



Aerial view

Design & Access with Heritage statement

15 ARLINGTON ROAD
LONDON NW1 7ER

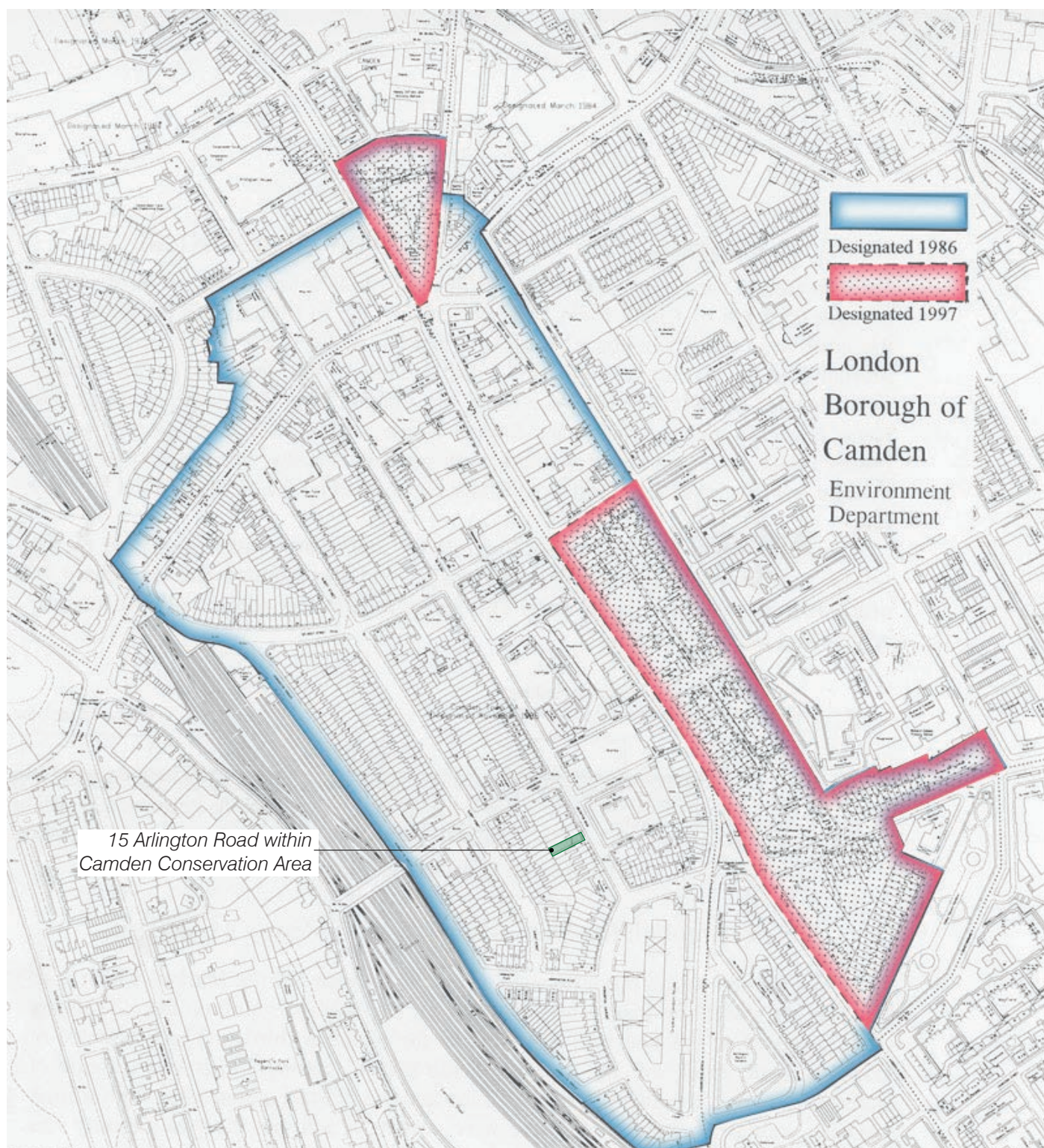
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INTRODUCTION

15 Arlington Road is Grade II listed three-storey house with a lower ground floor.

The building is part of a terraced street in the Camden Town Conservation Area, built circa 1840 in a style typical of the period. The building shares its structural party walls with the neighbouring properties, occupying a long yet slim plot with a garden to the rear.

The proposal seeks to extend the ground floor through the addition of a single storey rear extension, proportioned to match the height and depth of the extension and garden walls of the neighbouring properties and providing additional living space. The proposal will also add a loft extension, with traditional sash timber windows aligned with the ones at the lower floors.



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SITE CONTEXT

15 Arlington Road forms part of an arrangement of terraced houses; built from London stock brick, window surrounds are picked out in white render with Juliet balconies provided to the front. A parapet conceals the pitch of the London valley roof from the front elevation. In keeping with the streetscape, the property has a lightwell at the front, separating the pavement from the structure so as to allow light access to the Lower-Ground floor. 15 Arlington Road is Grade II Listed and it is situated in the Camden Town Conservation Area.

