

Percy + Young Associates  
Architecture Planning & Project Management  
46 Bassett Road London W10 6JL  
TEL: [REDACTED]  
E Mail: [REDACTED]

London Borough of Camden  
Planning and Regeneration  
2<sup>nd</sup> Floor, 5 Pancras Square  
Town Hall Judd Street  
London  
WC1H 9JE

Ref:SG/001/PL/001

10/12/2020

Dear Sirs

**Re: 138 Arlington Road Camden London NW1 7HP**

**Roof Extension Alterations and Rear Elevations Alterations**

Please find attached completed application forms, application drawings, Design & Access/Heritage Statement & Flood Risk Assessment and completed CIL's forms accompanying the payment of planning fee on the Planning Portal. We look forward to your acknowledgement and trust the required components are in place for validation.

**Design and Access/Heritage Statement**

Site Description /Brief History

The site is located within the Camden Town Conservation Area two minutes from Camden Tube underground station. The overall plan of this Victorian property is largely unchanged however there are modest internal alterations.

It has been difficult to fully assess if the buildings footprint has changed materially over the years, however there is little doubt that the rear ground floor additions have been enlarged at the rear like all of the properties in the early 1950's, common to this short terrace with a large portion of the town houses covering the full width of the rear yards to form larger ground floor living spaces.

The site is bounded by Arlington Road to the west and a large commercial development to the east, 5-6 Underhill Street which is to be extended at roof level to add a penthouse residence.

### **Setting and context**

138 Arlington Road is located at the northern end of a short terrace 4 storey Victorian town houses built in yellow facings and slated mansards. The brick-built dwelling has seen extensive repair and rebuilding of the front facade which we assume was the result of extensive WW2 bomb damage. Five of the other properties on the terrace have been successfully extended at roof

level with slated mansards and dormer windows as indeed many of the properties on both sides of Arlington Road. The property now sits between two properties with Mansard roofs and gable flanks now that 140 Arlington Road has realised a mansard extension to add bedrooms and a bathroom at that level.

Generally, the facade was rebuilt in the spirit of the old however timber doors and windows have been replaced with inferior plastic windows some time ago. The Victorian character however remains largely intact within the conservation area. It is noted new modern buildings and interventions are evident in this locale, many being residential redevelopments - 142-150 Arlington Road being a good example with its modern aspect within a period frame.

138 Arlington Road lies in a modest plot of 75sq.m with a small front garden and modest rear terrace at the rear accessed via a yard staircase from the rear kitchen. Both 140 and 138 Arlington Road both enjoy a rear roof terrace at first floor with the remainder of the dwellings on this short terrace to the south committed to full width ground floor rooms with pitched roofs over.

### **Design Characteristics and Condition**

The elevations are not typically Victorian in character due to the obvious rebuilding that took place after the end of WW2 due to possible bomb damage. This particular area of London was hit many times during the war period leaving many gaps in its heritage and fabric

Whilst the remaining fenestration of the terrace is generally common to Victorian buildings in this Camden quarter, it cannot be remotely considered of any great architectural merit. No.138 Arlington Road stands out in that its late 1940's reconstruction has been more pragmatic and 'workman-like' rather than a scholarly study of its Victorian neighbours, possibly a reflection of the lack of good labour and materials after end of the World War.

The real reason the front facade was not restored to its former self is not evident and regretfully the front facade was rebuilt in a lesser red multi-stock brick which does not match the more common and desirable yellow London Stock bricks as used on the remainder of the terrace

The building is generally only in fair condition in terms of its construction however the rear elevation is rendered with no original openings retained and is in need of urgent renovation. The roof of this building due to its age and configuration when it was re-built, is in a poor condition and at risk of failure.

It is noted the dwellings upper floors face east toward the side flank wall of the commercial property 5-6 Underhill Street soon to be extended at roof level with a loft / penthouse dwelling. The rear of 138 Arlington Road abuts this property soon to be a 4-storey building and approximately 3.8 m higher than it is now.

