

**37 ARLINGTON ROAD  
CAMDEN  
NW1 7ES**

# **DESIGN AND ACCESS STATEMENT**



## **Contents:**

- 0. Background**
- 1. Introduction**
- 2. Project team**
- 3. Site, surrounding area and brief site history**
- 4. Design Proposal and Hritage Statement**
- 5. Amount and Scale**
- 6. Policy considerations**
- 7. Precedence**
- 8. Materials**
- 9. Access**
- 10. Flood risk**
- 11. Refuse collection**
- 12. Services & Sustainability**
- 13. Conclusion**
- 14. Existing site photographs**



## 0. Background:

Pre-application on this proposal was sought and provided by Josh Lawlor (2021/1752/PRE) on 10 June 2021.

Follow up advice was given via email on 21 July 2021.

A summary of the advice given is listed below:

- 1) The proposed mansard roof design should follow recommendations set out in CPG Home Improvements 2021.
- 2) The mansard should have the correct angled roof slopes at front and rear and should maintain the existing V-shaped parapet at the rear.
- 3) The principle of a mansard is acceptable on this site and adjoining terrace, subject to a CPG-compliant mansard design. This principle has been established through recent permissions at nos. 40 (2016/0771/P & 106/1210/L) and 38 Arlington Road (allowed on appeal 2016/3389/P & 2016/3389/L).
- 4) The proposal should follow the established mansard style that has been set as a precedence in the terrace, allowing future infill mansard extensions to form a uniform group.

## 1. Introduction:

This document supports the planning application for a new Mansard roof extension at the above address.

It should be read in conjunction with the following drawings:

- ARL 001 - Location Plan
  - ARL 002 - Site Plan
  - ARL 100X - Existing Basement Plan - No change
  - ARL 101X - Existing Ground Floor Plan - No change
  - ARL 102X - Existing First Floor Plan - No change
  - ARL 103X - Existing Second Floor Plan - No change
  - ARL 104X - Existing Loft Floor Plan - Demolition indicated
  - ARL 105X - Existing Roof Plan - Demolition indicated
  - ARL 200X - Existing Long Section - Demolition indicated
  - ARL 300X - Existing Front Elevation - Demolition indicated
  - ARL 301X - Existing Rear Elevation - Demolition indicated
  - ARL 302X - Existing Side Elevation to the North - Demolition indicated
  - ARL 303X - Existing Side Elevation to the South - Demolition indicated
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- ARL 100 - Proposed Basement Floor Plan
  - ARL 103 - Proposed Second Floor Plan
  - ARL 104 - Proposed Third Floor Plan
  - ARL 105 - Proposed Roof Plan
  - ARL 200 - Proposed Long Section
  - ARL 300 - Proposed Front Elevation
  - ARL 301 - Proposed Rear Elevation
  - ARL 302 - Proposed Side Elevation to the North
  - ARL 303 - Proposed Side Elevation to the South

This Design and Access Statement complies with the requirements of the Town and Country Planning (Development Management Procedure)(England) Order 2010 and has been prepared having regard to Government guidance entitled "Guidance on information requirements and Validation" which sets out that a design and access statement should explain the

## 2. Project team:

- Project architect: Studio Lattice Architects - Asa Backman, ARB, RIBA Chartered

### 3. Site, surrounding area and brief site history:

The residential building is a terraced four storey (two upper floors, ground and basement Victorian town house located on the western side of Arlington Road in the Camden Town conservation area. The building is not listed, however following bomb damage of the site during the second world war, it was erected as a facsimile replica of its Grade II listed neighbour to the north.

The building is constructed from yellow London stock brick, is stucco-trimmed to the front with characteristic cast-iron balconets and spearhead railings around the basement light well. The basement floor is level with the rear garden.

The house benefits from the distinct local roof form: behind the front parapet, the valley roof is hipped and towards the rear, on the southern half ends in a mansard style slated roof continuing to form the rear wall for the second floor, whereas the northern half of the roof ends in the distinct valley "V" shape - see photograph in illustration number 7.



Aerial view of Arlington Road

Location Plan (Not to scale)

### 4. Design proposal and Heritage Statement

The proposal is to add a loft extension forming a new third floor, accessed by extending the existing staircase.

