

71 Arlington Road
Planning Application
Planning and Heritage Statement

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Background

The building is located on Arlington Road in Camden. The property is Grade II Listed and located within the Camden Town Conservation Area.



Photograph of the front of 71 Arlington Road



Photograph of the Rear of 71 Arlington Road

Planning statement

Relevant planning history:

2014/4511/P Installation of new sliding folding doors at rear lower ground level, replacement of rear door with window at ground floor level, and replacement of metal window at front lower ground level. – granted permission 19-12-2014

Relevant neighbouring applications:

As evident from the below aerial view of the rear of the row of houses along Arlington Road, a large number of the properties have had full width extensions at the lower ground floor level.





The Proposals:

Care has been taken to ensure that the scale, proportions and design respond appropriately to the existing fabric and so conserve and enhance the character of the house, whilst making it better suited to modern family life.

The proposals have been designed in line with:

- Camden's Local Plan
- Camden's planning guidance - Altering and extending your home
- Camden's planning guidance - Amenity
- Camden's planning guidance - Design
- Camden's planning guidance – Energy efficiency planning guidance for conservation areas.

The internal changes as not covered under planning have been detailed in the heritage statement.

The external proposals are as follows:

1. Slimlite glazing to the existing windows,
2. The construction of a contemporary rear extension and lowering the rear garden (at lower ground level)
3. The construction of an extension to the closet wing. New double-glazed sash windows on the closet wing.

Slimlite glazing

At the front of the property the only change proposed is the introduction of Slimlite glazing in the existing sash windows.

Rear Extension

The rear extension has been designed so it is distinct from the original building. In accordance with good practice principles set out in "Camden's planning guidance altering and extending your home" 3.1 the extension will be subservient to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing. The extension is set down at the lower ground floor level to reduce its massing in comparison to the main building. Its high quality rendered finish will make it clearly distinct from the main house.

The extension has been designed to extend to the same depth as no 73's extension. However, the neighbour extension on no 73's side is considerably higher than the one proposed. The extension is also of the same height as the existing garden wall to no 67 side therefore there will be no harm to the amenity of either adjacent properties.



Extract from drawing 14

The high protection of the neighbouring extension and the existing closet wing extension will also mean that light spillage from the proposed lower ground floor rooflights will not be an issue.

The small balcony on top of this extension is set back from the rear elevation of the closet wing to ensure there is no overlooking into neighbouring properties. The only outlook from the balcony would be onto the properties' own garden. This is in keeping with Camden's planning guidance "altering and extending your home" 4.12. The balcony will have a wrought iron balustrade to ensure it is in keeping with the balconies at the front of the property.

Closest wing alterations

At the rear of the property the proposals include the extension of the existing closet wing to allow for a bathroom for the top floor bedrooms.

This rear closet wing typology is common around the borough. The overall design of the closet wing will be improved as shown on the drawings and detailed in the heritage statement.

The extension has been designed following Camden planning guidance on amenity. There will be no increase in overlooking, and no impact on privacy and outlook as the window from this level will be (as the floors below) overlooking the properties rear garden.

The extension will also have no impact to the Daylight and Sunlight of neighbouring properties. The extension passes the 45-degree rule. The extension is to the north of no 69 and so will not have an adverse impact on this property. With regards to no 73, a 45-degree line taken from the top edge of the new extension is lower than the centre of the rear window of the no 73 (please see drawing 14).

Access:

Access to the property will remain unchanged. Access to the ground floor will be improved through increase in the goings of the steps to the lower ground floor.

Heritage statement

Listing

CAMDEN

TQ2883NE ARLINGTON ROAD 798-1/76/1857 (South West side) Nos.53-85 (Odd) and attached area railings

GV II

“Terrace of 17 houses. 1840s. Stock brick with rendered ground floors, basements and parapets. Slate roofs and party wall stacks. 2 windows wide with doors to left, No.89 three bays wide; 3 storeys and basements. The ground floor with channelled decoration to Nos 57-67, all with protruding band over ground floor. All windows with 12-light glazing bars in moulded architrave surrounds, the first floors with cast-iron balcony fronts. Second floor balcony fronts to No.55. Panelled doors in moulded architrave surrounds under rectangular toplights except as noted: Nos 53, 55, 63, 65, and 67 with decorated toplight, Nos 57 and 61 with fanlights; Nos 63, 65 and 67-89 with porches on cornice brackets. Nos 81-85 with round-headed doorcases and toplights, and round-arched ground-floor windows. Nos 69-75 have higher parapets with tie-plates. INTERIORS not inspected. SUBSIDIARY FEATURES: all with cast-iron area railings except for No.75. No.75 has been refronted in facsimile style, and is included for group value.”

