

DESIGN STATEMENT

HISTORICAL JUSTIFICATION

APPLICATION NOS 2006/3970 AND 3971

BASEMENT ALTERATIONS AND REPAIRS

This is a mid terrace house on four floors built in 1842. It is listed Grade II and is in the Camden Town Conservation Area.

DESCRIPTION FRONT ELEVATION

In the section of street between Delancy Street and Mornington Street, the houses are in a uniform terrace constructed of yellow stock brick with basements and ground storey rendered with banded coursing to the ground floors.

Window surrounds have moulded render hoods and corbels to the first floor where openings are storey height behind cast iron balconies. Windows are double hung sashes with six light frames.

There are rendered straight moulded cornices. No 64 steps down 300mm to the south and the cornice wraps round no 66.

GARDEN ELEVATIONS

The rear, garden elevation is entirely of yellow/red London Stock brick with original butterfly roof. No 64 retains this roof structure and the 'V' formation at the rear. Most houses now have attic extensions which have removed this feature.

All the rear elevation windows are double hung six light sashes except the basement which was altered to modern larger windows in 1967 – which it will retain.

There are two and three floor rear extensions of varying depths.

GARDEN

The garden is 20 metres long bounded by 1.2m high yellow stock brick walls both sides.

THE FRONT GARDEN in this section of the street are about 3.5m deep and nos 62-66 have railings and gates restored in 1996 after removal in WW2. The main front steps were originally in stone. Some are squared Portland stone, some moulded York stone.

No 64 was built with York stone with half round nosings and returns and with stone risers. The side railings housed direct to the stone steps. These steps were hacked and covered with Portland cement screed in about 1950.

The area steps were rebuilt when the york stone treads became worn out in 1900's.

HISTORY

In 1842 the house was leased in a shell state, to a hatter with a shop in Camden High Street. In 1858 it became a lodging house and remained so until 1966.

In 1967 the basement was converted into a modern single studio room with shower room and kitchenette as shown on 0122/01. The front elevation was repaired and the sash windows replaced.

The ground floor rear partition between stair hall and rear room was removed. On other floors the interior remains unchanged since building in 1892.

CURRENT APPLICATION

The aim of the proposed alterations 2006 is to continue to repair and replace original 1842 features to the front elevation and on the upper floors and to retain the character of the 1967 alteration and modern detailing of the basement floor and basement rear elevation.