

**PROPOSED INTERNAL ALTERATIONS TO
FLAT C, 77 ARLINGTON ROAD, LONDON NW1 7ES**

HERITAGE STATEMENT

This application is for internal alterations to the layout of the second floor flat. Currently the flat is laid out as a studio, with a bed/sitting room to the front, kitchen at the rear and central shower room. The building was converted into three flats in 1979, at which point presumably its internal decorative features were removed. 77 Arlington Road is within the Camden Town Conservation Area and is part of a terrace of Grade II Listed Buildings described as follows on the Historic England website:

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.

Listing NGR: TQ2895583563

Other nearby Listed Buildings include Nos. 3-31 Arlington Road and Nos. 38-40 Arlington Road.

Continued.....

REVISED ACCESS STATEMENT

USE:

Flat C, 77 Arlington Road is a second floor self-contained studio flat in a terrace of 17 houses built in the 1840's. The building was converted into flats in 1979.

AMOUNT:

All proposed works are internal to the building and will not increase the floor area.

LAYOUT:

The proposal is to remove all existing modern internal stud partition walls, kitchen fittings and sanitary fittings. The existing staircase, which consists of two straight flights, a quarter landing and winders will be refurbished as necessary to match the original details and new handrail and balustrades constructed to replicate the existing fitted to the edge of the newly formed landing area. The new internal partition walls will be of stud construction which will form a living/kitchen area at the front of the property, bedroom at the rear of the property and a central shower room. All doors in the new walls will be reclaimed period six panel Georgian doors with replica period Georgian door furniture. New kitchen and shower room fixtures/appliances will be installed which will be connected to the existing drains and services. The existing gas heating system will be replaced by an underfloor electric heating system. The thermal efficiency of the flat will be improved by the addition of secondary double glazing and insulated plasterboard fixed to the internal faces of the external walls.

SCALE:

The size and main features of the existing building will not be changed.

APPEARANCE:

There will be no alterations to the external features of the building. No original internal features of the building will be altered.

ACCESS:

The existing building is not wheelchair accessible. It is not possible to make modifications to this part of the building to make it more accessible.

LOCAL AND NATIONAL POLICIES:

The proposals are in accordance with the requirements of the National Planning Policy Framework (NPPF) which sets out the governments requirements for the planning system. The proposals also comply with the requirements of the London Borough of Camden's policies CC1 (climate change mitigation), D1 (design), D2 (heritage), H3 (protecting existing homes), H6 (housing choice and mix) and H7 (large and small homes).

The proposals will not affect the character and appearance of the Conservation Area.

CONSULTATIONS:

Copies of the proposal drawings have been shown to the occupiers of the neighbouring properties. Details of neighbours consulted and comments received are as follows:

The Occupier, Flat A, 77 Arlington Road NW1 7ES - no objections

The Occupier, Flat B, 77 Arlington Road NW1 7ES - no objections