



60 Delancey Street

Planning Application
Supporting Design and Access Statement
17/04/2018

Doc No.	Date	Revision	Amendments	Prepared by	Reviewed by	Approved by
1153_D001	17.04.2018	-	First issue	RM	GS	CB

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Project Location

60 Delancey Street
London
NW1 7RY

This Design and Access Statement has been prepared in support of the application to extend the Lower Ground Floor, Ground Floor and Roof at 60 Delancey Street. In addition to extending the property, this application also proposes complete internal modernise and remodelling the single family home at

In addition to this Design and Access Statement, the application incorporates the following documents:

- 1153_0100 Location Plan
- 1153_1000 Existing Plans
- 1153_1001 Proposed Plans
- 1153_2000_Existing Elevations
- 1153_2001_Proposed Elevations
- 1153_2100_Existing Sections
- 1153_2101_Proposed Sections

The information in this document has been prepared by Haverstock with Contributions from the applicant.

Applicant

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Project Aims

The Proposal seeks to sensitively extend and remodel a house in need of considerable repair. The improved internal arrangement will provide one further bedroom and increased living accommodation maximising natural daylight and ventilation.

The additional and reconfigured Lower Ground Floor accommodation will provide an; open plan living area with direct access into the generous rear private garden, be constructed of materials that are robust, hardwearing and in keeping with the existing construction.

Haverstock

Haverstock is an award-winning, Camden based practice with over 30 years experience.

The practice works across all sectors and scales and has extensive experience working within listed building and conservation contexts.

Some of the practices’ earliest works were individual one-off houses and the practice continues to embrace family homes, enjoying the close relationships that develop and the bespoke, architectural solutions that are created.

Context

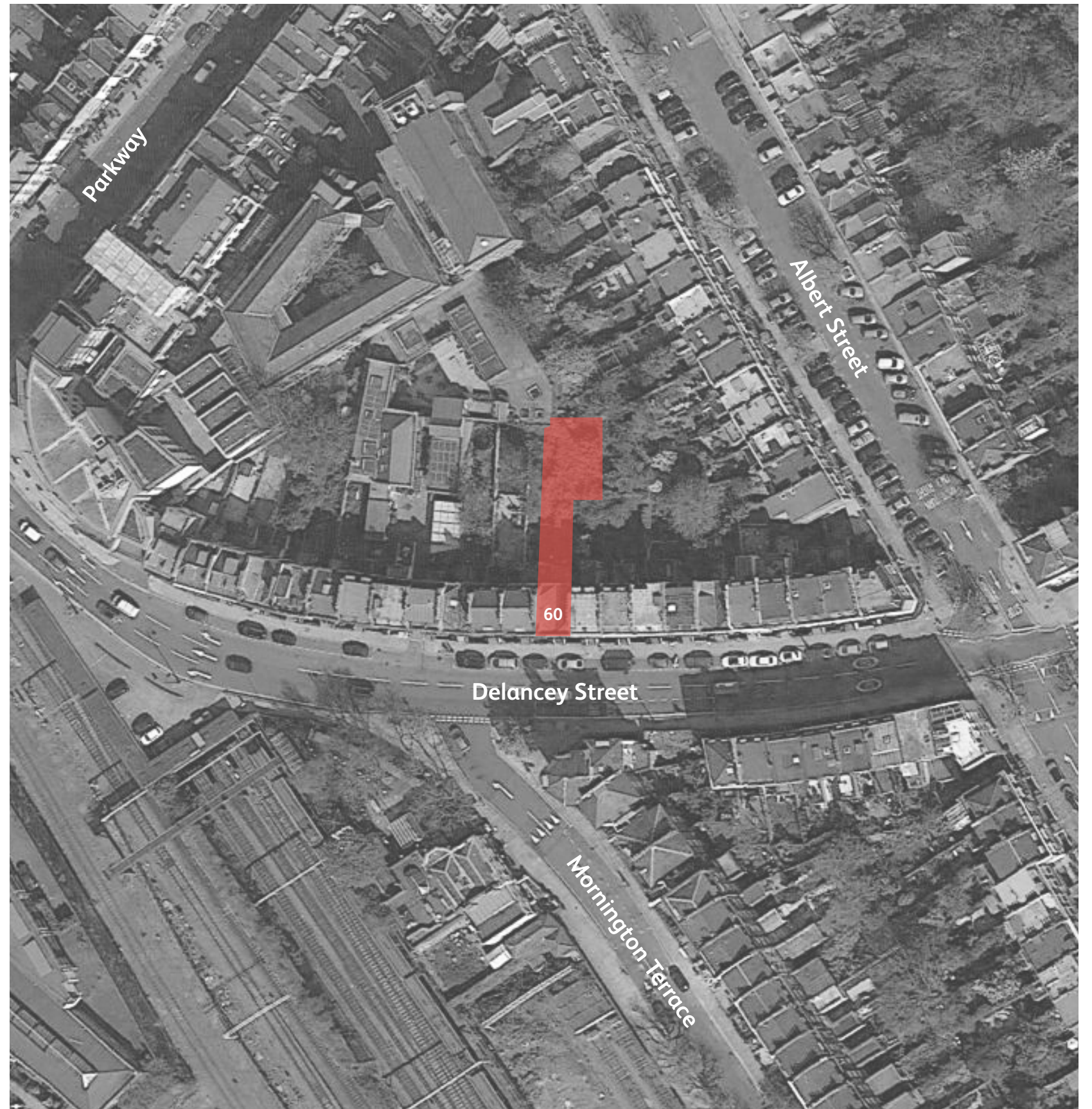
Delancey Street is south of Camden Town towards Regents Park, in the Camden Town conservation area. It is surrounded by terraced streets, predominantly remaining as residential properties with some retail and public house uses.

