



Aerial view

Design & Access with Heritage statement

FLAT B, 79 ARLINGTON ROAD

LONDON

NW1 7ES

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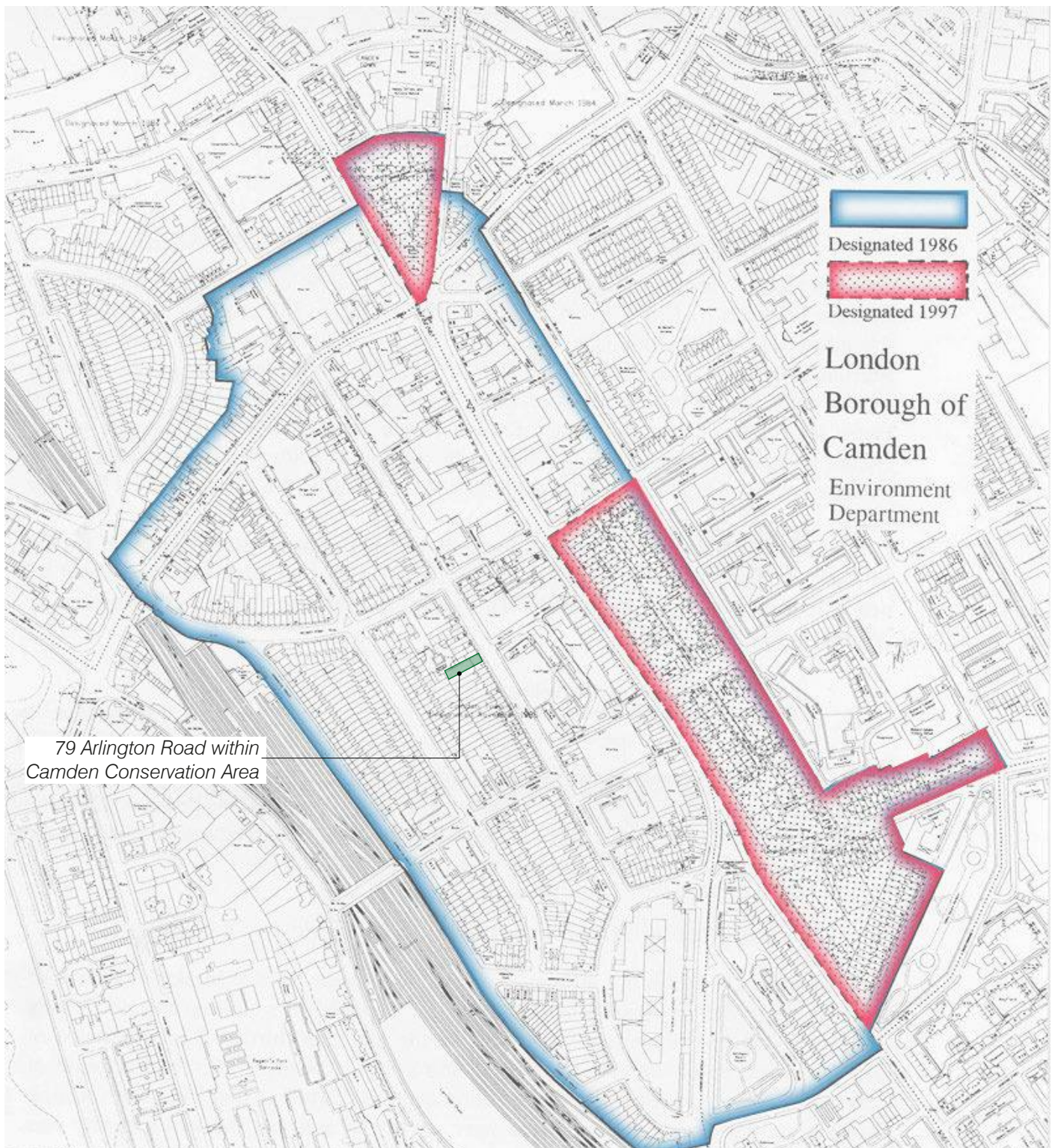
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INTRODUCTION

79 Arlington Road is Grade II listed three-storey house with a lower ground floor. The house has been split in two flats, flat A that occupies the ground and lower-ground floor, and flat B, that comprises the first and second floor. This application relates only to flat B.

