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Design + Access Statement for Planning + Listed Building App

105 Arlington Road London NW1 7ET

Prepared by Studio AG

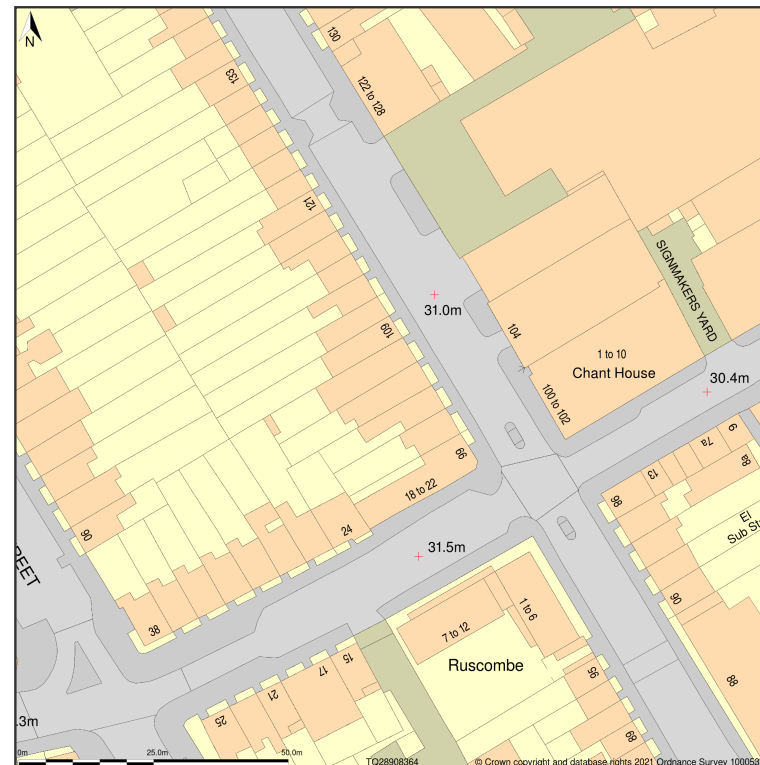
Clients

Dated 22nd October 2021



1.0 Property Address

105, Arlington Road, London, Camden, NW1 7ET



2.0 History of the building

105 Arlington Road

Heritage

105 Arlington Road is part of a terrace of 23 houses. Built in the 1840s. The terraces are built of London stock brick with a rendered ground floor. They have slate roofs with party wall stacks. The 23 houses are 2 windows wide with the front door to the right, there were originally three storeys although some with converted lofts providing a third storey.

All windows have small-pane glazing bar sashes, the upper floors set in moulded architrave surrounds and the ground floor round arched with margin-lights. Moulded doorcases with round-arched top lights under voussoirs, and all with panelled doors.

No. 105 has a mansard roof extension not of special interest according to the heritage England Listing detail. All the terraces from 101-145 Arlington Rd have attached railings to areas. The 23 houses on Arlington 101-145 are an intact group of terraced houses, with special features little altered.

The interior does not appear to have retained any period features and a reconfiguration of the room layouts have previously occurred.



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3.0 Design Proposals

Design

The proposal is to replace an existing conservatory at ground floor level, to the rear of the grade 2 listed building at 105 Arlington Road. The infill extension will be extended by approx. 1.5m to align with the existing furthest rear wall of the ground floor kitchen.

The new infill extension will be linked to the existing kitchen via a new opening in the side of the building. Proposals will be upgrading the extension to modern building regulation standards and therefore improving the thermal efficiency of the ground floor rear space.

The works include a new window to the rear and the replacement of existing sliding aluminium doors at all levels including the rotten timber door at second floor terrace level.

The side return extension will connect to the rest of the house through a new opening formed in the existing building. This would involve demolition of part of the side building, this wall has already had its fenestration reconfigured.

The design of the new side return extension is contemporary and uses high quality, slimline structural glazing. Its intent is to make a contemporary addition to a period property, which is sensitively designed to complement the existing building and to positively contribute to the Conservation Area.

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4.0 Access to the site

Both pedestrian and vehicular access to the property will remain unchanged.

5.0 Appearance

There will be no changes to the front of the property. The rear extension is modest in size, less prominent than the neighbouring extensions and identical to the extension that previously existed.