In regard to external appearance, we have noted above the rebuilding of the front façade, the rear however has seen many changes with none of the original openings surviving with an ad-hoc fenestration to serve the odd reconfigured of the internal plans executed in the late 1950's. As a result of many unwise and structurally questionable alterations to the rear elevation the fabric is now showing many signs of movement with cracking evident in the render.

#### Design Proposals - General

The property has for some time been let to students studying at local schools and universities and has taken the brunt of many years of robust usage and is in need of general refurbishment internally.

The opportunity to add vital bedrooms and enhanced bathrooms and create enhanced internal / external amenities and enlarged reception areas at ground floor means the prospect that the property can now be returned to the primary family dwelling is a real one, and would allow the applicant to return to the dwelling as a home base in the middle of Camden.

The application here centres on the development of a new roof mansard extension to accommodate bedrooms and a bathroom and the extension / enlargement of the ground floor kitchen / dining and enhancement of the first-floor roof terrace. Internally bedrooms and bathrooms can be reconfigured to serve a growing family with a redesigned stair to allow easy access to all part of the property including the rear terrace.

With the completion of the neighbouring mansard extension at 140 Arlington Road the existing roof of 138 Arlington Road is now flanked with two brick gable ends which offer the ideal moment to extend at roof level.

The Internal stair at the rear of the house will be carefully reconfigured to allow easier direct access to the roof terrace at first floor as well as better access and light to the upper bedrooms. The rear terrace will also have a direct connecting stair to the ground floor kitchen and living rooms via a bespoke sliding rooflight.

The out of place fake stone front garden wall will be replaced with a London Stock Brick wall and railing which it is hoped will deter passing pedestrians from throwing rubbish and drugs paraphernalia into the front garden, a problem in this area

### **Scale**

The proposals match the height of its neighbouring properties in keeping with the Victorian architecture of the terrace. To achieve this primary goal, it is proposed floor heights will be retained and the parapet level matched with the dwellings either side. The mansard extension completes the conversion of this terrace creating an uninterrupted homogeneous elevation fitting for the street.

It is a goal to replace the UVPC plastic windows with traditional sash windows in order to restore some of the Victorian tenet, in keeping with the locale. With some modulation of cill heights it will be possible to improve the proportions of the windows in this fenestration

The precedent to add floors to homes both Victorian and 20<sup>th</sup> century is well established method of achieving much needed larger residential properties at the heart of Camden and we feel the proposals here as at 5-6 Underhill St. now under construction at the rear will also be successful in its intention.

In terms of scale the height of the proposal matches the new mansard roof at 140 Arlington Road and the older mansard at 136 Arlington Road. The enhanced rear roof terrace is raised to match the level at 140 Arlington Road and allows level access for the first-floor hall and is widened to the full width of the plot like the adjacent properties on this street.

### **Appearance and Materials**

The proposals will utilize materials that match the existing buildings and neighbouring properties either side of the 138 Arlington Road with Slate mansards and a painted rendered rear elevation. UVPC windows will be replaced with traditional timber windows.

### **Impact of the Proposed Development**

The proposals sit within the footprint of the existing plot. The impact is minimal as neighbour's amenity remains unchanged. By matching the height of the proposal, the street scene is enhanced. The commercial building to the rear, namely 5-6 Underhill Street, presents a tall blank gable and lift shaft with no windows soon to be raised a further 3 metres on completion a roof apartment currently under construction, also without windows on its western flank.

### **Access**

Access is simplified to aid circulation. Living space and kitchen at ground floor remain a split-level whilst at first floor the new proposed bedrooms and bathrooms are connected to a redesigned stair giving direct access to the roof terrace from the upper floors. A rear staircase will connect the kitchen and roof terrace providing light and ventilation to the kitchen.

Flood Risk assessment

The proposals are set no lower than the existing levels and flood proofing of the proposals will be considered where appropriate. The Property does not lie within a flood plain or an area of concern in regard to flooding.

We look forward to your acknowledgment of validation and ask you to contact us at the earliest opportunity should further information be required

Yours sincerely

George Young