Delancey Street is a prominent street at the edge of the Camden Town Conservation area. The western end of the street is formed of Georgian Terraces built in the early-mid 1800's. The eastern end of the street is formed of post war blocks of flats, and small commercial shops. As proposed here the majority of properties have received rooftop extensions. The surrounding roof extensions have been designed generally to have flat top roofs and low parapet walls, with either one or two dormer windows facing onto the street. Many of the original properties have over time been subdivided into flats.

The Camden Town Conservation area is split into two distinct areas, a busy commercial and retail area, and a quiet formal residential area. Delancey Street is within the latter, and forms an important vista and connection into Camden Town. The area has a strong architectural style of Georgian terraces properties which make a positive contribution to the historic character and appearance of the Conservation area.

60 Delancey Street is a 4 storey brick and stucco building (including lower ground floor) in the middle of the terraced row. It is one of only a few houses in the row without a mansard roof extension. The building is south facing, with a generous sized north facing garden.

No's 40-60 Delancey Street are Grade II listed (TQ2883NE DELANCEY STREET 798-1/76/297 (North side) 14/05/74 Nos.40-60 (Even) and attached railings).



Aerial context photograph of 60 Delancey Street.

External

Overall the building is in need of full repair and modernization.

The external walls are generally in a manageable condition. At upper floors the brick is stained, however there is no visible cracking or structural damage. At ground floor on the front and rear elevation, the render is crumbling and cracking. The pilaster jambs and cornice-heads surrounding the doorway are damaged and cracking, with substantial staining and water damage. *(Image 01 & 02)* At the upper level below the parapet the render is cracked and stained.

The window cornices are generally in good condition, with staining and small sections of weathered damage.

The balcony and cast iron railings on the front elevation are in poor condition and need repairs and possible structural examination. The railings have been dislodged and are loose in places.

The windows are timber sash windows, in need of restoration, which is intended as part of this proposal. The console-bracketed cornices above 1st floor windows have suffered weather damage and will also be repaired. The rear windows are in good condition with minor maintenance required. *(Image 03)*

The rear garden is overgrown and in need of maintenance and clearing. *(Image 04)*



Delancey Street context



Balcony and balustrade on front elevation



Door & windows cornices below balcony



Delancey Street rear garden elevation

Internal

Internally the building is in need of full repair, having suffered from neglect by previous owners.

The lower ground floor has no retained features and is indicating rising damp. It has external access to the front and rear. The ground, first and second floors have attractive and possibly original features including window shutters, coving and ceiling roses. Many of these features are in need of general repair and restoration. The balustrade and stairs are in reasonable condition but in need of repairs.

There are 2 remaining original fireplaces in the house, with others removed and boxed out.



Damage to internal staircase



Internal water ingress



Original internal detailing suffering from lack of maintenance



Lower Ground Floor; poor internal repair

Design

The proposal is for works to a grade II listed building which is positioned on a prominent street within the Camden Town conservation area. The proposals include a mansard roof extension, internal alterations and a small rear addition to the lower ground floor to increase daylight.

Rooftop extension

The mansard roof extension will align with the neighbouring buildings, to create a consistent architectural style on the terraces. (No. 60 is one of only 4 properties remaining without a roof extension).

