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119 ARLINGTON ROAD  
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APPLICATION FOR  
LISTED BUILDING CONSENT & PLANNING PERMISSION  
DESIGN AND ACCESS STATEMENT  
HISTORIC ASSET IMPACT ASSESSMENT

MARCH 2022

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## 1. INTRODUCTION

This is an application for Listed Building Consent and Planning Permission to allow:

- Minor alterations on the rear elevation including alterations to an existing extension.

The content of the application strictly follows Pre-App Advice given on 21<sup>st</sup> January 2022

## 2. APPLICATION DOCUMENTS

This application comprises:

- The Application form (and fee),
- This Design and Access Statement,
- Drawings:
  - 6268/01 – Site Plan,
  - 6268/02 – Existing Lower Ground Floor,
  - 6268/03 – Existing Ground Floor,
  - 6268/04 – Existing First Floor,
  - 6268/05 – Existing Second Floor,
  - 6268/06 – Existing SW (Rear) Elevation,
  - 6268/07 – Existing NE (Street) Elevation,
  - 6268/08 – Existing Section AA,
  - 6268/09 – Existing Section BB,
  - 6268/10 – OS Site Location Map,
  - 6268/11 – Block Plan
  - 6268/13A – Proposed Ground Floor
  - 6268/14 – Proposed First Floor
  - 6268/16A – Proposed SW (Rear) Elevation
  - 6268/18 – Proposed Section AA,
  - 6268/19 - Proposed Section BB.
  - 6268/30 – Proposed G2/F1 Window Detail
  - 6268/31A – Proposed G4 Patio Door Detail
  - 6268/32 – Extension Parapet & Boundary Wall Details

## 3. PREVIOUS CONSENTS

2020 – Notice of works to trees in Conservation Area – Contorted willow to be pruned due to overshadowing in limited garden area. – GRANTED.

2015 – Notice of works to trees in Conservation Area – Contorted willow to be pruned due to overshadowing in limited garden area. - GRANTED.

2014 / 2015 – Replacement of front 5x windows with double glazed windows at ground, 1<sup>st</sup> and 2<sup>nd</sup> floor level. – Design and Access describes all windows being in varying degrees of wood rot in frame corners, intersections, and sills. Additionally, some of the balance weight cords are broken as well making the windows operating incorrectly. - WITHDRAWN

2011 - Notice of works to trees in Conservation Area – Palm Tree removed and replaced with smaller species, Contorted willow to be pruned due to overshadowing in limited garden area, Apple Tree to be pruned due to overshadowing in limited garden area. – GRANTED.

We have not found any other applications although the rear extension and other alterations surely received Consent.

#### 4. HISTORY AND DESCRIPTION OF THE PROPERTY

119 Arlington Road is a four storey, mid-terrace property located at the North-Western end of Arlington Road, between junctions with Delancey Street and Parkway. The building has been under Camden Conservation Area since 1986 and received a Grade II listing in 1999.

The property is one of twenty-three houses forming a terrace built around 1840s as part of “Ribbon Development” along the main road (today’s High Street), the houses seem to have been designed for housing middle-class families as Camden History Society in “Streets of Camden Town” and David Hayes in an article titled: “A History of Camden Town 1895-1914”, would suggest the attic space was used as servants’ quarters and basements were used as a ‘service area’.

The property has four storeys, where the lower ground floor can be accessed directly through the external basement area in the front or using the staircase located inside the house. The building can also be accessed via raised ground floor using three steps at the front of the property.

The front elevation is in London stock brick with rendered lower and raised ground floor level. The front of the property has a painted, cast-iron spearhead railing with a small gate, surrounding the external basement area with the stairs to the lower ground floor access and two storage vaults. Additionally, all of the front windows have small pane glazing bar sashes, one round arched window at the raised ground floor level. The front is two windows wide, and its front door is a panelled door with round arched top light and is located to the right-hand side.

The rear elevation is also made with London stock brick, lower ground floor appears to have been extended in recent twenty years or so, however, no records can be found of exactly when it happened. Old satellite maps from Google Earth confirm that the extension existed in early 2000s.

Midway between first and second floor the wall is covered with slates, matching the roof. Three out of four windows on this elevation are traditional sash windows where: one is rectangular, one is segmental headed, and another is half round, the fourth window (top floor) is circular. All except the segmental headed first floor window, are

modern. The rear elevation has been considerably modified. Adjoining houses have rear elevations that are far less altered, in particular No. 115.

The extended portion of the building, at the point where it connects with the original building has a large, mono-pitched skylight spanning from boundary wall with 117 and 121. The extension has a flat roof, and the boundary walls are topped with trellises.

## 5. DESCRIPTION OF THE WORK

The proposed works for which LBC will be sought are: -

### 5.1 Enlarging the window in the stairwell between G2 and F1.

The current window will be removed, the opening enlarged by dropping the cill and a new single glazed window installed. The new window will have profiles and other details matching the existing window in G2 which appears to be original.

See Drawing: 6268/06 & 6268/P6. Photos: Fig. 1-A, 1-B, 1-C, 1-D.

