

# Heritage Statement

## 111 Arlington Road, London NW1 7LE

### 1.0 Historic England listing entry:

*"Terrace of 23 houses. 1840s. Stock brick with rendered ground floor and basement. Slate roof with party wall stacks. 2 windows wide with door to right, three storeys and basement. Nos 101-131 with rendered parapets, those to Nos 109-131 with mouldings. Channelled ground floor to Nos 101-107 with voussoir mouldings. All windows with small-pane glazing bar sashes, the upper floors set in moulded architrave surrounds and the ground floor round arched with margin-lights, that to No.135 also round-arched but set under square head. Moulded doorcases with round-arched toplights under voussoirs, and all with panelled doors. No.133 with decorated fanlights. No.137 rebuilt in facsimile over first floor, with tie plates; Nos 101, 105 and 145 with mansard roof extensions not of special interest. INTERIORS not inspected. SUBSIDIARY FEATURES: all with attached railings to areas. An intact group of terraced houses, its special features little altered."*

### 1.1 Schedule of proposed works:

- a) Drained cavity tanking to existing pavement vaults
- b) At basement level, reinstate spine wall and add a stud partition to create separate shower and utility rooms
- c) Replace the roof to the existing single storey rear extension with new roof lights and patio doors
- d) At ground floor level, reinstate stud wall to hallway and front room fireplace
- e) At ground floor level, form new internal window opening between the staircase and rear extension
- f) At ground floor level, lower cill to existing sash window to rear elevation
- g) At 2<sup>nd</sup> floor level, reinstate original sash window proportions

### 1.2 Justification of proposed works

The house, along with others forming part of the above listing, has suffered neglect and loss of historic fabric prior to statutory protection. Most of the interior has been lost and this is particularly so at basement and ground floor levels. We intend to improve the environmental performance of the house whilst also reinstating lost walls and features. Below we describe these works.

#### *a) Drained cavity tanking to existing pavement vaults*

Using a drained cavity membrane tanking system (such as Delta) avoids the use of non-reversible renders. This system will allow the currently unusable vaults become a space for utilities such as the boiler and pressurised hot water cylinder. We feel this is an appropriate use of this historic space.

#### *b) At basement level, reinstate spine wall and add a stud partition to create separate shower and utility rooms*

The current basement floor plan has lost much of its historic legibility. We aim to reinstate the spine wall and the internal door to what would have been the rear room thus restoring the original layout. The rear room will have a stud wall and door inserted to create separate utility and shower rooms. The latter work could be reversed, and we feel the benefits of the other basement works to reinstate the original room layouts outweighs any loss caused by the new wall.

- c) *Replace the roof to the existing single storey rear extension with new roof lights and patio doors*

The current roof has low level thermal insulation and obscures views of the original rear fenestration from both the garden and internally. Our proposal improves greatly on the environmental performance and the sloping roof light will allow the original fenestration reveal to be read.

- d) *At ground floor level, reinstate stud wall to hallway and front room fireplace*

All internal walls have been removed from the ground floor causing a total loss of the historic plan-form. We seek to reinstate a stud wall to recreate the original hallway layout. The location of the now lost internal doorway to the front room will be demarked with a recess. A period correct fireplace and surround will be fitted. We feel these works are a positive benefit to the historic building.

- e) *At ground floor level, form a new internal window opening between the staircase and rear extension*

Matching the width of the historic staircase window above, our proposed new opening will be subservient to the original fenestration. This will help compensate for the loss of natural light within the host structure caused by the existing extension.

- f) *At ground floor level, lower cill to existing sash window to rear elevation*

The non-original sash window will be removed and the cill lowered. The gauged arch will remain. The original sash window proportions are obscured both internally and from garden view. Internally we will remove the kitchen that bisects the sash window above original cill level. Externally the existing extension will be pulled back from the window area. The proposed work will allow the opening 'to breathe' again.

- g) *At 2<sup>nd</sup> floor level, reinstate original sash window proportions*

At some point before listing, this window was changed. The original proportions are still extant on the adjoining terraces.