The materials to the mansard roof extension comprise of natural slate cladding and white timber painted sash windows to match the existing ground first and second floor windows of the property. Two windows are proposed in the mansard, to align with the windows below.

The roof extension has been designed to the points set out in CPG1.

Internal alterations

There are currently two small kitchens at lower ground floor and ground floor, 3 bedrooms, 3 reception rooms and 2 bathrooms. The internal works are to rearrange the spaces and allow the family more flexibility and open living. Kitchen and dining at basement, living at ground floor and bedroom spaces at the upper floors.

Maintenance and repair works on the property will be carried out to repair and reduce damp and mould issues, repair damage and aging to original features such as staircases, balustrades, mouldings,etc.

Lower & Ground Floor

The lower ground floor will be extended at the rear by 1.5m out to support the walkway above at ground floor from the ground floor to external area. This will increase daylight and space at the ground floor. The small rear extension will completed in the re-used brick or similar to match the building. The external doors at lower & ground floor will be constructed of ultra slim aluminium framing sections to maximise transparency and light.

Refer to drawings 1153_2000,2001,2100,2101 for designs.

Amount of development

The existing Lower Ground Floor area is 44.6m²
The proposed Lower Ground Floor area is 48.9m²
The proposed roof top extension is 37.9m²

The area of site curtilage is approximately 268.8m²

This measurement has been taken from the ordnance survey data.

Character, Appearance and Scale

The existing character, appearance and scale are detailed above in the context and existing building sections.

The proposed works to the Lower Ground floor will be sympathetic to the existing building in terms of scale and character. The roof of the lower Ground Floor extension will act as a terrace for the Ground Floor. This will present no impact in terms of scale or appearance. Existing balcony detailing will be maintained.

The roof addition will be sympathetic and in keeping with the existing language of other rooftop extensions within the street.

Access

Access to the property will remain unchanged.

Landscaping

The Rear garden will largely remain unchanged. The patio area will be reconfigured to suite new levels.

Impact on neighbours

The domestic use of the property will remain unchanged. Whilst new glazed doors will be introduced there will be no increased conditions of overlooking. The design of the rear extension aims to reduce impact to the neighbouring property as much as possible. The proposal represents no loss of amenity for the neighbouring properties. Whilst the roof of the Lower Ground Floor extension will present a terrace for the Ground Floor, there will be no increased instances of overlooking.

There are no extensions to the property which will negatively impact the neighbouring buildings.

Impact on Highways and Parking

The proposal will present no impact to highways or parking.

Planning Precedent - Context Study

Research into similar planning proposals within Delancey Street has identified a number of successful planning applications at:

44 Delancey Street - Erection of a rear addition at first floor level as shown on drawing no. 8907/01 as revised on 20.02.90. (No. 8903602)

42-44 Delancey Street - Change of use to three self-contained flats, two self-contained maisonettes and a self-contained bed-sitter, including works of conversion and the erection of a new mansard roof at third floor level. (No. 21416)

46 Delancey Street - Erection of new mansard roof extension, installation of new staircase from ground floor to garden (following demolition of the existing rear lean to conservatory), alterations to fenestration, and lowering of basement floor level by 360mm all in connection with existing dwellinghouse (Class C3) (No. 2012/5487/P)

48 Delancey Street - Erection of mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations. (No. 2014/7172/P)

52 Delancey Street - Addition of a mansard roof extension. (No. 8670319)

52 Delancey Street - Erection of part two storey, part single storey rear extension at lower ground and ground floor levels following excavation of lower ground floor patio area and conversion of the existing 2 bedroom maisonette to two 1 bed flats. (No. 2016/2541/P)

54 Delancey Street - Internal and external alterations including construction of a 2-storey rear extension at basement and ground-floor levels and the erection of a roof extension at third-floor level in connection with the use of the property as two self-contained maisonettes and one self-contained flat. (No. 8670320)

58 Delancey Street - Works in connection with the change of use to a self- contained flat in the basement and an 8-bedroom hostel above together with a roof extension and alterations to the rear elevations. (No. 8470139)

Relevant Local & National Policy

The relevant planning policies for this application are:

CS5
CS13

DP2
DP16
DP18
DP24
DP25
DP26
DP27

Camdens Local Development Framework is supplemented by planning documents which give further guidance. (Camden Planning Guidance - CPGs)

CPG1 - Design
CPG6 - Amenity

Camden Town Conservation Area Appraisal and Management plan offers specific guidance relating to the impact of the developments on the wider Camden Town Conservation area.