

HERITAGE STATEMENT

48 Delancy Street

Camden NW1 7RY

14 November 2014

Existing Exteriors



street setting

The site is one of only 2 houses in the terrace which does not have a mansard roof extension. The other mansard extensions have been designed with generally flat top roofs, keeping the level of the party wall parapets low. The dormer windows are generally similar in width to the windows below, and the tops are close to the flat roof level. There is a variety of detailing of the dormers. The railings are reasonably intact and uniform.



front view

The overall condition of the building is a state of disrepair. Stonework and render generally is crumbling and plants growing on the entrance cornice. The railings have been dislodged and are loose in places. the brickwork at the top parapet needs repointing and has stained. The original windows are deteriorating and in places rotten. The top windows have been replace with modern casement windows out of keeping with the original. The basement front windows have been replaced with steel windows and security grates



basement front window



rear view

The rear elevation has a rear extension with a rotten timber balustrade and modern door. Brickwork needs repointing and repair, the flat roof needs replacing and the render needs repair and repainting.



main roof

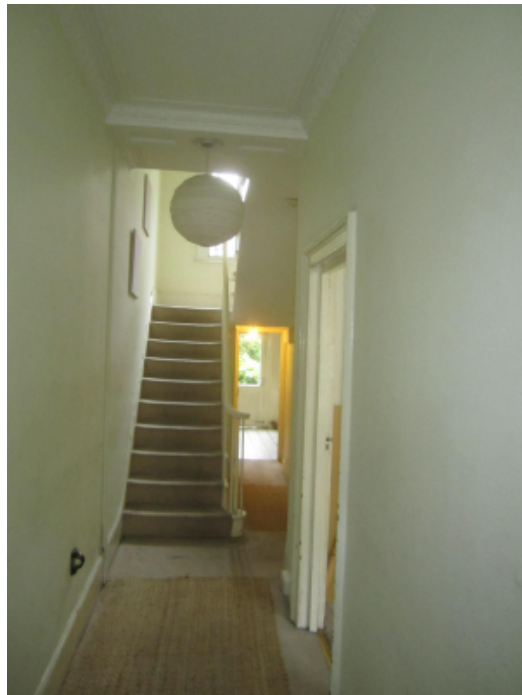
The roof is not original, with concrete tiles and flat felt roof. this is in a poor condition and in need of replacing.

Interiors



basement

The basement has no retained features, and is affected by mildew and damp.



ground floor

The ground floor has attractive, presumed original, covings, ceiling roses, skirtings and fireplaces. The stair balustrade is in reasonable condition and would be refurbished.



first floor

The stair, cupboards and front room have retained the original features, but the rear room has been stripped out and replaced with a bathroom with modern plumbing and boxing.



second and third floors

Original features have been stripped out of the second floor, and the third floor is a modern extension.