

Job 177: Design, Conservation & Access Statement

Location	76B Delancey Street, Camden, London NW1 7SA
Proposal	Third Floor Mansard Roof Extension
Application Reference	PP-00844093
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1.0 Outline of Proposal

- 1.1** The drawings for this application describe the proposed addition of a mansard roof to this property to extend the habitable area of the existing two bedroom apartment. The proposed mansard extension will replace the existing garden roof terrace and provide an additional bedroom and a new bathroom at the 3rd floor level.

2.0 Description of Property

2.1 76 Delancey Street:

76 Delancey Street is a mid-terrace property on the north side of the street. The current & existing use of the property is residential – C3. The building comprises of two maisonettes. 76A occupies the Lower Ground and Ground Floor with a garden amenity.



Aerial Image of 76 Delancey Street – Facing North

76B Delancey Street is an existing two-bedroom maisonette arranged over the 1st and 2nd floor of 76 Delancey Street. The original terrace building was divided in 1976. At the time of the sub-division the roof area was designated as a terrace garden. The property is within the Borough of Camden and sits on the boundary between the Camden Town / Primrose Hill & Regents Park Wards. Refer to Drawing P-177-01 for the site location plan. The grid location is Easting 528733 / Northing 183589. The front of the house/aspect is south facing.

The gross area of the site is 133m². Within the demise of the existing property boundary is a single terrace house with a ground floor gross area of 51.3m². The existing upper self-contained maisonette provides 94.6m² of internal habitable area and 37.9m² of rooftop terrace.

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	<p>Cont/...</p> <p>The 2-storey maisonette comprises two bedrooms (4 persons), Kitchen, Lounge, and 1 bathroom. The proposed mansard addition and remodelling to the property will provide an additional 31m² of 3rd floor internal habitable floor area to the property.</p>
2.2	<p>Prior Planning Approval & Applications: Reference CTP/J11/16/B/20123</p> <p>The application to create 76B Delancey Street as a self-contained maisonette was consented to 11th July 1976 (2 years after the building was Listed Grade II).</p> <p>Details of Application: 74, 76 and 78, Delancey Street, London NW1. Change of use to five Self-contained maisonettes and one Self-contained bed-sitting unit, including works of conversion, rebuilding of rear extensions, provision of bin enclosure at front, and a staircase and terrace on roof of No.76.</p> <p>Reference 2009/1491/P & 2009/3033/L Listed Building & Full Planning Application for Mansard Extension to Maisonette 76B. Applications withdrawn on 28th August 2009</p>
2.3	<p>Listed Building & Conservation Area Status: 76 Delancey Street is a Grade II Listed Building and falls within the designated Camden Town Conservation Area.</p> <p>Listed building details Location: (North side) Nos.62-82 AND 68A (Even) and attached railings Street: Delancey Street Grade: II Reference No: 798-1-29876 Date of listing: May 14 1974 12:00AM Description: Terrace of 11 houses, No.68A being above the vehicle entrance between Nos 68 & 70. Early/mid C19. Yellow stock brick with channelled stucco ground floors. Continuous stucco cornice. Some with slated mansard roofs and dormers. 3 storeys, attics and basements. 2 windows each. Doorways with stucco pilasters carrying entablature; pilaster-jambes carrying cornice heads, overlights and panelled doors. Gauged brick flat arches to recessed sashes; Nos 62 & 78 with stucco surrounds. Cast-iron balconies to 1st floor windows. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas.</p>

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3.0	Detail of Proposals / Layout
3.1	<p>Existing Layout: Plan drawing 177(P)01 describes the site location of the property and block plans of the existing and proposed roof level. Drawing 177(P)02 describes the existing ground, 1st, 2nd, & roof level floor plans. These drawings should be read in conjunction with the Site Photographic Report. Drawing 177(P)03 describes the existing exterior elevations and the long section through the property.</p> <p>It should be noted that the property was recently inspected by Camden Planning Authorities and a number of alterations to the first floor level have implemented without prior Listed Building Consent. This involved relocation of the kitchen from the 1st floor rear room to the front 1st floor room. The imposition of a lobby partition within the 1st floor front room, the removal of a timber panelled door and the closing up of the existing double door arrangement between the 1st floor front and rear room. The owner of the building has retained these doors and these are to be reinstated. The lobby partition is to be removed. The Site Photographic Report records the current condition (26/09/09) along with photographs of the 1st floor area from a previous site visit (06/06/08).</p> <p>Ground Floor Accommodation Schedule:</p> <ul style="list-style-type: none"> • Entrance Lobby & common parts access to 76A & 76B Delancey Street. • Ground floor accommodation of 76A Delancey Street (not surveyed). <p>First Floor Accommodation Schedule:</p> <ul style="list-style-type: none"> • Circulation area/stairs and storage cup'ds. • Kitchen/Dining Area • Living Room <p>Second Floor Accommodation Schedule:</p> <ul style="list-style-type: none"> • Circulation area/stairs and storage cup'ds. • Two Bedrooms • Bathroom <p>Roof Level:</p> <ul style="list-style-type: none"> • Roof Terrace/Garden

