may be connected with the need to avoid disruption to the existing footings when carrying out the external excavation)
- formation of opening in rear chimney breast at basement level
- blocking off external area under landing to front door
- construction of masonry steps in front area
- leveling of the floors and replacement of skirtings

This is typical of the works carried out to the houses in the terrace.

Details of non-original building fabric are shown on drawings 355PL_22_01-08.



4.2 Photos of existing building



Above: view from garden of 125
No. 125 on left. Unsightly soil pipe (grey) to be relocated internally



Rear elevation of no. 125



Detail of door openings in rear

BOUNDARY WALLS TO NEIGHBOURING PROPERTIES



Party garden fence/ wall viewed from garden of no. 123 Arlington Road



Rear of no. 127 Arlington Road



Party garden wall viewed from no. 127 Arlington Road



Gardens of nos. 125 and 127 Arlington Road

GROUND FLOOR



Above: view of ground floor living room looking out to the garden

Staircase and door opening on half landing to be retained. Sash window to be removed to enable extension to dining area.

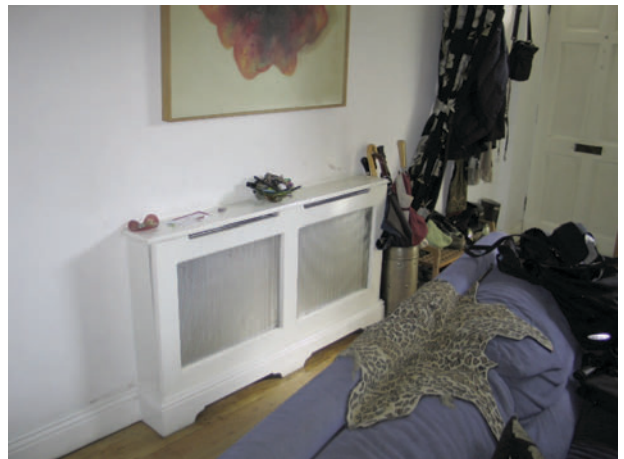
Modern floor, levelled, non-original skirting



Left: door opening to half landing

Original door opening to be retained; non-original 'stable-door', with leaf opening in two parts to be removed

Below: Modern radiator cover to be removed





Above: view of ground floor living room looking out to the front

Original window to be retained (shutters have been replaced)



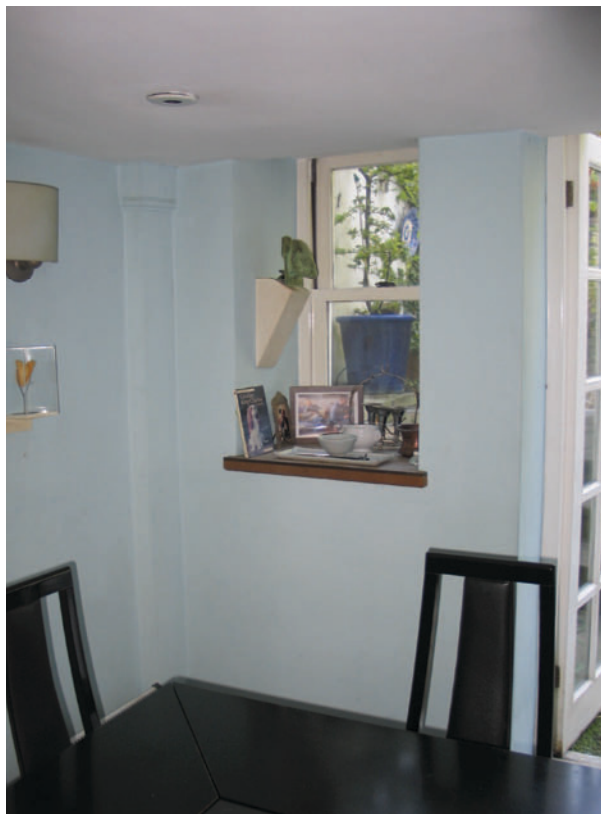
Non-original fireplace to be removed
Non-original glazed screen to be removed and replaced with plasterboard partition as original layout
Non-original bookshelves to be removed



