

## Heritage Statement (including Planning, Design & Access)

In support of proposals for alterations to 23 Delancey Street, London, NW1 7NP



### 1.0 Introduction

23 Delancey Street is a Grade II listed, mid-19<sup>th</sup> century, terrace building set within the Camden Town Conservation Area which was first designated in November 1986. The property is 5 storeys with the ground floor slightly raised from street level on a basement with a front facing lightwell. The property has a top floor mansard and a modest rear terraced garden and is a privately owned residence.

The proposals described in greater detail in this document comprise mainly of carefully considered internal alterations with some sensitive external repairs and refurbishments, along with high quality and sensitive extensions to the rear upper and lower ground floors. The rear garden will be improved as part of the proposals, together with a replacement garden access stair.

### 2.0 Listing

The Historic England listing description is as follows:

*Date first listed: 14 May 1974*

*Numbers 15-25 and Attached Railings*

*Terrace of 6 houses. Mid C19 Yellow stock brick with rusticated stucco ground floors Nos 17 19. 23 & 25, slate mansard roofs with dormers 3 storeys Nos 17. 19. 23 & 25 attics, and basements 2 windows each No.25. 2-window (1 blocked) return to Albert Street Doorways with stucco pilasters carrying entablature, pilaster-jambs carrying cornice-heads fanlights and panelled doors. Doorway of No 19 blocked and rendered over. Architraved, recessed sashes 1st floor with console-bracketed cornices and cast-iron balconies Stucco cornice and blocking course (Nos 17 & 19 cornice cutback).*

*INTERIORS; not inspected*

*SUBSIDIARY FEATURES attached cast-iron railings with cone finials to areas.*

### **3.0 Site and Building History**

The information in this section has been taken from *Streets of Camden: a survey of streets, buildings and former residents in a part of Camden* by Denford and Woodford.

Delancey Street lies in what was once the Southampton-Fitzroy Estate. Up until the late 18th century Camden Town was open country. The area, west of what is now Camden High Street, was owned by Charles Fitzroy, created Baron of Southampton in 1780, who began offering building leases on the land at the end of the 18th century. The area was progressively developed during the first half of the 19th century. The 1834 map in Appendix 6b shows the street (then named Warren Street) developed east of Arlington Street. By 1849, the map shows the street extended on a curve (named Stanhope Street) up to the junction with Parkway and the bridge across the new railway line over to Regents Park. Warren and Stanhope streets were combined into Delancey street, re-named after James Delancey Esq to whom in 1795 the Fitzroys had granted a number of fields between the High Street and Regents Park.

The terraced houses in Delancey Street were built for middle classes – the link to nearby Regents Park making the address rather salubrious. The connection to the Park was cut early on however by the London-Birmingham railway line completed in 1837. The railway line together with its associated industrialisation put paid to the middle-class aspirations to Regents Park. Camden Town as a whole gradually acquired a more bohemian reputation attracting "many young painters, sculptors and engravers" (*Streets of Camden Town*). The area sank further towards poverty and by the end of the 19th century, most houses in Camden Town were in multiple occupation as flats or boarding / lodging houses.

The trend was reversed in the 1960s largely through the efforts of Camden Council. Gentrification of the area west of the High Street was fostered partly through improvements grants from the Council and traffic schemes which kept the neighbourhood quiet.

### **4.0 General description of the Building**

The original 19th century main house has four storeys (basement to 2nd floor). The frontage to Delancey St has rusticated stucco to the ground and basement floors and yellow stock brick to the upper floors. Internally, the staircase is positioned at the rear of the house against the party wall, following the common Georgian/Victorian townhouse plan. Internally the rooms follow the common Georgian/Victorian townhouse arrangement. The front rooms are full-width, except at ground floor where the 'parlour' is divided from the entrance hall which leads from front door to staircase, rear rooms share the rear elevation with the staircase. The existing mansard roof extension with lead clad dormers dates from the late 20th century.