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4.2	<p>Proposed Layout: Drawing 177(P)02 describes the proposed plan layout of the 2nd & 3rd (Roof) Floor Levels. Drawing 177(P)04 describes the exterior elevations and long section through the building along with the roof level plan.</p> <p>Ground & First Floor Accommodation Schedule: Remains as existing. The kitchen amenity to 76B will be relocated to the front room of the 1st floor and modernised as part of the proposed refurbishment and extension works.</p> <p>2nd Floor Accommodation Schedule: The existing bedroom provision will remain as existing.</p> <ul style="list-style-type: none"> • Two double bedrooms; • Refurbished Family Bathroom. <p>3rd Floor Accommodation Schedule:</p> <ul style="list-style-type: none"> • One new double bedroom; • New Family Bathroom. <p>The proposed total provision of 125.6m² of accommodation area, within 76B, exceeds the minimum required area of overall floorspace (excluding communal lobbies & staircases) for the proposed 6 person occupancy level.</p>
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5.0	Scale of Development, Appearance & Context
5.1	<p>Existing Scale of Development, Appearance & Context: The existing property is part of an existing terrace of four & five-storey (including the lower ground floor aspect) mixed dwellings. The terrace houses share a common appearance, scale and material finish. The materials are facing brick (London Yellow Stocks), rusticated painted stucco to the ground floor, projecting first floor balconies, open lightwell to the front lower ground floor areas, and mansard roof treatments with slate faced pitched roofs. All windows are white painted timber sliding sash style. The whole parade (on the north side) of Delancey Street presents a typical 19th Century architectural character and scale. 76B Delancey Street, somewhat uniquely, seems to be a property within this group of houses that has an open rooftop terrace. The conversions works to form the two maisonettes were implemented by the local authority in 1975/76 after the property was designated as Grade II Listed (1974).</p>

