

Heritage Statement

58 Delancey Street,
London, Greater
London NW1 7RY,

24/07/2024

Introduction

This Heritage Statement has been meticulously prepared to detail the proposed internal reconfiguration works at 58 Delancey Street, a Grade II listed building situated in the Camden Town Conservation Area. The following sections will outline the existing condition of the building, the proposed modifications, and an in-depth assessment of their impact on both the property and the wider conservation area.

Existing Building and Surroundings

Delancey Street is located south of Camden Town, towards Regents Park, within a distinguished residential segment of the Camden Town Conservation Area. The street serves as a significant thoroughfare, connecting the bustling commercial heart of Camden Town with its quieter, residential sections. This dual character is reflected in the architectural landscape of Delancey Street, which features an array of historical and modern buildings.

At the western end of Delancey Street, the architectural narrative is dominated by Georgian Terraces constructed in the early to mid-1800s. These terraces, including 58 Delancey Street, exhibit quintessential Georgian architectural elements such as symmetrical facades, sash windows, and brickwork in Flemish bond. The preservation of these features contributes significantly to the street's historic character and the broader conservation area.

Conversely, the eastern end of the street is characterized by post-war blocks of flats and small commercial shops. Despite the contrast in styles, there is a coherent architectural language that unites these buildings, particularly in the use of rooftop extensions. These extensions typically feature flat roofs with low parapet walls and one or two dormer windows facing the street. This blend of old and new, residential and commercial, creates a vibrant streetscape that is emblematic of Camden Town's eclectic nature.

Historical Context

The historical context of Delancey Street and its surrounding area is integral to understanding the significance of the property at 58 Delancey Street. Camden Town developed rapidly in the early 19th century as a residential area to accommodate the growing population of London. The Georgian terraces, which include 58 Delancey Street, were built during this period to provide high-quality housing for middle-class residents. The architectural style of these terraces reflects the classical influences that were popular at the time, characterized by symmetry, proportion, and the use of classical elements such as pilasters and pediments.

The post-war development at the eastern end of Delancey Street represents a different phase in the area's history. Following the Second World War, there was a significant need for new housing and commercial facilities to replace those that had been damaged or destroyed. The architecture of this period is more functional and less decorative, reflecting the changing priorities of the time. Despite these differences, both the Georgian terraces and the post-war buildings contribute to the character and diversity of the area.

Architectural Features 58 Delancey Street, as part of the Georgian terraces, possesses several key architectural features that contribute to its significance. These include:

- **Symmetrical Facade:** The facade of the building is symmetrical, a hallmark of Georgian architecture. This symmetry extends to the placement of windows and doors, creating a balanced and harmonious appearance.
- **Sash Windows:** The building features traditional sash windows, which are a defining characteristic of Georgian architecture. These windows are typically arranged in a regular pattern and are often complemented by decorative window surrounds.
- **Brickwork:** The brickwork of the building is laid in Flemish bond, which was commonly used in Georgian architecture. This pattern involves alternating stretchers and headers, creating a visually appealing and durable construction.
- **Classical Elements:** The building incorporates classical elements such as pilasters and pediments, which add to its architectural interest and historic value.

Conservation Area

The Camden Town Conservation Area is a designated area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The area is characterized by a mix of residential, commercial, and public buildings, many of which date from the 19th and early 20th centuries. The conservation area is divided into two distinct zones: a busy commercial and retail area, and a quieter residential area. Delancey Street is located within the latter, contributing to the area's historic and architectural value.

Significance of the Building and Conservation Area

58 Delancey Street is a Grade II listed building, signifying its national importance and the legal protection it enjoys under the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing emphasizes the building's architectural and historic interest, particularly its contribution to the overall character of the area.

The Camden Town Conservation Area itself is distinguished by two contrasting zones: a dynamic commercial and retail sector and a tranquil, formal residential area. Delancey Street belongs to the latter, offering a serene environment that enhances the area's historic and architectural value. The Georgian terraces on Delancey Street, including the subject property, play a pivotal role in defining the conservation area's visual and cultural landscape. Their preservation is crucial in maintaining the historic character and architectural integrity of the area.