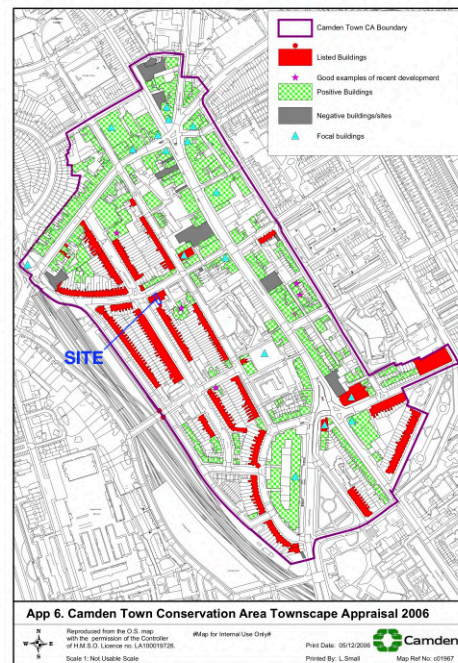
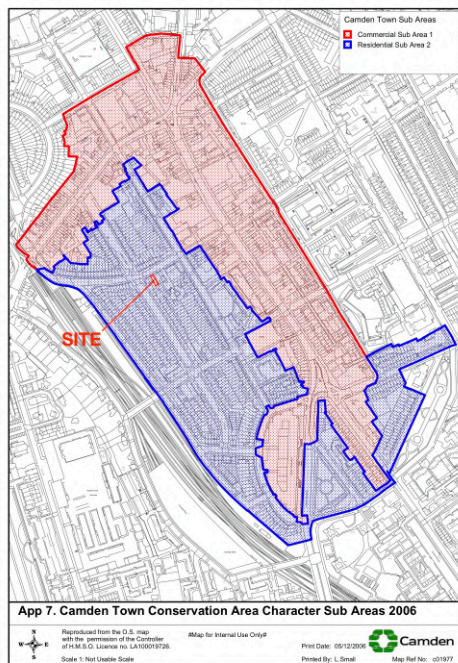


Picture of No 15-25 Delancey Street from 1976

## 5.0 Conservation Area

The Camden Town Conservation Area was first designated in November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street.

23 Delancey Street is located roughly centrally to the North of Residential Sub Area 2 (as identified in the map below) and forms part of a grade II listed terrace.



The following are extracts taken from the Camden Town conservation area appraisal and management plan describing the relevant west end of Delancey Street and the streetscape features of importance:

### Delancey Street:

Delancey Street curves up a gentle slope to the west to meet Parkway. It is lined by fine three-storey terraces raised on basements, some with mansard roofs, dating from the 1840s. The curvature of the street gives an interesting perspective to the repetitive rhythm of elevational features, particularly cast-iron balconies. The end terrace property at No 40, on the north-west corner of Albert Street, incorporates a corner shop at ground-floor level, currently home to a Portuguese delicatessen, but for many years a bakery. At the west end, there is a sense of openness, at the expense of the townscape, due to the demolition of houses to allow for the widening of the Euston railway cutting at the turn of the last century.

Delancey Studios is situated on the south side behind No 15, built on the site of a former plasterworks between Arlington Road and Albert Street. Entered through metal gates, the development comprises one private dwelling, plus a tiny balconied group of sixteen sheltered housing units in yellow brick arranged around a central courtyard. The scheme was designed by Camden Architects Department in 1981. (For east end of Delancey Street, see Sub Area 1.)

### Appendix 5 – Streetscape Audit

The street furniture, paving materials and fixtures constitute an important part of the public realm which forms the setting of the built fabric. Most of this furniture and treatment dates from the 20<sup>th</sup> and 21<sup>st</sup> centuries and reflects the requirements of modern traffic and pedestrians. This appendix outlines elements which reinforce the conservation Areas predominantly 19<sup>th</sup> century appearance.

#### Railings:

- Historic cast-iron railings around front gardens and basement areas. Various patterns of finials:
- Foliated, spiked, spearheaded (Albert Street);
- Acorn, fir cone or fleur-de-lys shaped (Delancey Street);
- Urn-shaped (Morrington Crescent).

#### Coalhole Covers:

Original metal coalhole covers, many cast locally, set in York stone paving outside properties, such as in Morrington Crescent and Delancey Street.

## **6.0 Planning Policy**

No.23 Delancey Street is located in an urban area in the London Borough of Camden. The Grade II Listed Building forms part of a terrace that faces onto the gently curving Delancey Street which forms part of a formal vista in the Camden Town conservation area.

The following material alterations are proposed in favor of the relevant case law outlined in *The National Planning Guidelines 2012*, that has confirmed that Parliament's intention in enacting section 66(1) of the *1990 Listed Building and Conservation Areas Act* was that decision-makers should give "*considerable importance and weight*" to the desirability of preserving the setting of listed buildings, where "*preserve*" means to "*to do no harm*" and that the proposed design and the ruling decision should "*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*"

In addition, the proposals aim to comply with the relevant policy including Core Strategy Policy CS14: Promoting high quality places and conserving our heritage and Development Policy DP25: Conserving Camden's Heritage, which states '*the character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments*' and that '*Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration*'.