Neighbouring properties match the massing and proportions of Number 15, forming a terraced row of similar details on the front elevation. However, to the rear of the property, neighbouring properties have extended out into the garden; creating a divergent series of spaces finished in a wide array of materials at ground and lower-ground level.

At roof level, there are several examples of loft extensions. No. 13 Arlington Road already presents one, and the proposal will follow a similar design.



Aerial view

DESIGN PROPOSAL

Our application relates to lower ground, ground floor and roof levels. The proposal will add a single-story extension to the ground floor, projecting no further than the shortest of the neighbouring extensions. The proposed will replace an existing closet extension with low ceilings and poorly ventilated small wc with a new extension with slimline steel framed doors, windows and a roof light above wc. The extension will have the same width as existing but will provide better daylight and ventilation. The roof will be installed with a sedum roof. Within the extension, a new garden room will be created, forming a buffer between the inside of the house and the garden.

As seen in the drawings, the height of the existing party walls screens the extension from the neighbours, presenting no impact in terms of views or daylight access to the lower-ground spaces and gardens.

At the front of the house existing sandstone tiles at the entrance will be replaced with longer lasting yorkstone tiles. The proposal will also connect the vaults underneath the pavement with the lower ground floor. The existing timber framed doors at the lower ground floor will be replaced with a crittal style steel doors. Inside the vaults, an additional window with an enlarged opening will be added to replace an existing door to improve the lighting and ventilation

The proposals including the replacement of the existing ground floor terrace and the lower ground patio doors is designed to give a consistent, balanced character and appearance to the house.

At roof level the proposal involves the removal of the existing roof structure, which consists two mono-pitched roofs sloping towards a valley gutter in the middle of the roof. The proposal will form a new attic storey with a mansard roof to front and rear elevations, creating a bedroom and a shower room.



The proposed mansard at No.15 will match the proportions and materials of No.13. The proposal will be one of several similar mansard roof extensions in the surrounding streets. For this reason it will not look out of context.

Four new dormers will be formed (two at the front and two at the rear) with heritage timber framed double glazed sash windows. The sloping mansard will be in traditional grey slate tiles. The party wall and chimney breast between No.15 and No.17 will be raised in matching brickwork in an identical profile to the existing arrangements. The existing front brickwork parapets at roof level are being retained and preserved for the visual integrity of the original house and the terrace. At the rear, the parapet will be altered to form a traditional V-shape wall, which will be traditional to this kind of house. The main roof, while mimicking the traditional butterfly, was extensively repaired and replaced by previous owners nearly 40 years ago. Consequently many of the original features are long gone. Some of the original timbers were reused, but most are new, and the original tiles were replaced long ago with orange concrete ones.

Access to the new floor will be by a new timber staircase built above the existing flight and to match existing. No alterations are proposed to the existing landscaping and floors beneath the second floor. No changes are proposed on the original façades at the front and at the rear.

Also, the proposal will include the introduction of solar panels at the rear of the upper roof which will not be visible from the street.

Our aim is to retain the existing historic fabric of the original and restore features where necessary. The additional extension will be minimally invasive to keep visible and embrace the original extent of the building. Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and liveability of the house.



03 PROPOSED FRONT ELEVATION
scale 1:100



04 PROPOSED REAR ELEVATION
scale 1:100

MATERIALS

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

All proposed works will incorporate the use of authentic materials that are sympathetic to the character and appearance of Camden Conservation Area.

Throughout the extension, a limited palette of high quality materials will be used, selected for their robustness and ability to complement the character and appearance of the existing building and surrounding structures. The proposed steel frame glazing creates a positive dialogue with the traditional forms and its lightness means that it does not impose itself on the existing traditional building.

The proposed roof will be set back behind the existing parapets, the slopes will be covered in natural grey slate with lead flashings. Heritage sash windows will be painted in black to match the existing windows below. Overall the proposal aims to create a more coherent design; maximizing the existing space and with the help of a mansard extension meets the demands of the occupants. The proposal will increase both usability and the house's liveability for the future as well as protecting the building from future dilapidation.

ACCESSIBILITY

Access to the house is unchanged from the existing building but the additional space will make a better access to the garden from the house.

SUSTAINABILITY

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this building for future use but in a way that does not change the appearance of the house.

We aim to employ the following sustainable elements:

- Super insulation of the new extension
- Use glazing with high thermal performance whilst maximising daylight within the extension
- Use low energy lighting solutions
- Use renewable energy systems such as solar panels
- Replace existing gas boiler with air source heat pump
- Install 2000 litre rainwater harvesting tank below the new rear extension
- Proposed extension will have sedum roof



View from Arlington Road. No. 15 is the house with black painted windows



Front view



Front sandstones tiles to be replaced



Detail of the entrance area



Rear view



Non-original extension to be replaced



Doors to rear terrace