

# Heritage statement

Re: Proposal to build a garden studio at Flat B, 79 Arlington Road, NW1 7ES



## Significance of the heritage asset affected

79 Arlington Road (photo left) is one of a terrace of 17 houses built in the 1840s and is Grade 2 listed and part of the Camden conservation Area (see map and detail below). The terrace was built using stock brick with rendered ground floors, basements and parapets and slated roofs, the windows have 12-light glazing bars in moulded architrave surrounds, the first floors with cast-iron balcony fronts and area railings.

No. 79 has three storeys and a basement and a panelled front door in moulded architrave surrounds under a rectangular toplight and porch on cornice brackets.

## The Proposal

The proposed single storey studio will be situated at the end of the garden for use as a leisure space and store. The front elevation will be approx 21m from the back of the house.

The studio will be 6.1m wide, 4.5m deep, and 2.55m high, with a three-panel glazed folding door on the front elevation and a store room door clad to match the front (see HannayScale.pdf). The





exterior cladding will be black featheredge cladding on the front elevation (images above show studios with a similar look), and fire-rated panels on the back and sides.

### Impact of the Proposal on the significance

The design of the proposed studio is guided by and considerate towards the following elements:

- *Appropriate use of surface materials*

The choice of cladding and roof materials aim to complement the existing architecture and environment: the black sawn finish of the cladding and dark-grey folding door creates a discreet and rustic feel which doesn't compete with the heritage assets of the house, and the living sedum on the mono-pitch roof helps the building to sit comfortably within the natural green of the surrounding garden (see images above).



- *Relationship with buildings and spaces*

The studio is set at the back of the garden against the boundary fence in an unobtrusive location, neither overlooking neighbouring gardens nor impinging on any views or sight lines enjoyed by neighbours. Retaining and integrating the existing mature fig tree into the decking area further reduces the minimal visual impact of the studio on the views from the overlooking flats.



The construction presents no increased safety and security issues. It will in fact serve to reinforce the rear border of the property.

**Images left: Views from the back of the garden towards the house with fig tree clearly shown.**

The studio has been designed to sit appropriately and sensitively within the site with adequate space between it and the site boundaries, and having no windows on the back or sides minimises any intrusion on neighbouring property. A small roof window (skylight) serves to increase natural light into the studio, reducing the need for artificial lighting and thereby lessening energy consumption.

The proposed structure constitutes a sensitive and considered development of the site, transforming an under-used area at the back of the garden with sympathy and respect towards the heritage assets of the existing property and the surrounding development.

**Above right: South west view of the space where the proposed studio will be sited showing the fig tree on the right.**

**Below right: View from the flat towards the back of the garden.**