The proposals also consider the following Camden Planning Guidance Documents:

- Amenity CPG Jan 2021
- Design CPG Jan 2021
- Home Improvements CPG Jan 2021
- Planning for Health and Wellbeing CPG Jan 2021

## **7.0 Proposals summary**

Please find below our proposed alterations that have been carefully designed with regard to the listed building and conservation area guidelines and policy listed above. Please refer to the accompanying drawings for further information (notably notes on doors, skirtings and cornices).

### **7.1 External Alterations**

1. Rear Extensions
  - 1.1. A two-storey rear extension will replace the existing outrigger extensions, both of which are non-original as we understand it (i. the Western side addition does appear on some earlier mapping information but is in poor condition and has been subject to modern interventions over the years, including a bricked up window and concrete copings), ii. The Eastern addition brickwork appears to be much newer and the windows are casements with expressed concrete lintels).
  - 1.2. The new extensions will all be built with reclaimed London Stock brickwork, with brick bond and detailing as shown on the elevation drawings. They will come no further into the garden than they do presently.
  - 1.3. There will be large glazed openings to the rear upper and lower ground floors just like No.21 next door, then a smaller half landing level enclosure (with a single glazed door) to provide access to the garden from the existing stairwell half-landing.
  - 1.4. The extensions will have a flat sedum-covered roof, with reconstituted stone copings, lead flashings and cast iron effect modern rainwater goods.
  - 1.5. The upper level of roof will step around the stairwell window so there is no requirement to alter the window (as No.21 did many years ago).
  - 1.6. The lower level of roof will sit over the slightly extended hallway, but go no further than the existing flank wall to the neighbours at No.25. The roof level will be lower than existing, to improve the relationship with the neighbour.
2. Front lightwell
  - 2.1. The existing railing will be returned to the original form of a gate, the railings will be fully refurbished
  - 2.2. The nib wall and doorset to the non-original porch enclosure will be refurbished, with a lead roof and rendered wall, plus new door (see below)
  - 2.3. The existing render to the lightwell will be fully repaired.
  - 2.4. The vault door vault door will be removed and replaced with arched tongue and groove black painted timber doorset, while the interior waterproofed as required with breathable Sika render
  - 2.5. A new traditional black painted cast-iron effect staircase will be fitted to the front lightwell, with a fall guard to match the railing above
  - 2.6. The existing concrete floor will be cut back where possible and a new limestone tiled flooring fitted, allowing for IC access hatch
3. Glazing / Fenestration.
  - 3.1. All existing windows at both front and rear will be retained with some minor timber repairs to weathering damage and minor rot. This will likely include redecoration of the windows with a suitable heritage paint and colour.
  - 3.2. Some of the existing sashes also require repair to the weights to restore proper operation, this will be carefully conducted by a suitable specialist.

- 3.3. The non-original existing Crittall window to the front lower ground floor will be replaced with a new timber framed double sash window to match No.15 Delancey St. This will be a heritage benefit.
4. Doors
- 4.1. The existing timber front door has suffered damage from wet rot and is to be replaced with a new traditional styled timber door in keeping with the existing property and in sympathy with the appearance of the other front doors to be found along Delancey Street, No.21 was a recent consent gained by this practice which will be replicated.
- 4.2. The non-original an unsympathetic existing timber door to the lower ground floor / basement level at the front lightwell will be new external timber doorset to match the design of ground floor front door, reduced proportionally
- 4.3. The existing timber doors to the rear of the property will all be removed as they will be replaced with the new extensions and are not original
- 4.4. New extension doors will be aluminium framed and fully glazed, in order to bring as much light as possible into the rear elevation and help contrast with the original parts of the building.
5. General Repairs
- 5.1. Some general repairs and redecoration are required to external finishes, including repointing to repair mortar spalling to brickwork and sub-sills in places on both front and rear elevations
- 5.2. All work of this nature is to be conducted on a like-for-like basis to match existing and using suitable heritage materials and finishes, paint colours will be selected from suitable heritage colours.
- 5.3. The climbing vegetation to the rear of the property will also be removed and any damaged brickwork or mortar concealed below will be repaired on a like for like basis if required.
- 5.4. The existing rainwater pipes and drainage will be cleared of accumulated detritus and the metal downpipe to the front of the property requires careful treatment against corrosion and redecoration to prolong its useful economic life.
- 5.5. Some of the external timber fascia boards are weathered and may be developing wet rot, if affected timbers are discovered they will be carefully replaced like for like and redecorated.
- 5.6. The existing boxed gutters to the front and rear of the existing mansard roof require repair and replacement of the existing covering with a suitable new external weathering layer.
- 5.7. The existing flat roof to the front basement porch in the lightwell will also be replaced with a new lead roof, or GRP covering coloured to match leadwork.
- 5.8. New insulation will be integrated below the existing rafters of the front basement porch and the rear extension roof to improve the thermal efficiency of these spaces
- 5.9. The existing damaged concrete floor finish to the front doorsteps, lightwell and access stair will be removed and replaced with a suitable high quality natural stone finish in keeping with the age of the building.
- 5.10. Many of the above general repairs will both preserve and enhance the character and appearance of the local conservation area and sustain the heritage asset itself, preserving the special qualities and distinctiveness and ensuring that the building is put to viable use consistent with conservation.
6. Rear Garden
- 6.1. A new lowered garden area will serve the lower ground floor, with new steps up to the rear of the garden clad in limestone tiles. Stepped planters will soften the change in levels and be built with London Stock brickwork. There will be a black painted steel fall guard to prevent falling from the upper level access from the side door.
7. Roof level
- 7.1. The existing non-original mansard roof is in poor condition and will be recovered / refurbished in full.
- 7.2. The existing water tank (which can be seen from street level) will be removed as part of a visual benefit to the whole area.
- 7.3. 4 new solar panels will be fitted towards the rear of the roof and to a low angle in order to provide electricity to the building and massively improve its environmental credentials
- 7.4. The existing loft hatch will be relocated to suit the new layout below