Historical and Architectural Significance

The historical and architectural significance of 58 Delancey Street is multifaceted. Historically, the building represents the development of Camden Town as a residential area in the early 19th century. Architecturally, it embodies the key characteristics of Georgian design, which was influential in shaping the built environment of London during this period.

The building's Grade II listing highlights its importance as part of a group of buildings that collectively contribute to the historic character of the area. The listing recognizes the architectural quality of the building, as well as its historical associations with the development of Camden Town. The preservation of these buildings is essential to maintaining the character and appearance of the conservation area.

Contribution to the Conservation Area

58 Delancey Street contributes to the character and appearance of the Camden Town Conservation Area in several ways:

- **Architectural Integrity:** The building retains much of its original architectural integrity, with many of its key features, such as the symmetrical facade, sash windows, and brickwork, remaining intact. This preservation enhances the visual appeal and historic value of the area.
- **Historic Context:** The building is part of a larger group of Georgian terraces that collectively represent the historical development of Camden Town. The preservation of these buildings helps to maintain the historic context of the area and provides a tangible link to its past.
- **Aesthetic Value:** The building's architectural features, such as its classical elements and balanced proportions, contribute to the aesthetic value of the conservation area. These features add to the visual interest and historic character of the streetscape.

Proposed Works

The proposed works focus exclusively on internal alterations, aimed at improving the functionality and aesthetic appeal of 58 Delancey Street. The detailed proposals for each floor are as follows:

- Basement: The current shared bathroom will be removed, and ensembles will be installed in each room. This change is intended to provide greater privacy and convenience for the occupants, while respecting the building's historic fabric.
- Ground Floor: Additional ensembles will be added to each room. These modifications are designed to enhance the living standards within the property, making it more suitable for modern residential use.
- First Floor: One existing unit will be removed to facilitate the installation of ensembles in each remaining room. Additionally, shared bathrooms will be removed, and the kitchen layout will be revised. These changes aim to streamline the internal configuration, improving both functionality and aesthetic coherence.
- Second Floor: One bedroom will be removed to create space for additional ensembles. This alteration is focused on optimizing the use of available space while enhancing the comfort and privacy of the living areas.
- Third Floor: The existing shared bathroom will be removed, and the two bedrooms will be reconfigured to include ensembles. This reconfiguration is designed to improve the overall layout and functionality of the top floor.

Importantly, there will be no external alterations to the building. This approach ensures that the historic exterior of the property remains unchanged, preserving its contribution to the streetscape and the wider conservation area.

Design Approach

The design approach for the proposed works is centered on respecting the historic character and architectural integrity of 58 Delancey Street while making necessary improvements to meet modern living standards. The following principles have guided the design process:

- Respect for Historic Fabric: The proposed works aim to retain and enhance the building's historic fabric wherever possible. Original features will be preserved and restored using traditional methods, ensuring that the building's historic character is maintained.
- Sympathetic Alterations: The internal alterations have been designed to be sympathetic to the building's historic architecture. The introduction of ensembles, for example, will be carried out in a manner that respects the building's original layout and features.
- Improvement of Functionality: The proposed works are intended to improve the functionality of the building, making it more suitable for modern residential use. The addition of ensembles and the reconfiguration of internal spaces will enhance the comfort and convenience of the living areas.
- Minimal External Impact: By focusing on internal alterations and avoiding external changes, the proposed works will not affect the building's external appearance or its contribution to the streetscape. This approach ensures that the historic character of the conservation area is preserved.

Detailed Proposals

The detailed proposals for each floor are as follows:

- **Basement:** The removal of the shared bathroom and the installation of ensembles in each room will provide greater privacy and convenience for the occupants. This change will be carried out with careful consideration of the building's historic fabric, ensuring that original features are preserved and restored where possible.
- **Ground Floor:** The addition of ensembles in each room will enhance the living standards within the property. The design of the ensembles will be sympathetic to the building's historic architecture, using traditional materials and methods where appropriate.
- **First Floor:** The removal of one existing unit and the installation of ensembles in each remaining room will improve the functionality and aesthetic coherence of the floor. The revised kitchen layout will enhance the usability of the space, making it more suitable for modern living while respecting the building's historic character.
- **Second Floor:** The removal of one bedroom and the addition of ensembles will optimize the use of available space, enhancing the comfort and privacy of the living areas. This alteration will be carried out in a manner that respects the building's original layout and features.
- **Third Floor:** The removal of the shared bathroom and the reconfiguration of the two bedrooms to include ensembles will improve the overall layout and functionality of the top floor. This reconfiguration will be designed to enhance the comfort and convenience of the living areas while preserving the building's historic character.

