

27th May 2022

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir / Madam:

RE: INFILL EXTENSION TO LOWER GROUND FLOOR WITH GROUND FLOOR ROOF TERRACE, EXTERNAL STAIRCASE AND NEW GARDEN ROOM. MINOR RECONFIGURATION OF INTERNAL ROOM LAYOUT.

49 ARLINGTON ROAD, NW1 7ES

We wish to submit information to support the planning application outlined above. Please find enclosed the relevant drawings and design and access statement to satisfy this application.

DRAWINGS & DOCUMENTS

238-EX-010 SITE LOCATION PLAN
238-EX-011 SITE BLOCK PLAN
238-EX-012 SITE PHOTOS
238-EX-099 EXISTING LOWER GROUND PLAN
238-EX-100 EXISTING GROUND FLOOR PLAN
238-EX-101 EXISTING FIRST FLOOR PLAN
238-EX-102 EXISTING SECOND FLOOR PLAN
238-EX-102 EXISTING THIRD FLOOR PLAN
238-EX-103 EXISTING ROOF PLAN
238-EX- 200 EXISTING SECTION AA
238-EX-300 EXISTING FRONT ELEVATION
238-EX-301 EXISTING REAR ELEVATION
238-10-099 PROPOSED LOWER GROUND PLAN
238-10-100 PROPOSED GROUND FLOOR PLAN
238-10-101 PROPOSED FIRST FLOOR PLAN
238-10-102 PROPOSED SECOND FLOOR PLAN
238-20-103 PROPOSED ROOF PLAN
238-10- 200 PROPOSED SECTION AA
238-10-300 PROPOSED FRONT ELEVATION
238-10-301 PROPOSED REAR ELEVATION
238-10-302 PROPOSED GARDEN ROOM ELEVATIONS
THIS PLANNING AND DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT
CIL FORM

PLANNING AND DESIGN AND ACCESS STATEMENT

LOCATION

The application site is located on Arlington Road, a residential street within the borough of Camden, and within the Camden Town Conservation Area as designated by the Local Planning Authority. The property is a Grade II Listed building built in the 1840s.

SITE ANALYSIS

The property at 49 Arlington Rd is a five storey, terraced house. The house remains as a single family dwelling and consists of x4 bedrooms, x1 family bathroom, x1 WC, a kitchen, x2 reception rooms and a large rear garden.

Externally, the property also remains unchanged from its original form, with a combination of brickwork and render facades, and white painted timber sash windows. A number of similar properties in proximity to the site have undergone various extensions, and many have additional structures in the rear garden.

NEIGHBOURING REAR EXTENSIONS

- 47 Arlington Road - 2011/0723/P
- 51 Arlington Road - 2008/0271/P
- 53 Arlington Road - 2007/6422/P
- 57 Arlington Road - application number unavailable

DESIGN PROPOSAL

Lower Ground Floor Extension

The existing lower ground floor is arguably insufficient in size for a x4 bedroom house and as such, a rear extension is proposed to allow for more adequate living space. The volume of the proposed lower ground floor extension mirrors in principle the approved and completed extension of no. 53 Arlington Road, which we believe to be at an appropriate scale of massing for this extension.

A two-storey rear extension at no. 47 Arlington Road is approved but is yet to be constructed. The proposed rear extension to no. 49 Arlington Road includes the reconstruction of the existing party wall with no. 47 and the height of this party wall facilitates the future construction of the approved two-storey rear extension at no. 47.

The proposed extension will be constructed in London Stock brickwork, to match the existing building, and neighbouring extensions. New double glazed, timber bifold doors will be installed, with fenestration to match the doors and windows found on the existing property.

The proposed extension to property will not be visible from Arlington Road.

External Amenity Space

The proposed lower ground floor rear extension will create the opportunity for an external terrace at ground floor level, providing additional external amenity space for the dwelling. The existing height of the party wall between no. 49 and no.51 and the proposed party wall between no. 49 and no. 47 ensures there is no risk of overlooking from the proposed ground floor terrace.

Similar to the adjacent neighbour, No. 51 Arlington Rd, a stepped garden is proposed to accommodate the existing change in levels on the site. A private external staircase is proposed to provide access through the

rear garden. Adjacent to the proposed external staircase will be a series of planters stepped back in intervals mimicking the staircase. The stepped planters maximise the amount of natural light entering the lower ground floor extension and creates opportunities for biodiversity.

Metal balustrades are proposed along the rear edge of the new ground floor terrace and along the new external staircase, finished in black to match the existing black metal balustrade found on the 3rd floor balcony.

Reconfiguration of Internal Rooms

The proposed rear extension allows for a larger lower ground floor footprint. To utilise this larger footprint, a reconfiguration of the internal layout is proposed. This includes the removal of the internal partitions to create an open plan space and the relocation of the kitchen and WC to the front of the house.

Additionally, minor reconfiguration of the upper floors are also proposed. This includes;

- Converting the two existing bedrooms at first floor into a master bedroom, walk-in-wardrobe and ensuite.
- Converting the bedroom and bathroom at second floor into x2 bedrooms and a bathroom and removing the existing chimney stack at this level to match third floor.
- Adding a new ensuite at 3rd floor and two new dormer windows to replace existing.

In summary, the proposed internal reconfiguration converts a x4 bedroom, x2 bathroom single dwelling into a x4 bedroom, x4 bathroom single dwelling.

The internal reconfiguration does not alter any existing windows or external doors and as such has no impact on the front or rear elevations of the property.

All rear elevation windows are proposed to be replaced with double glazed windows. All front elevation windows are to be retained, made good and repainted white to match the existing colour.

Garden Room

A number of the neighbouring properties along Arlington Rd. have constructed ancillary spaces in the rear garden to provide additional amenity to the house, including no. 53.

A garden room is proposed within the rear garden of the property and is accessed via the new external staircase. The proposed garden room follows the principles of outbuildings set out in Permitted Development Rights and is proposed to be used as a study, gym or children's playroom only. The footprint of the space is offset from the boundaries on all sides, in order to prevent visual obstruction or cast shadows across neighbouring gardens.

Weather treated timber cladding will be used to allow the building to blend subtly into the organic tones of the garden. Double glazed aluminium bifold doors are proposed which complement the timber cladding and provide a contemporary style of outbuilding that juxtaposes the original building ensuring clear differentiation between old and new. A green roof is proposed to improve the sustainability of the development and improve biodiversity.

ACCESS

Existing access to the property is via the front door which is elevated from street level by an existing external staircase. This access is to remain unchanged.

REFUSE

The existing building has no formalised strategy for refuse storage. This is to remain unchanged.

USE

The current residential use of the site will remain unchanged.

The existing property consists of a single family dwelling and no change to the number of dwellings is proposed.

CONCLUSION

We believe that the proposals set out in this application represent a balanced development of the site, and do not represent a negative impact on this property, or the character of the Conservation Area.

Yours faithfully,

HANNAH GREEN

FOR AND ON BEHALF OF Mutiny Architecture Ltd.