

Design and access statement

133 Arlington Road
NW1 7ET, London

On behalf of Ms Masha Feigelman and Mr Grant Parkinson
26 April 2019

Introduction

This Design and Access Statement is to be read in conjunction with drawings prepared by deDraft Architects. The proposal involves comparatively minor alterations to the principal listed building and should be read in conjunction with the already approved scheme (application references 2017/4922/P and 2018/0497/L).

Proposed Design

The proposal is to erect a simple conservatory/sun-room at the ground floor level to the rear elevation of the Grade II listed building – 133 Arlington Road. The works include the formation of a window to the rear to restore a historic fabric - window/door opening. The conservatory would be in place of the previously existing part level extension (previously used as a bathroom). The conservatory will connect to the rest of the house through an existing external doorway, to avoid removing part of the historic wall of the house. The brick wall will not be plastered and kept exposed as feature inside the conservatory. The old wall is part of the history of the house and will give character to the new space. The design of the conservatory is contemporary and uses high quality, slimline structural glazing. Its intent is to make a contemporary addition to a period property, which is sensitively designed to complement the existing building and to positively contribute to the Conservation Area. The new conservatory will be **fully reversible**, meaning it can be removed in the future without damaging the house.

Figure 1: Approved scheme (application references 2017/4922/P and 2018/0497/L)



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Layout

The conservatory would provide a naturally lit space that will be used as a play area for kids during the winter months. It will improve indoor and outdoor flow encouraging the use of the outdoor space.

Scale

The proposal involves a **lightweight, simple conservatory** to be accessed via an existing door opening. This would be constructed in **structural glazing** featuring slimline aluminum sliding doors. This would sit well below the cill of the half landing window between ground and first floors and below the height of the ground floor extension to no. 135. The **existing brick** finish of the rear elevation will be retained and would be **perceptible through the conservatory**. It would not be 'internalised' with a new wall finish.

The glazed conservatory is a contemporary interpretation – distinct from the original plan, external envelope and solidity of the host listed building. It does not create a solid element to the rear of the listed building but allows visual permeability through to the rear elevation from within the garden. It seeks to work with the historic building and intertwine the old and new.

The works also include the formation of a window to the rear to restore an historic window/door opening. The new window will add emphasis to the location of the stairwell, restore (at least partially) an original feature and provide a better visual balance to the rear elevation.

The proposed conservatory is 2.7m deep (compared to the previously existing 3.7m extension) and 2.6m high (to fit between the existing door and existing window without any loss of historic fabric). The building is 10.5m high to the top of the butterfly roof and 9.2m to the butterfly valley measured from the rear garden level. Therefore, the proposed conservatory would be **c25% of the building height, leaving 75% of the rear elevation clearly visible and expressed**.

The length of the garden is 28.5m long with the proposed conservatory occupying less than 10% of the space. The garden surface would meet the proposed conservatory and there would not be a sense of excessive development.

The lightweight nature of the conservatory structure would allow for the continued appreciation of the garden from the house. There would be no real disconnect or obstruction between the building and its garden setting.

Landscaping

The conservatory will be on top of the existing patio (already consented) and will not alter any landscaping.

Appearance

There will be no changes to the front of the property. The rear extension is modest in size, less prominent than the neighbouring extensions and similar in size to the extension that previously existed.

Use

The proposed conservatory will be for the sole use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Prepared by: DeDraft Architecture/Interiors