The design of the mansard follows the guidance set out in CPG Home Improvements adopted January 2021:

- 1) The roof extension is set behind the parapet at the front and rear, leaving the distinctive valley roof shape unaltered.
- 2) The proposal leaves a 300 mm valley gutter to the front and rear, clad in lead, falling towards the middle of the roof and connects with the existing gutter and rainwater down pipe, leaving their positions unaltered.
- 3) The front and rear mansard roofs are slated and built at an angle of 70 degrees.
- 4) The top of the roof is a traditional lead roof, built up to a 3 degree angle.
- 5) The internal ceiling height is 2300 mm.

The proposal site is in the Camden Town conservation area.

The building, as described elsewhere, is a terraced house and has a traditional half V - shaped roof to the rear, described in the Camden Town conservation area appraisal as a locally distinct roof shape, that can be viewed from Mornington Street.

The proposed scheme is designed to retain this V-shape roof to the north, and the existing slated mansard and its staircase window to the south.

Number 39 Arlington Road is Grade II listed, and this planning application will be mirrored in an application for listed building consent to remove the coping stone to the parapet and raise the party wall between the two properties.

The proposal is to raise the party walls to number 35 and 39 to a height of 400 mm above the new roof surface. The single chimney stack to the rear northern boundary is proposed to be raised, and so is the larger chimney stack to the south. The applicant will enter into Party Wall agreements with the neighbours on either side in this regard.

In conclusion the proposal as a whole will enhance the conservation area and the resulting building will continue to be one which makes a positive contribution to the area.

## 5. Amount and scale:

The proposal is to increase footprint and volume of the building as follows:

1. The new mansard roof extension will have a footprint of 20 square metres.
2. The height is determined by the internal floor to ceiling height of 2300mm, the insulated and ventilated roof structure with a surface angle of 3 degrees, and the two party walls protruding above the lead surface by 400 mm.

## 6. Policy considerations:

This scheme has been designed in line with the policy guidance given in CPG Home Improvements adopted January 2021, and has taken into account the distinctive roof scapes defined in the Camden Town Conservation Area Appraisal.

## 7. Precedence:

Many buildings in Arlington Road, notably number 47 and upwards on the western side of the proposal site, in the same terrace, have mansard roof extensions, with the nearest, number 47, following the flat topped style of mansard.

As described under Section 0: Background, the principle of a mansard is acceptable on this site and as precedence has been established through recent permissions at nos. 40 (2016/0771/P & 106/1210/L) and 38 Arlington Road (allowed on appeal 2016/3389/P & 2016/3389/L).

## 8. Materials:

Proposed materials are to match the existing; bricks and bond to party walls, timber sash windows and traditional lead and slate roofs.

## 9. Access:

The current access arrangements will be kept as existing to the front.

## 10. Flood risk:

The site is situated in Flood Zone 1, comprises less than a hectare and is not affected by surface water drains flooding.

## 11. Refuse collection:

The current refuse collection arrangements will remain.

## 12. Sustainability:

### Insulation:

The building fabric will be upgraded with internal wall and roof insulation throughout. Windows will be double glazed, but designed to match existing in style.

## 13. Conclusion:

By adding a new roof extension, utilising quality materials that match the host building, designed to meet the guidance in CPG Home Improvements and with regard to Camden Town Conservation Area Appraisal, and the precedence set in the terrace already, the proposal adds valuable residential floor space without detriment to the neighbouring listed building.

The rear distinct roof shape is retained, and the proposal utilised quality materials, matching the traditional materials of its historic neighbours.

In conclusion the proposal as a whole will enhance the conservation area and the resulting building will continue to be one which makes a positive contribution to the area and its immediate neighbours.

## 14. Existing site photographs:



1. Arlington Road street view of western side terrace, looking south towards number 37 (left hand photograph), and view of the street looking north from Mornington Street (right hand photograph).



2. Arlington Road street view showing flat roofed mansard roof at number 47



3. View of number 37 from the front

Existing site photographs continued:



4. View of rear of terrace where number 37 is located, looking north from Mornington Street.



5. Detailed view of number 37 from Mornington Street.



6. View of rear of terrace from the garden of number 37.



7. Detailed view of rear of terrace from the garden of number 37.

Existing site photographs continued:



8. View of rear garden looking west.



9. View of rear roof looking west. Noted is the southern half of roof is hipped towards the rear (left hand side in this photograph) and the northern half of the roof has a valley shape (right hand side in this photograph).



10. View of front parapet looking south.

Existing site photographs continued:



11. View of front parapet looking east.



12. Terrace looking north, showing flat topped mansard roof extension at number 47 in the distance.