### 5.2 Reconstruction / Reconfiguration of the flat roof at the extension in G4

The existing roof of the extension has a deep structure (lattice beams?) resulting in a low ceiling within the kitchen. The roof will be rebuilt with conventional timber joists at a slightly higher level to provide a higher ceiling within the kitchen. The rooflights at the back will also be replaced as metal-framed openable Conservation Rooflights.

See Drawing: 6268/P8. Photos: Fig. 2-A & 2-B.

### 5.3 New Patio Doors at G4

The sliding patio doors and fan lights are natural aluminium which is now starting to oxidise. They will be removed and replaced with double glazed, painted hardwood patio doors.

See Drawing: 6268/P6. Photos: 3-A & 3-B.

## 6. HISTORICAL ASSET IMPACT ASSESSMENT

The individual elements of the proposed works are assessed below for their impact on the character of the Listed Building (LB).

6.1 As noted in Section 4, the rear elevation has been considerably altered and the window and architrave onto stairwell, F1, are clearly modern. If there is any harm from increasing the height of the window by dropping the cill, it will clearly be less than substantial harm and easily outweighed by the benefit of additional light.

6.2 The existing FCH in the kitchen is uncomfortably low. A new roof structure will allow the height to increase to a dimension in keeping with the FCHs throughout the house. The LB will therefore be enhanced. The party wall to 121 will remain as existing. The party wall to 117 will be raised 150mm. The proposal will not harm the LB but rather enhance it.

6.3 The proposed doors are more in keeping with the LB and will enhance it.

## 7. OTHER CONSIDERATIONS

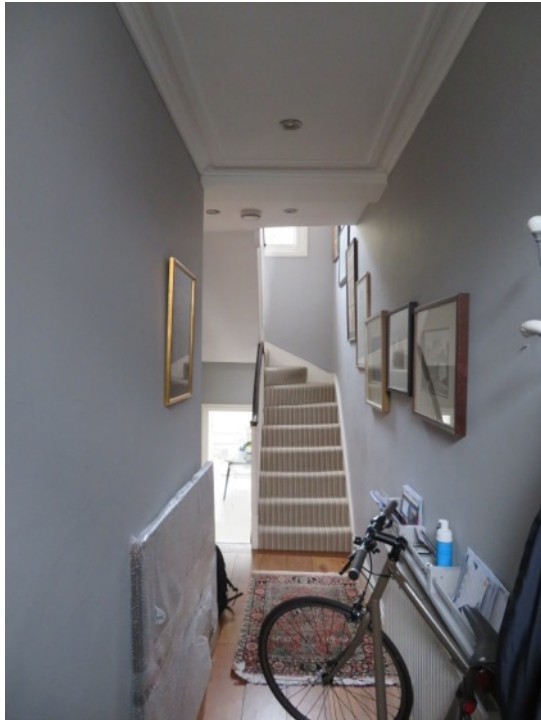
### 7.1 Ecology

None of the proposed works will affect any bats who may be present or any other protected species.

### 7.2 Archaeology

None of the proposed works will have any archaeological impact.

## 8. PHOTOGRAPHS



*Fig.1-A Entrance hallway (G1).*



*Fig.1-B Arched window  
(Between G1&F1).*



*Fig 1-C Rear elevation windows  
Illumination on stairs.*



*Fig.1-D Stairs leading to F1 and F2.*



*Fig.2-A Kitchen at G4.*



*Fig.2-B Kitchen at G4.*





*Fig.3-A Patio doors at G4.*



*Fig.3-B External view of the Patio doors at G4.*



## 9. DESIGN AND AUTHORSHIP

The proposed works have been designed by Russell Taylor and he also wrote this Design and Access Statement.

### Statement of Qualification

I am a registered architect and the principal of Russell Taylor Architects. I have a post-graduate diploma in building conservation awarded by the Architectural Association. For most of my professional life I have been working on historic and Listed Buildings, and in particular on 18<sup>th</sup> and 19<sup>th</sup> Century houses in London. I have a specialist knowledge of 18<sup>th</sup> and 19<sup>th</sup> Century architecture and construction.

I am a member of the Institute of Historic Building Conservation (IHBC); the International Network of Traditional Builders Architects and Urbanists (INTBAU), and the Society for the Protection of Ancient Buildings (SPAB). I am Fellow of the Royal Society of Arts (RSA) and a Brother of the Art Workers Guild. Also, a Liveryman of the Worshipful Company of Masons and in which I serve on the Craft and Training Committee. I am a teacher at the European Summer School in Classical Architecture. I hold a number of appointments as the inspecting architect for important Listed Buildings including Arundel Castle (parts of which are defined as a Scheduled Ancient Monument) and Brompton Oratory.

I was a trustee of the Georgian Group from 2014 to 2020 service as the chairman of the Group's Campaigns Committee and a vice-chairman of the Casework Committee. Before being elected a Trustee I served on the Casework Committee for 5 years reviewing applications affecting Georgian Buildings. I have written articles for the Georgian Group Journal, an academic peer-reviewed publication and for the magazine "The Georgian". The Georgian Group seeks to protect and promote the architecture of "the Long Eighteenth Century" (1660-1840) and it is a statutory consultee on all Listed Buildings applications affecting buildings of this period.

The statements given in this paper are mine alone and they must not be interpreted as having the authority of the Georgian Group of any other organisation with which I am associated.