Assessment of Impact

The proposed internal alterations are assessed with a focus on their impact on the building's significance and the conservation area. The assessment considers aesthetic, architectural, and functional aspects.

Aesthetic and Architectural Impact

The proposed works aim to enhance the building's aesthetic value by reinstating original details using traditional methods where appropriate. This approach is expected to have a positive effect on the building's significance. By carefully preserving and restoring original features, the proposals will enhance the historic character and appearance of the property. The introduction of ensembles, designed in a manner sympathetic to the building's historic fabric, will improve the overall aesthetic quality and usability of the interior spaces.

Functional Improvement

The installation of ensembles in each room will significantly enhance the functionality and modern comfort of the building. This change will provide greater privacy and convenience for residents,

aligning the property with contemporary living standards. The reconfiguration of internal spaces, particularly the removal of shared bathrooms and the optimization of kitchen layouts, will create a more efficient and coherent living environment. These improvements are designed to meet modern residential needs while respecting the building's historic significance.

Conservation Area Impact

As there are no external alterations, the proposals will not affect the streetscape or the visual character of the conservation area. The internal reconfigurations will not detract from the historic and architectural significance of the building or the wider conservation area. The preservation of the building's external appearance ensures that its contribution to the conservation area's character and appearance remains intact. The careful and considered approach to internal alterations ensures that the building's historic value is preserved while meeting modern residential requirements.

The proposed internal alterations are designed to respect and enhance the building's historic character, ensuring that its significance is maintained and even enhanced through sensitive and appropriate modifications.

Aesthetic Impact

The aesthetic impact of the proposed works is expected to be positive. By reinstating original details and using traditional methods, the proposals will enhance the historic character and appearance of the building. The introduction of ensembles, designed in a manner sympathetic to the building's historic fabric, will improve the overall aesthetic quality and usability of the interior spaces. The careful preservation and restoration of original features, such as sash windows and brickwork, will ensure that the building's historic character is maintained.

Architectural Impact

The architectural impact of the proposed works is also expected to be positive. The proposed internal alterations will enhance the building's architectural integrity by preserving and restoring original features. The introduction of ensembles and the reconfiguration of internal spaces will be carried out in a manner that respects the building's original layout and features. The careful consideration of the building's historic fabric and the use of traditional materials and methods will ensure that the building's architectural significance is maintained.

Functional Improvement

The functional improvement of the building is a key objective of the proposed works. The installation of ensembles in each room will significantly enhance the functionality and modern comfort of the

building. This change will provide greater privacy and convenience for residents, aligning the property with contemporary living standards. The reconfiguration of internal spaces, particularly the removal of shared bathrooms and the optimization of kitchen layouts, will create a more efficient and coherent living environment. These improvements are designed to meet modern residential needs while respecting the building's historic significance.

Conservation Area Impact

The impact of the proposed works on the conservation area is expected to be minimal, as there are no external alterations. The preservation of the building's external appearance ensures that its contribution to the conservation area's character and appearance remains intact. The careful and considered approach to internal alterations ensures that the building's historic value is preserved while meeting modern residential requirements. The proposed works will not affect the streetscape or the visual character of the conservation area, and the internal reconfigurations will not detract from the historic and architectural significance of the building or the wider conservation area.

Conclusion

The proposed internal reconfigurations at 58 Delancey Street are designed to enhance the building's functionality and aesthetic appeal while respecting its historic significance. By maintaining the external appearance, the proposals ensure that the character and appearance of the Camden Town Conservation Area are preserved. The use of traditional methods for reinstating original details further contributes to the positive impact on the building's heritage value.

The proposals are consistent with the objectives of preserving and enhancing the historic environment and are recommended for approval. The careful and considered approach to internal alterations ensures that the building's historic value is preserved while meeting modern residential requirements. The proposed works will enhance the building's aesthetic value, improve its functionality, and maintain its contribution to the historic character and appearance of the Camden Town Conservation Area.