Heritage Significance

No. 71 has intrinsic heritage significance as an early 19th century listed terraced property, but also more widely as a member of a planned listed terrace.

Internally, the heritage significance resides in the surviving original floor plan. There are cornices which will be retained and repaired, and a some four-panelled painted timber doors and architraves, which would be retained. Modern interventions have been unsensitively added such as PVC windows and modern doors which shall be addressed in our proposals.

The proposals:

Existing windows.

The client would like to upgrade the current windows to incorporate slimlite glazing within the existing sashes. This extremely slim system will ensure the buildings upgrade for thermal performance whilst retaining the existing windows and appearance from the outside. The product has been used extensively across a number of Grade I listed buildings in Edinburgh New Town and on other Listed Buildings across the country.

The Rear Lower ground extension.

The existing contemporary aluminium sliding doors are to be removed. A rendered single-story extension is proposed at lower ground level.

The extension is to be set down at the lower level so as to be subservient to the main building. The extension is designed in a contemporary style to ensure it distinct from the main façade. The extension will be finished with aluminium sliding doors with fine frames so that the rear of the house can still be seen through the extension. An area of garden will be lowered around the extension to ensure a connection to the garden.

A large opening on the rear façade of the property already exists with contemporary bi-fold doors. These proposals will not remove any historic fabric and will improve the external appearance at the rear by clearly distinguishing the contemporary elements from the traditional.

A small rear extension to the closet wing is proposed. This will house the WC at this level and will be a distinct, discrete subservient addition.

Replacement french doors and roof terrace

The cill of the upper ground floor window to the rear is to be lowered and the window is to be replaced with traditionally detailed French doors to improve the rooms outlook onto the garden. This will also create access to a small roof terrace. Bullnosed steps up onto the terrace will be set within the existing panelled window reveals, the reveals will be retained. The timber French doors will have mullion and transoms details to match the existing windows.

The roof terrace will be bordered by a wrought iron balustrade in keeping with the balustrades at the front of the property.

Extension to the closet wing

The existing closet wing is to be sensitively raised in matching brickwork to form an additional storey.

The roof will be finished with a traditional coping stone detail. This will be an improvement over the existing flat bitumen roof currently in place. The new window to the closet wing will be a double-glazed timber sash window. The existing UPV windows in the closet wing are all of poor-quality design, detail and finish and detract from the heritage significance. These will be upgraded to timber sash windows to match the new closet wing window to improve the rear façade.

The existing window opening to the second floor hallway will be raised to enable the closet wing alteration whilst ensuring natural light still floods the stairway.

The Lower ground floor internal changes:

The bottom of the stair enclosure is to be fitted with a Crittal glass screen to bring more light into the stairwell. The modern hallway door is to be replaced with a matching glass door to match the crittal screen. The form of the stair enclosure will remain unaltered.

The stairs from the landing to the lower ground floor have been previously altered to make them steeper than the rest of the flights in the property. The steps will be reinstated to their original goings.

An extension is to be added to the rear of the property at this level. The existing contemporary rear bi-fold doors are to be removed to create a link to the extension but the opening will be retained. Therefore, the plan form of the main house is to be unaltered. A small addition to the closet wing is proposed at this level to house a lower ground floor WC.

The Ground floor internal changes:

The existing opening through to the library is to be widened and the modern door replaced with two traditional panelled doors to match those through to the sitting room. The bulkhead above the doors will be kept at the existing door height, so that this opening is clearly read as an doorway and so will not affect the users experience of the original plan form. The existing architrave profile is to be replicated around the new opening.

The First and Second floor internal changes:

The modern doors on the first and second floor are not original and are to be replaced with painted timber panelled doors with mouldings to match the existing double doors. The door to the bathroom D_UG04.1 is to be replaced with a traditional timber panelled door with obscured glazed inserts to improve natural light to the hallway. When the contemporary door to bedroom F02.0 is replaced a fanlight is to be fitted above so the architrave height aligns with that of the tall double doors between bedroom F02.0 and F03.0.



A photograph of one of the existing modern doors next to the traditional panelled doors between bedroom F02.0 and F03.0.

Conclusion

No 71 Arlington Road has significance as part of a historic terrace and a wider planned early 19th Century development. The building and its neighbour's façade contribute importantly to the area as one of distinctive historic character.

Internally, No.71 heritage significance resides in the survival of the original plan form. The historic features and plan forms of the room are to be retained. The modern doors that have been added would be replaced with more appropriate designs. The proposals will enhance the setting of the listed building and the conservation area by the improvements to the rear closet wing and high-quality design of the rear extension.

It is considered that the proposals conform to the requirements of local and national policies for managing change in the historic environment.