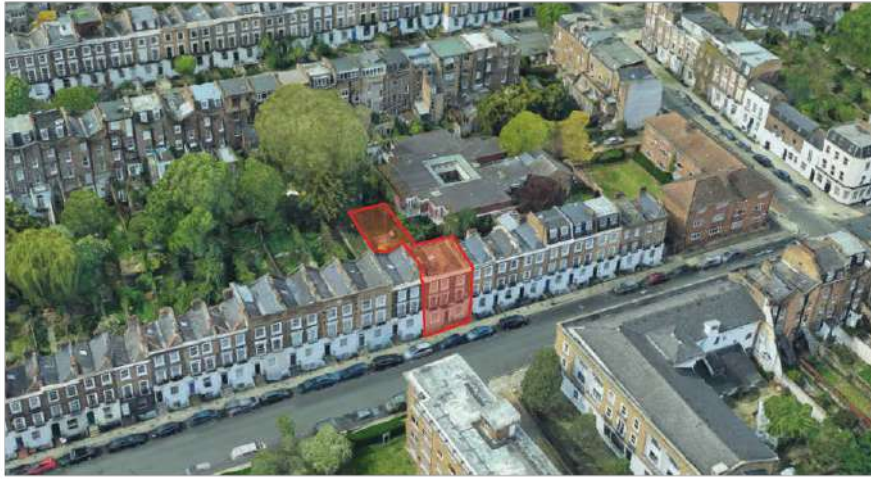
The building is part of a terraced street in the Camden Town Conservation Area, built in 1840s in a style typical of the period. The building shares its structural party walls with the neighbouring properties, occupying a long yet slim plot with a garden to the rear.

The proposal seeks to add a loft extension hosting the master bedroom with its own bathroom. The addition will be in keeping with the neighbouring properties and will present with traditional sash timber windows aligned with the ones at the lower floors.



LOCATION

79 ARLINGTON ROAD
LONDON NW1 7ES



Aerial view



LOCATION PLAN
scale 1:1250



0 25 50 125m

SITE CONTEXT

79 Arlington Road forms part of an arrangement of 17 terraced houses built from London stock bricks, they present rendered ground floors. A parapet conceals the pitch of the London valley roof from the front elevation. In keeping with the streetscape, the property has a lightwell at the front, separating the pavement from the structure so as to allow light access to the Lower-Ground floor. 79 Arlington Road is Grade II Listed and it is situated in the Camden Town Conservation Area.

Neighbouring properties match the detailing and materials and proportions of Number 79, forming a terraced row of similar details on the front elevation. However, as all the houses are two windows wide with the entrance door to the left, No. 79 stands out as an exception for it has three windows width; its site plan is in fact one and a half times the neighbouring size width. All windows have 12-light glazing bars in moulded architrave surrounds, and the first floor presents cast-iron balconies. The second windows are outlined with stucco reveals.

At roof level, there are several examples of loft extensions. Nos.49, 51, 53, 55 to the south and 87, 89, 91, 99, 103 and 105 to the north of Arlington Road already present roof extensions, together with almost all the houses on Albert Street, and the proposal will follow a design to match; although it is wider to match the width of the site.