BASEMENT LEVEL

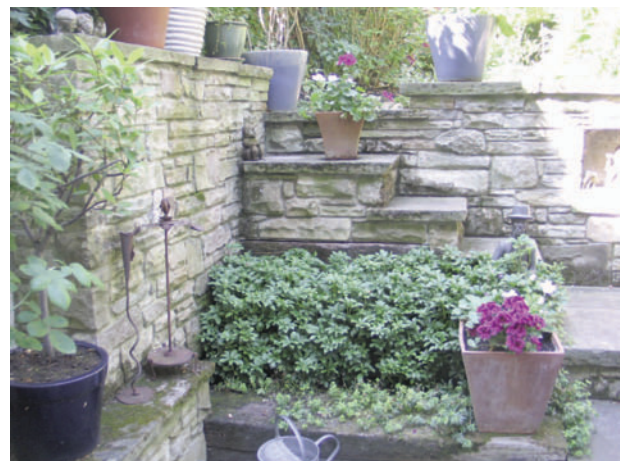


Above: Basement kitchen looking towards front
Fitted kitchen to be removed and plastered wall finishes made good.
Extract hood in chimney breast opening to be removed and false arch to opening to be removed.



Left: Non-original window opening in chimney breast
Window to be removed and opening bricked up, with brickwork to match existing.

Below: rear garden
The basement garden retaining walls are all of modern construction





Above: bottom of steps at basement

The floor level has been raised in the rear part of the basement, covering up the original bottom step. The proposal is to remove this built up layer.

Non-original skirting to be removed.

Site investigations have shown that this is a relatively recent construction, separated from the lower level by a layer of polythene. It should therefore be relatively easy to remove without damage to the existing structure.

Left: cupboard under entrance landing

Failed render to be removed and replaced



FRONT EXTERNAL AREA



*Above: Front area to no. 125 Arlington Road
Metal planter to be removed. Brick infill beneath arched support to landing to entrance to be removed.*



Above left: arched opening to a nearby property showing original construction of landing to entrance

Left: Original railings to be retained

*Below: non-original masonry steps
Steps to be removed (these are steep and dangerous to use), and existing wall made good with lime-based render*



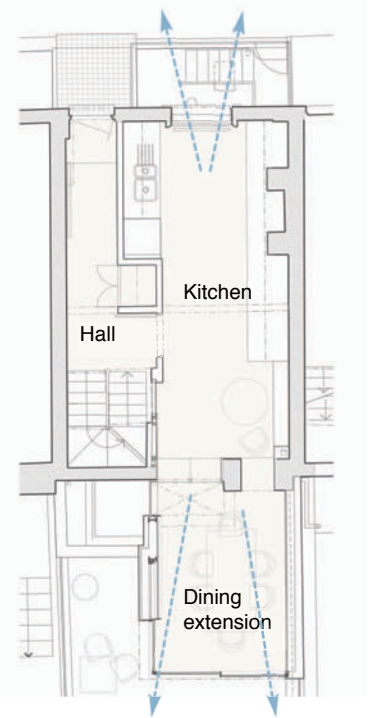
5 PROPOSALS

5.1 Rear extension

The rear extension enables the client to relocate the kitchen and dining area from the basement to the ground floor. The ground floor extension provides space for the dining table and provides access to the garden, improving the quality of the accommodation provided by the house for the following reasons:

- the kitchen/ dining room, which is the most used space in the house, will be in a more accessible position
- it will enable better overlooking of the street
- the kitchen/ dining room will benefit from views of the garden and better natural lighting.

It is necessary to provide an extension at ground floor in order to accommodate a dining table due to lack of space. This is exacerbated by the need to create a hallway at ground floor level to connect the stairway to the entrance door, in order to provide a protected means of escape from the upper floors in the case of fire. This reduces the useable area within the main house from 24m² to 17m². The ground floor extension is modest, providing 8.5m² of additional floor space.



Ground floor plan



View of extension from garden

The extension at basement level is to be used as a bedroom. The garden is to be excavated to provide for natural lighting, access to the garden and provision of a store. Access from ground floor to the garden bridges over the lower external area.

5.2 Internal alterations

The existing basement is to be reconfigured to provide a small kitchenette, shower room and small sitting area, so that it can be used as accommodation for the client's aging parent. In association with this, the original entrance door to the front area is to be opened up and the external steps renewed so that they are safer to use. One of the existing vaults under the pavement is to be opened up to be used as a utility cupboard.