## 7.2 Internal Alterations

8. Lower Ground Floor / Basement Level
- 8.1. New partitioning is proposed to create a bedroom suite to the front of the lower ground floor with shower room
- 8.2. Non-original partitioning will be re-built to house a wc (moved down from the half landing above).
- 8.3. The existing kitchen will remain, but made smaller to suit, connected to a lower rear living space (as the existing floor to ceiling height is poor across the floor).
- 8.4. The steps down to the living room will be formed within the line of the rear elevation, and a downstand and nibs retained to show the transition between old and new.
- 8.5. The existing floor appears to be joisted (not infilled with concrete), so access to make the drainage alterations as shown to suit the new layouts should be straightforward

9. Ground Floor
  - 9.1. The existing W.C. at this level will be removed to allow a wider main room in the re-built rear extensions
  - 9.2. New traditional double doors will be fitted to and enlarged opening between the front and back rooms, this opening is no wider than 1.6m and such an opening has been permitted to many properties locally.
  - 9.3. The middle section of the floor plan will be turned into a kitchen, but without affecting any of the remaining period features, and the drainage / services will not affect any existing structure.
  - 9.4. We are proposing an enlarged opening front to back to connect to the wider rear extension (much like that permitted at No.21 next door) the nibs and downstand will remain to clearly show the original rear elevation line.
10. First Floor
  - 10.1. This floor will be restored to its original form as much as possible, with the removal of non-original wall cladding, fireplace surround to rear, and full refurbishment of the ceilings which have been poorly repaired due to water damage.
  - 10.2. We are proposing to remove the repaired lathe and plaster ceiling to the front room as it is beyond economic repair and with minimal existing heritage benefit due to extensive repair work.
  - 10.3. The non original sliding doors to the central spine opening will also be removed
11. Second Floor
  - 11.1. New partitioning is proposed throughout to replace the non-original layout but improve to equalize the front and rear bedroom sizes, plus deal with the removal of the non-original spiral staircase
  - 11.2. An enlarged bathroom will be installed to the middle of the plan, along with a new utility room off the landing
  - 11.3. New fitted wardrobes will be installed in the bedroom at this level.
  - 11.4. The spiral stair will be replaced with an extension to the original stair, matching in appearance and finishes, leading to the third floor
12. Third Floor
  - 12.1. The non-original third floor will be stripped of the unsympathetic timber cladding and configured in a more conventional manner with a bedroom suite.
  - 12.2. The new ensuite bathroom will be serviced / drain without affecting any historic structure, via spaces between joists or a lowered ceiling below.
  - 12.3. The plant will be relocated to this level, so there are shorter pipe runs to the bathrooms nearby, and the boiler can vent to the roof directly
  - 12.4. The existing non-original windows front and back will be replaced with 6 over 6 panel slim-line double glazed sash windows to match No.21 Delancey Street in order to improve the appearance from the street
13. All Floors
  - 13.1. Existing coricing, retained door architraves and other heritage features will be carefully retained and repaired / restored as required. Uncovering works will be carefully conducted to ascertain and confirm the state of original structure and damp proofing, guttering and drainage features.
  - 13.2. All materials and finishes will be selected to be in keeping with the age of the property and all repair works to retained elements will be conducted on a like for like basis using matching materials.
  - 13.3. All existing non-original radiators will be removed and replaced with more appropriate period products.
  - 13.4. If any original floorboards are found to be present, they will be retained and protected with a suitable rubber mat laid between the new flooring the existing retained floorboards.