Arlington Road terrace view



Front view

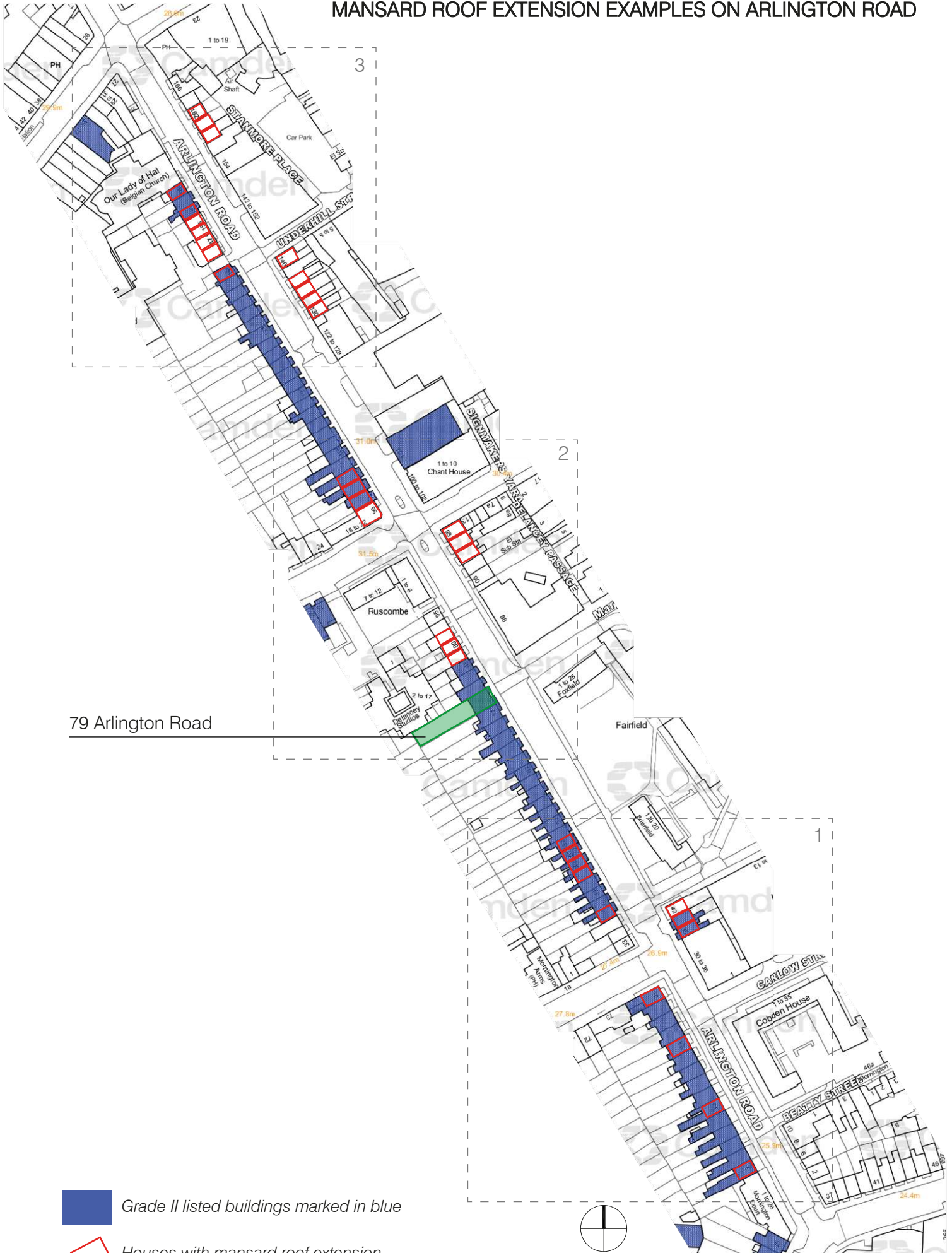


Front window detail



Rear view

MANSARD ROOF EXTENSION EXAMPLES ON ARLINGTON ROAD



79 Arlington Road

 Grade II listed buildings marked in blue

 Houses with mansard roof extension



No. 13 Arlington Road



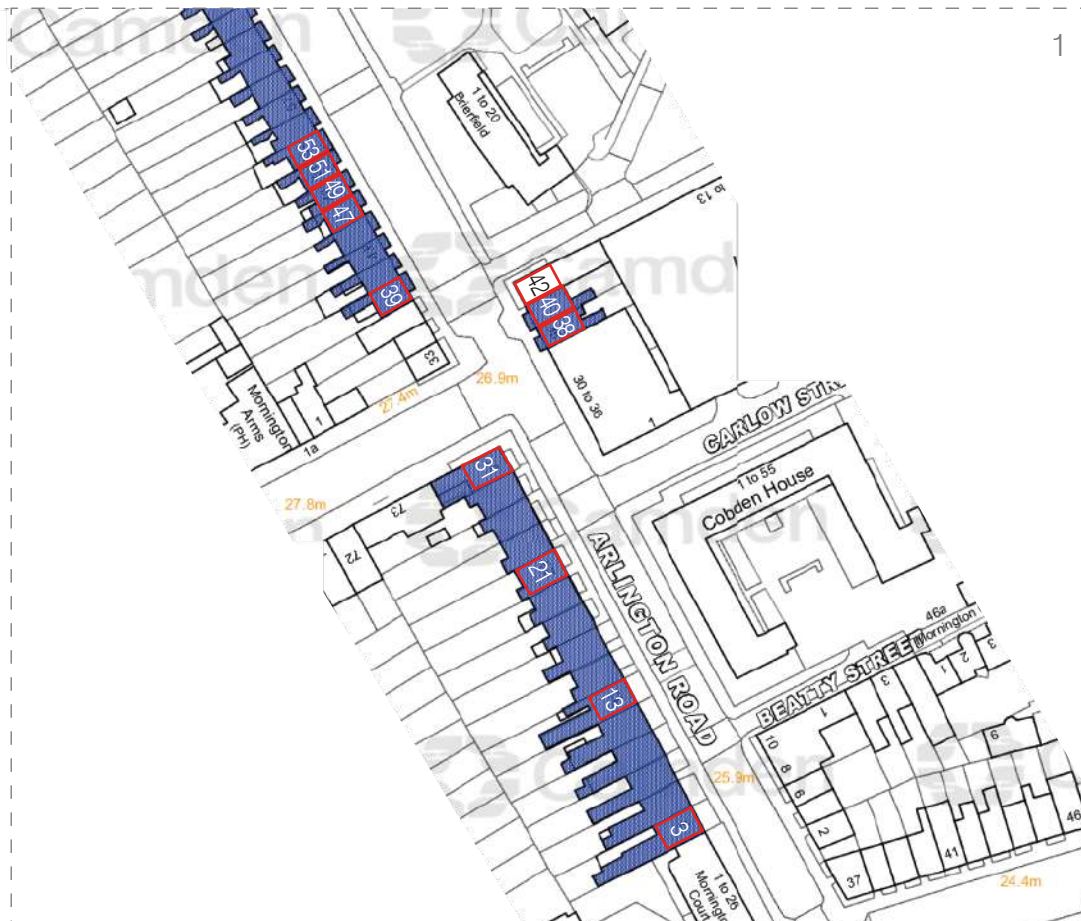
No. 21 Arlington Road



Nos. 38, 40, 42 Arlington Road



nat 47, 49, 51, 52 Arlington Road





Nos. 87, 89, 91 Arlington Road



Nos. 94, 96, 98 Arlington Road



Nos. 99, 101, 103, 105 Arlington Road





Nos. 145, 147, 155, 157 Arlington Road



Nos. 158, 160, 162 Arlington Road



DESIGN PROPOSAL

Our application relates only to the upper floors (Flat B) of 79 Arlington Road.

The proposal involves the removal of the existing roof structure, which consists three mono-pitched roofs sloping towards a valley gutter in the middle of the roof. The proposal will form a new attic storey with a mansard roof to front and rear elevations, creating a bedroom and a shower room.

The proposed mansard at No.79 will match the proportions and materials of all the neighbouring property. The proposal will be one of several similar mansard roof extensions in the surrounding streets. For this reason it will not look out of context.

Six new dormers will be formed (three at the front and three at the rear) with heritage timber framed double glazed sash windows. (We previously installed single glazed windows in nearby mansard extensions, however we think that its our opinion that given sustainability requirements and technical advances in minimal detail required we can provide something similar.) These windows will follow the alignment of the ones on the floors below. The sloping mansard will be in traditional grey slate tiles. The party wall and chimney breast between No.77 and No.81 will be raised in matching brickwork in an identical profile to the existing arrangements. The existing front brickwork parapets at roof level are being retained and preserved for the visual integrity of the original house and the terrace.



Existing front elevation



Proposed front elevation

The main roof, while mimicking the traditional butterfly, was extensively repaired and replaced by previous owners nearly 40 years ago. Consequently many of the original features are long gone. Some of the original timbers were reused, but most are new, and the original slates were replaced long ago with concrete ones. Our proposed mansard will be clad in natural slate.