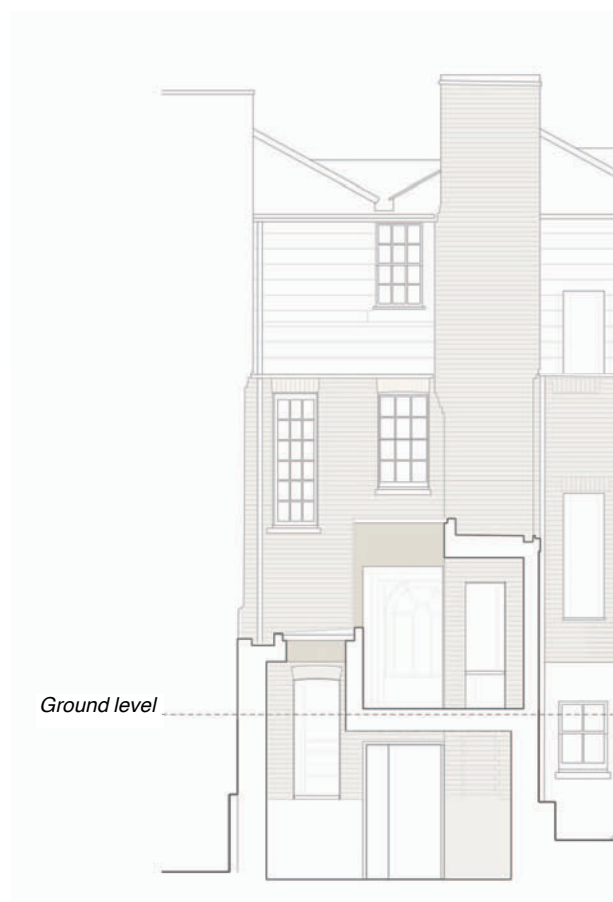
Other internal alterations include the formation of an entrance hall at ground floor (on a similar the line to the original partitions which have been removed), and the replacement of the external door at the half-landing between basement and ground with a fire resisting glazed panel.

5.3 Design and materials

The proposed extension has been designed to complement the existing building. The proportions and articulation of the building volume are closely aligned to the proportions of the existing elevation, and the materials have been selected to complement the existing rear elevations. New materials include a carefully selected brick, white painted render, high quality aluminium-framed glazing and powder-coated metal flashings (dark colour).



Proposed brick, D91 by Petersen



Cross section looking towards house

5.4 Planning issues

The extension has been carefully designed to minimise the impact on the neighbouring owners. The boundary garden walls are to be retained and under-pinned, in order to reduce disturbance during construction.

NO.123 ARLINGTON ROAD

This property comprise two flats, one at basement and ground, and one on the upper two floors. The majority of the garden belongs to no. 121 Arlington Road.

Daylight and sunlight

The proposed extension at no. 125 is to the north of these properties. The Daylight and Sunlight assessment prepared by Anderson Wilde and Harris demonstrates that:

- daylighting: all windows will achieve the recommended levels
- sunlighting: all windows will achieve the recommended levels
- daylighting distribution: rooms will not suffer any reductions greater than the recommended levels
- external amenity space at basement and ground levels does not suffer any reductions

Outlook and amenity

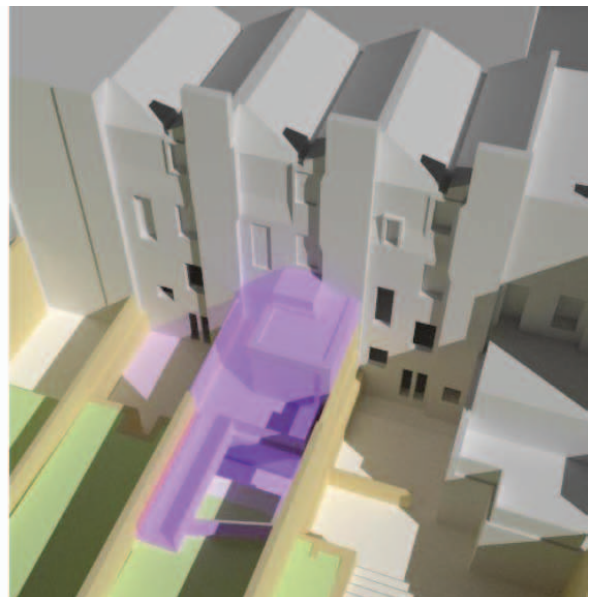
The boundary garden wall between nos. 123 and 125 currently has a fence on top of it (see page 14). Part of this fence will be replaced with the proposed flank wall to the extension, which will be rendered and painted white. The flank wall is slightly lower than that of the existing extension on the south side of no. 123, and it is not considered that it will significantly change the existing situation.