### 7.3 Materiality

All repairs and making good will be carried out to ensure that they match the existing building as closely as possible. All materials and finishes for new or replacement elements will be carefully selected to be sympathetic and appropriate to the heritage character and appearance of the existing listed building.

## **8.0 Amenity**

### 8.1 Impact on neighbours (daylighting / amenity)

The rear extension proposals are designed to take into account the neighbour at No.25. This property has not been extended at Lower Ground floor (though would expect something to come forward eventually), so there is a fully glazed French door set to carefully consider. The existing boundary wall sits 3.75m high (above a side planter) and projects 1.9m deep into the garden. This establishes a starting position for the impact in terms of amenity and any reduction in daylight / sunlight. As the property faces north northwest, the only sunlight that is cut off by the existing extension would be the early morning light in the summer. Our proposal is to infill beside this wall, but at the same time lower it, so it will improve the existing situation.

## **9.0 Access**

The existing access arrangements are not altered, access to the rear garden will be improved by the proposals.

## **10.0 Precedents / Pre-application**

The key precedent here is No.21 Delancey Street. Planning permission was granted on 10/11/1980 (ref: HB2417) for the erection of a two storey rear extension. A site visit to the property during the 2011 application confirmed that the permission was implemented.

Planning permission was granted on 10/12/2012 (ref. 2011/5748/P & 2011/5749/L) for, among other items, '*replacement of extension at front basement level beneath entrance steps, installation of staircase and replacement window in front basement lightwell, installation of staircase from rear ground floor to garden, installation of rooflight at rear first floor level, reprofiling of rear garden and alterations to windows/doors on rear elevation all in connection with a single-family dwellinghouse (Class C3).*' Many of these changes are similar to those being proposed as part of our application.

We have used next door at No.21 (which the practice also worked on) as the main example here in putting together the proposals. We have not applied for pre-application advice, as when we did the same next door at No.23 it took 6 months to receive the advice, by which time we were working through the live application with the officer. We emailed Camden 3 times to ask what the pre-application fee would be for the proposals here and have had no response. We are therefore submitting this application in the hope that any issues can be dealt with during the application process, and that items may be conditioned as part of any approval if more information is needed (ie on cornices, skirtings, doors, windows, staircase).

## **11.0 Conclusion**

The proposals outlined above are intended to support and improve the heritage value of the listed property and in all circumstances the alterations, repairs and reinstatements are sought to find the correct balance between sustaining and protecting the heritage features and fabric whilst also providing for the ongoing use of the building as a healthy, naturally illuminated, modern residence with positive and enriching public value as a heritage asset worthy of conservation.

The existing building dates to the mid-19th century and is in use as a single family dwelling. The property has been heavily altered and extended, to the detriment of the building's heritage value. Little original fabric remains internally, though the front elevation retains original decorative features of interest and contributes to the street scene along Delancey Street and the character and appearance of the Conservation Area.

The proposed development seeks a number of external changes to the rear and interior of No.23. The external alterations offer informed change that would either preserve or enhance the significance of the building and its contribution to the Conservation Area. Where there is any perceived harmful impact, this will be outweighed by the overall heritage benefits of the scheme notably:

### *Externally*

- reinstatement of front lightwell gate, steps down, and replacement of unsympathetic lower ground floor front window
- restoration of front façade and front door, repairs to front and rear elevations
- alterations to top floor window glazing to match No.21 and rest of building
- removal of rooftop water tank
- restoration of original vault openings and doors

### *Internally*

- repair and/or restoration of doors, cornices and skirtings to all upper ground and first floor rooms (and where missing / removed)
- restoration of existing stair and sympathetic extension up to third floor (to replace modern spiral)
- removal of unsympathetic panelling to first and third floors

The proposals have been assessed against the policy and guidance set out within the NPPF, and the Camden Town Conservation Area Appraisal document. This assessment concludes that the proposals accord with the policy and guidance and offer sympathetic and informed changes that will improve the overall appearance of the building and wider area without detracting from its heritage interests.

We feel that the proposals present an improvement to the existing property. With the above in mind, we are requesting Householder Planning and Listed Building Consent for the proposals described in this document and the accompanying drawings and other supporting information.

## **12.0 Content of Householder Planning and Listed Building Consent Submission**

The following information is provided to assist officers in the consideration of the proposals:

- Location and block plan (1:1250/500 at A4)
- Existing and proposed plans (including demolition), elevations, and section drawings (1:50, all scaled at A3)
- Existing Internal / External Photographs