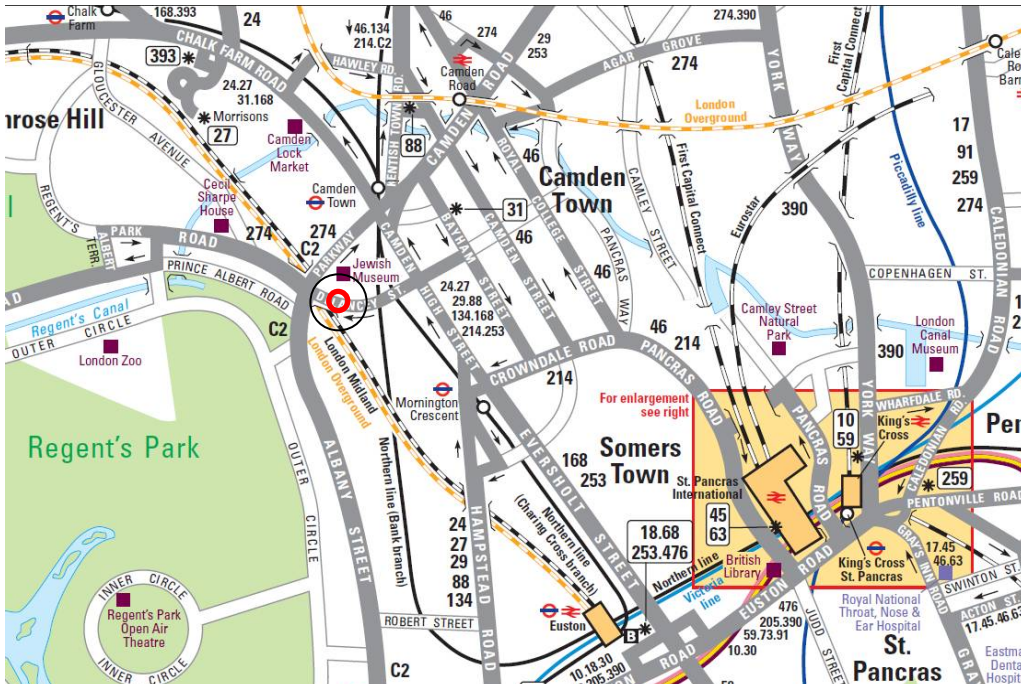
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5.2	<p>Proposed Changes to Exterior Appearance & Context:</p> <p>Refer to Drawing 177(P)04 for the proposed alterations to the front, rear and sectional elevation treatment of the existing building. The existing rear parapet wall is modified and reinstated as a 'V' form parapet. The existing balustrade railings to the front of the elevation are removed and the existing stair enclosure demolished. The proposed mansard addition will provide 74.4m³ of habitable volume to the property and replace the existing rooftop terrace. For this proposal a "Flat topped" mansard which include an upper slope of a pitch below 5°.</p> <p>To the front elevation the lower slope, (70°) rises from behind the existing parapet wall and is separated from the wall by a substantial gutter. The face of the proposed Dormer windows are set back 900mm from the front face of the existing parapet. The existing cornice and parapet are retained and made good. Where existing visible chimney stacks are retained and without the need to increase their existing height or bulk. New party walls, that abut the existing chimney stacks break the plane of the roof slope but do not require an increase in overall height. There are no water tanks or plant equipment located on the roof. Pipework, ducting and flues will be accommodated in a sensitive way and be hidden as far as this is possible. Two dormer windows to the front elevation are proposed. These are of a traditional form with timber sliding sash windows and lead dressing to the roof and projecting side panels.</p> <p>To the rear elevation the parapet wall is reinstated as a 'V' form with a new mansard rising from behind the wall. Two dormer windows to the rear elevation are proposed. These are of a traditional form with timber sliding sash windows and lead dressing to the roof and projecting side panels.</p> <p>The proposed roofing materials will be of high quality and will maintain the appearance of a the building type and the prevailing townscape scene.. Natural slate is proposed for the lower slope, laid with a traditional overlap. As the proposed mansard roof is in a conservation area, the selection and quality of materials will replicate those that might have been used for original construction.</p> <p>The proposed internal headroom/ceiling height for the mansard addition is 2200mm. This is less than the policy guidance, but is proposed so that existing floor levels, parapets, chimney & party wall heights are retained. Should the authority conditionally require the 2300mm internal ceiling height then the applicant will lower the existing roof/3rd floor level by 100mm.</p> <p>Cont/...</p>
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	<p>Cont/...</p> <p>The existing windows to the property will be retained, upgraded and refurbished as double glazed timber sliding sash windows.</p> <p>In summary, the proposed design and use of materials is to provide additional habitable accommodation to the property and retain the existing character of the prevailing 19th Century streetscape and scale.</p>
5.3	<p>Planning Policy Guidance 2006: The proposed mansard addition and extension to the property adheres to following local planning policy guidance.</p> <p>Roof alterations and extensions - general principles</p> <ul style="list-style-type: none"> • There is an established form of roof addition or alteration to the terrace grouping where continuing the pattern of development would help to reunite a group of buildings and townscape; • The proposed alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form; • Within the existing parade/terrace there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm. • Traditional materials, slate & lead, that visually blend with existing materials, are to be used for the proposed roof extension. <p>Mansard Roofs Mansard roofs are an accepted traditional means of incorporating additional floorspace into a building without adding height or bulk of a full storey where it is the established roof form in a group of buildings or townscape.. The proposed mansard extension follows the guidance and adopts the basic principle of a mansard roof where the lower slope should be at a steeper angle than the upper. Mansard roofs are typically the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs reduce the apparent height of a building, produce a softer roofscape, and are often a more historically accurate solution for traditional townscapes.</p>

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6.0	Landscaping / Parking / Transport / Amenity
6.1	<p>Landscape & Environmental Impact: We are unaware of any local Biodiversity issues that specifically relate to this site or are at risk as a result of the proposed application. However, we do note that the removal of the roof terrace aspect could be perceived as a loss of potential habitat.</p>
6.2	<p>Local Recreational Amenity: The local community and neighbourhood has as a number of recreational, sports facilities and amenities. The principle open space is Regent's Park (to the east) which is within 500 meters walking distance from the property.</p>
6.3	<p>Local Parking: Delancey Street is a controlled parking zone with parking permits available for local residents. The existing parking provision to the property is therefore not affected by this proposal. The applicant accepts the principle and guidance of the local authority policies for Car-fee or Car-capped housing that may apply to the applicants property.</p>
6.4	<p>Transport & Local Amenities: <i>Public Transport:</i> Camden is well served by a variety of public transport options. The property is within 0.5 miles walking distance of the following bus routes – C2, 774, 24, 27, 29, 88, 134, 168, 214, 253, 46, N5 & N31.</p>  <p>Extract from TfL Central London Bus Map. Cont...</p>

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7.0	Access to the Development
7.1	<p>The existing building retains its use and is a Grade II listed property. The entry and approach to the building is unaffected by the proposed works and will be retained as existing. The proposed refurbishment of the property will increase the size of the 2nd floor bathroom and with the additional space at 3rd floor level improve the amenity and quality of habitable space generally within the maisonette. No special modifications are planned to adapt the house for specific disability use and the existing disposition and staging of the floor levels is retained. Improvements to provide access for persons with disability are not practicable or reasonable in context of this type of existing building.</p>