Privacy

The external areas will be screened by new fences at ground level that will provide privacy as the current arrangement.



Overshadowing: model of existing



Overshadowing: model of proposed

NO.127 ARLINGTON ROAD

The extension has been designed to reduce the visual impact and overshadowing on the neighbour at no. 127. The ground floor extension is part-width, and is pulled back around 1.6-1.8m from the party garden wall that it shares with no. 125. This reduces the visibility of the extension from the basement level of no. 127, as can be seen from the attached sketches.

Daylight and sunlight

The model prepared by Anderson Wilde and Harris is based on the party garden wall fence being at 1.8m above ground level. Their calculations are based on the 1.8m height, although in the proposed design this has been reduced to 1.1m at the request of the owners of no. 127.

The Daylight and Sunlight assessment demonstrates that:

- daylighting: all windows will achieve the recommended levels
- sunlighting: there is a minimal reduction to the basement windows because of the privacy fencing, although this is within BRE guidance.
- daylighting distribution: rooms will not suffer any reductions greater than the recommended levels
- external amenity space at basement and ground levels pass the BRE guidelines with only a small reduction at the lowest level.
- nb. this assessment has been carried out on the basis of a full height fence to the boundary.

Outlook and amenity

The boundary garden wall between nos. 127 and 125 currently has no fence on top of it adjacent to the rear elevation (see page 14). A new fence is required to provide protection to the edge of the new external area at ground level. Following discussion with the owners of no. 127, the height of the proposed fence has been reduced to 1100mm, in order to reduce the impact of overshadowing (see below).

Privacy

With a 1.1m high fence, some limited overlooking of the neighbour's garden will be possible, as is the case at present. The neighbour would prefer this to having a higher fence, and this is therefore the basis of the current planning application. An alternative would be to have a 1.6m- 1.8m high fence (this could be modified if required by planning officers).



View from basement, no. 127: existing (30.08 10.00am)



View from basement, no. 127: proposed (30.08 10.00am)

6 HERITAGE STATEMENT

6.1 Conservation area

VIEW FROM THE FRONT

Alterations to views of the front elevation are minimal. The new staircase is at basement level and will not be visible from the street, unless viewed from immediately adjacent. There are a variety of different access stairs, mostly in steel; there do not seem to be examples of the original steps remaining. These are likely to have been originally in cast iron. The existing cast-iron railings to the front and sides of the front area are not altered.

VIEW FROM THE REAR

The current proposals have been developed in careful consideration of the existing rear elevation, in order to preserve fabric and enable the reading of the original elevation and changes that have occurred to it. The proportion of the extension frames the existing and original openings, for example the original door opening at the half landing between basement and ground floor.

The appearance of the rear elevation will be much improved by the relocation of the plastic soil pipe away from the chimney stack.



6.2 Alterations to historic building fabric

SCOPE OF THE PROPOSED WORK

The proposed works affect the basement and ground floors only, with the exception of the relocation of the existing SVP, which affects the first and second floor and roof also (see below).

INTERNAL FINISHES

The original internal wall and floor finishes have mostly been replaced during the process of two major refurbishment projects carried out before the building was listed. All doors are modern, with new frames and architraves. If any original building fabric is discovered during the works, this will be brought to the attention of the Design and Conservation officer.

STAIRCASE

The staircase is the main original internal feature of the building, and will be retained and protected during the works. The bottom tread will be revealed by the removal of the built up finishes at basement level, and will probably need to be repaired. The non-original plasterboard partition adjacent to the stair at ground level is to be altered to allow for the installation of a narrow glazed panel to help light the stairs.

NEW BUILDING FABRIC

New partitions, doors and frames are detailed in a simple style, using square-edged architraves and skirtings. This is in keeping with the existing interiors which have no cornices or original skirtings or architraves.

