

Camden Planning  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

**File Code:**

DAS\_135 Arlington Road - Fabric  
Improvements\_270224

**Date:**

24<sup>th</sup> February 2023



Dear Sir / Madam

**RE: DAS - 135 Arlington Road – Fabric Improvements**

**Background Information**

The house was purchased in 1999 from a builder developer. Prior to purchasing the property, the front wall had been demolished down to the middle of the first floor, the roof was in the process of being replaced, all of the house had been stripped out to a shell, and all of the rear extensions had been demolished.

The builder developer re-built the front wall and roof prior to the completion of the sale of the property. Shortly after the purchase of the property Camden Council listed the terrace.

**The Current Situation**

The builder developer rebuilt the roof and rear vertical slate facade to the second floor in composite slates. As a result, the vertical slates have bleached over the last twenty years and now look very out of place. The rear window that was fitted to the second floor was a very low-quality spring-loaded sash window and has also suffered over the years.

Due to climate warming, the temperature within 135 Arlington Road has become excessive during the summer months. This is despite the fact that during the renovation of the property a considerable amount of insulation was added to the walls and roof. The house now overheats more and more during the summer. To such an extent that the top floor can reach up to the high 30s degrees centigrade.

**The Proposed Fabric Improvements**

**Vertical Hanging Rear Slates**

It is proposed that the vertical hanging slates to the rear second-floor garden elevation are replaced with natural slates.

## Second Floor Rear Window

For the second-floor rear window, it is proposed that it is replaced with a traditional sash window with lead counter weights rather than spring loaded sashes.



1. View of garden elevation to 135 Arlington Road

## Passive Ventilation Solutions to Reduce Peak Internal Temperatures

To help reduce the peak internal temperature experienced within the house, it is proposed that the passive ventilation within the house is improved.

The most sustainable way to achieve this is to either provide enhanced cross ventilation, and or, stack ventilation. To maximise the cooling effect, the ventilation of the building should have the ability to be maintained at night. This allows the heat build-up during the day to be purged from the house overnight.

By utilising the stairwell within the house, it is possible to create an effective natural stack / chimney type ventilation system. To make the stack ventilation work efficiently, it will be necessary to fit an opening vent at the top of the staircase: allowing the pressure difference from the top to the bottom of the stair to draw air up through the stairwell helping to cool the interior fabric of the building.

Currently it is not possible to add a vent at the top of the staircase because there is a loft space between it and the external face of the roof and the only way to access the roof is via a loft hatch and then a further roof hatch.

Our proposal is therefore to remove the loft access hatch and replace the heavy roof access hatch with a 'Sun Square Aero Dual Opening Rooflight'.

<https://www.sunsquare.co.uk/skylights-and-rooflights/aero-dual-skylight/>

The rooflight has an actuated opening system that can be set to automatically close if it starts to rain (through a rain sensor on the roof)

### Loft / Roof Access and Demountable Deck

To maintain access to the loft space and roof it is proposed that a purpose-built free-standing 'hit and miss' ladder storage unit is fitted on the staircase landing (replacing an existing storage unit).



2. View of roof terraces immediately opposite 135 Arlington Road



3. View to the rear of 135 Arlington Road taken from the roof hatch

Given the improved access to the roof, we are also proposing to create a small deck seating area that can be enjoyed in the summer months. The deck would be demountable and constructed from recycled plastic decking.

The decking would be Twinson Massive Pro which is 100% recyclable, anti-slip, and certified for use on a roof. The colour would be Mountain Oak – a dark grey: <https://twinson.com/en-gb/>

The deck will sit on top of the existing roof where the dark grey decking will blend in with it. In any event, to see the deck at all, you would have to be looking at the roof from quite an elevated position. It certainly won't be seen from the street or the rear gardens because it is sited within the middle of the plan.

In terms of causing nuisance to neighbours, we know this would not be the case, because immediately opposite, there are three much larger terraces that are used during the summer months and do not cause any nuisance at all.

### **In Conclusion**

These proposals improve the fabric of the building, create a sustainable cooling ventilation strategy, provide the added benefit of an intimate family amenity space, and would not detract from the Listed Building.

If you have any queries, then please come back to me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. E.', written in a cursive style.

Director  
for and on behalf of Emrys Ltd