Access to the new floor will be by a new timber staircase built above the existing flight and to match existing. On the floors below the loft, the proposal consists of one minimum intervention: to replace an existing shower room with a utility room.

No alterations are proposed to the existing landscaping and floors beneath the first floor. No changes are proposed on the original façades at the front and at the rear.

Our intent is to retain the existing historic fabric of the original and restore features where possible. The proposal is designed to give a consistent, balanced character and appearance to the house. Overall the intervention aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and liveability of this flat for a young family. At present the family have outgrown the size of the flat and due to the unavailability of appropriate and affordable comparable housing stock in the local area, their best option is to seek permission to extend their existing dwelling. This form of mansard is tried and tested in the area and will not look out of place on the house.



Existing rear elevation



Proposed rear elevation



Existing roof pics



Existing roof pics



Garden view from roof



Front facade detail



Rear elevation and surroundings



Rear timber stairs detail



Rear view



Internal stairs detail

MATERIALS

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

All proposed works will incorporate the use of authentic materials that are sympathetic to the character and appearance of Camden Conservation Area.

The proposed roof will be set back behind the existing parapets, the slopes will be covered in natural grey slate with lead flashings. Heritage sash windows will be painted in white to match the existing windows below. Overall the proposal aims to maximizing the existing space and with the help of a mansard extension meets the demands of the occupants. The proposal will increase both usability and the house's liveability for the future as well as protecting the building from future dilapidation.

ACCESSIBILITY

Access to the house is unchanged from the existing building.

SUSTAINABILITY

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this building for future use but in a way that does not change the appearance of the house.

We aim to employ the following sustainable elements:

- Super insulation of the new loft extension
- Use glazing with high thermal performance whilst maximising daylight
- Use low energy lighting solutions

HERITAGE STATEMENT

Number 79 Arlington Road is a terraced house built around 1840. Arlington Road originally as one of the residential streets that were developed around Camden Town and the railway cutting from Euston. It runs parallel to Albert Street which is more of a complete streetscape. The houses on Arlington Road are more modest in size and form than those on Albert Street. Original houses are interspersed with larger commercial buildings.

Number 79 Arlington Road was listed in 1999.

The paragraph below is an extract from the listing:

Terrace of 17 houses. 1840s. Stock brick with rendered ground floors, basements and parapets. Slate roofs and party wall stacks. 2 windows wide with doors to left, No.89 three bays wide; 3 storeys and basements. The ground floor with channelled decoration to Nos 57-67, all with protruding band over ground floor. All windows with 12-light glazing bars in moulded architrave surrounds, the first floors with cast-iron balcony fronts. Second floor balcony fronts to No.55. Panelled doors in moulded architrave surrounds under rectangular toplights except as noted: Nos 53, 55, 63, 65, and 67 with decorated toplight, Nos 57 and 61 with fanlights; Nos 63, 65 and 67-89 with porches on cornice brackets. Nos 81-85 with round-headed doorcases and toplights, and round-arched ground-floor windows. Nos 69-75 have higher parapets with tie-plates. INTERIORS not inspected. SUBSIDIARY FEATURES: all with cast-iron area railings except for No.75. No.75 has been refronted in facsimile style, and is included for group value.

We understand the importance of these buildings and our intention is to retain and preserve the appearance of the building itself. The existing roof is incongruous and poorly built and therefore we see that there is an opportunity to provide additional space and to construct a new roof (a slated mansard) that would be more in keeping with the building. In addition, it would protect the asset for the future. The front gutter of the proposed roof would be drained through the building to the rear.

Internally we propose to keep all of the original fabric intact. The intention is to provide a balanced interior on the top floors (second and loft) and in such a way to enhance the original form and fabric. In addition to our own historic reference books, we have consulted the Camden Town Design Guide (CPG1) especially in relation to the design of the mansard which we propose as a true mansard with an upper sloped roof.

Our practice has a lot of experience with listed and historic buildings and we understand Victorian methods of residential construction. Our intention is to deal with the renovation in a sensitive way that will respect the original building.