ALTERATIONS OF EXISTING SERVICES

The building has modern electrical services already installed including recessed spotlights at ground and basement levels. The positions of the recessed spotlights will need to be adjusted to suit the new layout. An extension to the existing under ground drainage will be laid under the extension and alterations made inside the original basement area. The SVP will be boxed in the in the external corner of the back room of the building as shown on the drawings. At 2nd floor the duct will be located in the corner of the top floor bedroom. It will penetrate the existing slate roof behind the chimney stack and will not be visible.



View of roof, showing proposed location of SVP



Existing SVP and waste pipes

EXTERNAL DOORS AND WINDOWS

Alterations are to be carried out to the rear elevation to enable the extension to connect to the existing space at ground floor level. This affects two original openings in the rear elevation:

External door at half-landing between basement and ground floor

The non-original door is to be removed to expose the original opening in the brick rear elevation. The existing jambs are to be repaired, so that a new fire-resisting glazed panel can be fitted into the existing reveals. This will enable the reading of the door opening to be retained between the staircase and the bedroom. The sky light above will allow light into the staircase during the day. A blind will be fitted for privacy.

Sash window at ground floor level

The window is to be removed and the existing opening enlarged to provide a connection between the kitchen and dining room, in a similar manner as has been done at no. 135 Arlington Road (see page 10). The vertical proportions of the enlarged opening reflects that of the original window openings, and does not reduce the width of the chimney stack.

ALTERATIONS TO CHIMNEY STACK

Basement

Alterations have been carried out previously to the existing stack, including the formation of a window at basement level. This is to be bricked up on the external face, as an opening is not required, and this will help increase the stability of the brickwork.

Ground level

At ground level a new opening is to be formed in the chimney breast to allow light and views between the kitchen and the dining room. This is similar to what has been done at no. 135 Arlington Road. The proposal is to leave the brickwork unplastered, so that the original stack is legible through the glazed elevation.

6.3 Structural alterations

Ground level

In the front room, the non-original fire surround is to be removed, and the brickwork opening to the chimney breast raised to enable a hob to be fitted.

External brickwork

Alterations to the external rear elevation will be carried out to the structural engineer's details, including joint reinforcement where necessary to stabilise the brickwork. Lime-based mortar and existing bricks will be used to make good to the existing jambs.

Basement level

Underpinning of the rear elevation and garden walls in order to construct the extension will be carried out in accordance with the structural engineer's proposals, which are attached with the application.

Vaults

The existing vault under the entrance is to be opened up and an lintel installed to support the front steps above.

6.4 Assessment of impact on listed building

Basement rear

The largest element of the proposed works is the construction of the basement extension. The structural works will be carefully designed and planned, and the construction monitored to minimise any risk to the existing and adjoining buildings.

The cladding material to the basement lightwell is a high quality brick that has been carefully selected to complement the colour and tone of the existing brick. It is lighter than the original, in order to avoid the basement level being overly dark. Samples of the proposed brick are available on request. The works to the party garden walls on the neighbours' side will match the existing finishes.

As this part is below ground level it is mainly not visible, and does not harm the visual appearance of the existing building. The proposed structural works will address any existing weaknesses in the structure where this has been previously altered at basement level. The original brickwork of the rear elevation at basement level is to be repaired and retained as a visible element within the building.

Ground floor extension

The ground floor extension is of modest proportions and of lightweight construction, and does not detract from the reading of the main brick elevation. The extension is not full width, enabling the face of the existing brickwork to be visible at ground floor level; the existing openings are respected and the proportions of the original elevation design is maintained. The extension is fully glazed to the rear, allowing views of the existing chimney stack to be read. The abutment of the new glazing against the existing building allows the rear elevation to be viewed from within; the glazing creates a gap between the old and the new construction, enabling a clear distinction to be made between old and new elements.

The principal loss of historic building fabric is the rear ground floor window. This harm is outweighed by the benefit of providing improved accommodation, ie. a more accessible kitchen-dining room, with better natural lighting and access to the garden.

The original rear elevation is enhanced by the removal of unsightly services. This outweighs the minimal harm to the existing building of re-routing the soil stack internally (no historic fabric will be lost due to previous renovation works).

Basement front area

The alterations enhance the existing building, by opening up an existing archway under the entrance landing, and replacing unsympathetic steps to the basement.

Internal alterations

Internal alterations are modest, and the reintroduction of partitioning at ground level enhances the reading of the original layout, with the hall leading to the staircase.

Overall the benefit outweighs any harm to the original listed building.