

DESIGN AND ACCESS STATEMENT & HERITAGE ASSESSMENT

INTERIOR ALTERATIONS AT BASEMENT LEVEL TO NUMBER 42A DELANCEY STREET,
LONDON, NW1 7RY.



Number 42 Delancey Street showing Flat A at ground and basement level.

Information and documentation in support of an application for Listed Building Consent for minor interior alterations at basement level to Flat A, 42 Delancey Street, Grade II Listed Building located within the Camden Town Conservation Area. Works include the removal of a section of partition wall and reconfigured interior door opening to the basement front bedroom.

42A DELANCEY STREET INTERIOR ALTERATIONS:

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42A Delancey Street located west of Camden High Street at the junction with Albert Road.



Existing street elevation with stucco detailing, lightwell and iron railings.

1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Listed Building Consent for alterations to the existing house at Number 42A Delancey Street. Proposed works include:

- Removal of the existing partition wall dividing the front basement bedroom from the corridor to the basement front lightwell door.
- Alterations to the existing door opening to form a new bedroom door to the basement front bedroom.



Existing rear elevation showing the existing ground and basement level closet wing.

2. Context, Site Analysis & Heritage Assessment

Site Context

The subject site comprises the ground and basement floor flat to number 42 Delancey Street, sharing the original front entrance door with residents to the first and second floor flats. The house is located to the north side of Delancey Street close to the junction with Albert Street between Camden High Street and Regents Park.

Assessment of Significance

The house is Grade II Listed, forming part of a cohesive terrace which is mentioned in the Camden Town Conservation Area Statement in reference to the historic end of terrace shop at number 40 next door to the subject property. The Camden Town Conservation Area Statement states:

'Delancey Street curves up a gentle slope to the west to meet Parkway. It is lined by fine three-storey terraces raised on basements, some with mansard roofs, dating from the 1840s. The curvature of the street gives an interesting perspective to the repetitive rhythm of elevational features, particularly cast-iron balconies. The end terrace property at No 40, on the north-west corner of Albert Street, incorporates a corner shop at ground- floor level, currently home to a Portuguese delicatessen, but for many years a bakery. At the west end, there is a sense of openness, at the expense of the townscape, due to the demolition of houses to allow for the widening of the Euston railway cutting at the turn of the last century'.



44 Delancey Street 42 Delancey Street 40 Delancey Street
FRONT ELEVATION



40 Delancey Street 42 Delancey Street 44 Delancey Street
FRONT ELEVATION

Front and rear elevation drawing showing Flat A to the ground and basement floors.

List Entry Number: 1067393

Grade: II

Date first listed: 14-May-1974

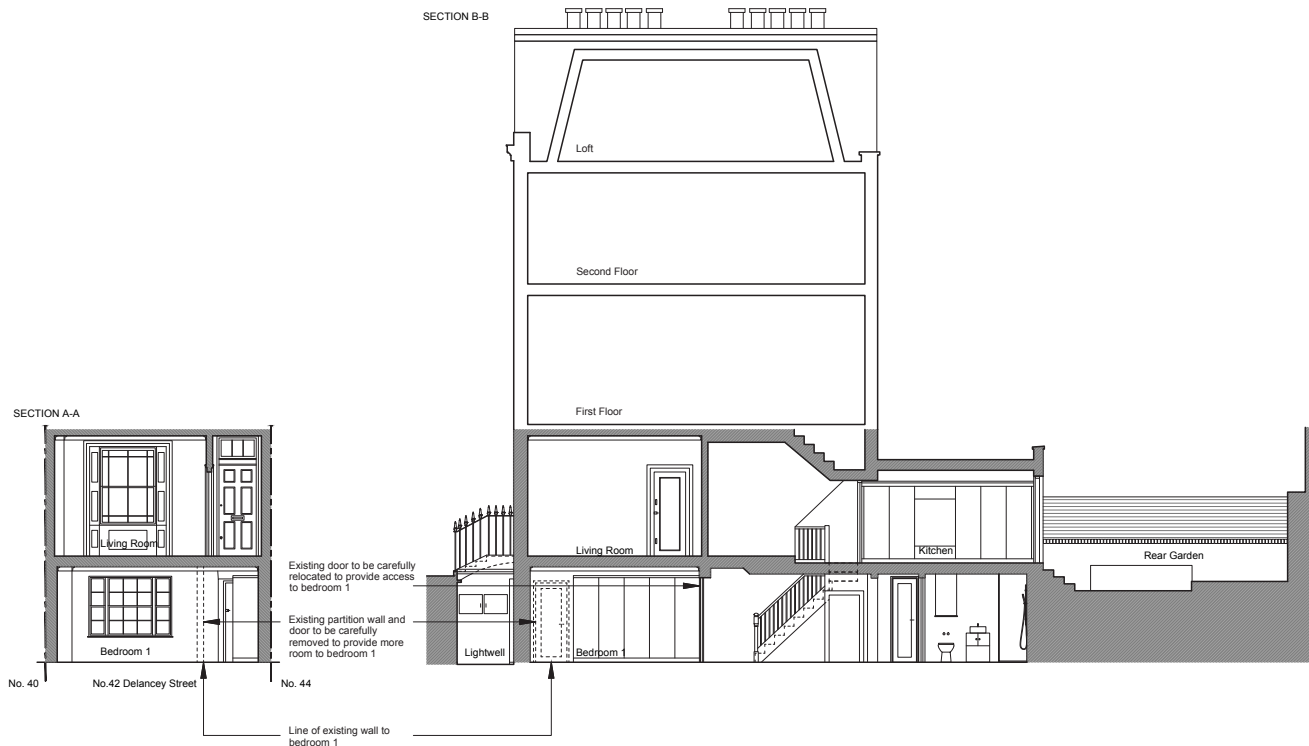
Statutory Address: NUMBERS 40-60 AND ATTACHED RAILINGS, 40-60, DELANCEY STREET

TQ2883NE DELANCEY STREET 798-1/76/297 (North side) 14/05/74 Nos.40-60 (Even) and attached railings. GV II

Terrace of 11 houses, No.40 with a shop. Mid C19. Yellow stock brick with rusticated stucco ground floors. Continuous stucco cornice and blocking course; Nos 40, 50 and 60 cut back. Some with mansard roofs and dormers. 3 storeys, attics and basements. 2 windows each. Doorways have stucco pilasters carrying entablature: pilaster-jambs carrying cornice-heads, overlights and panelled doors. Architraved sashes, 1st floor with console-bracketed cornices and cast-iron balconies. No.40 has a timber shopfront on a splayed corner with pilasters carrying an entablature with projecting cornice; shop window altered but having a panelled dado below. 2-window return. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with cone finials to areas. HISTORICAL NOTE: poet Dylan Thomas lived at No.54 in 1951-2 (GLC plaque); the garden had a Romany caravan.

Conservation Area Statement:

The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years

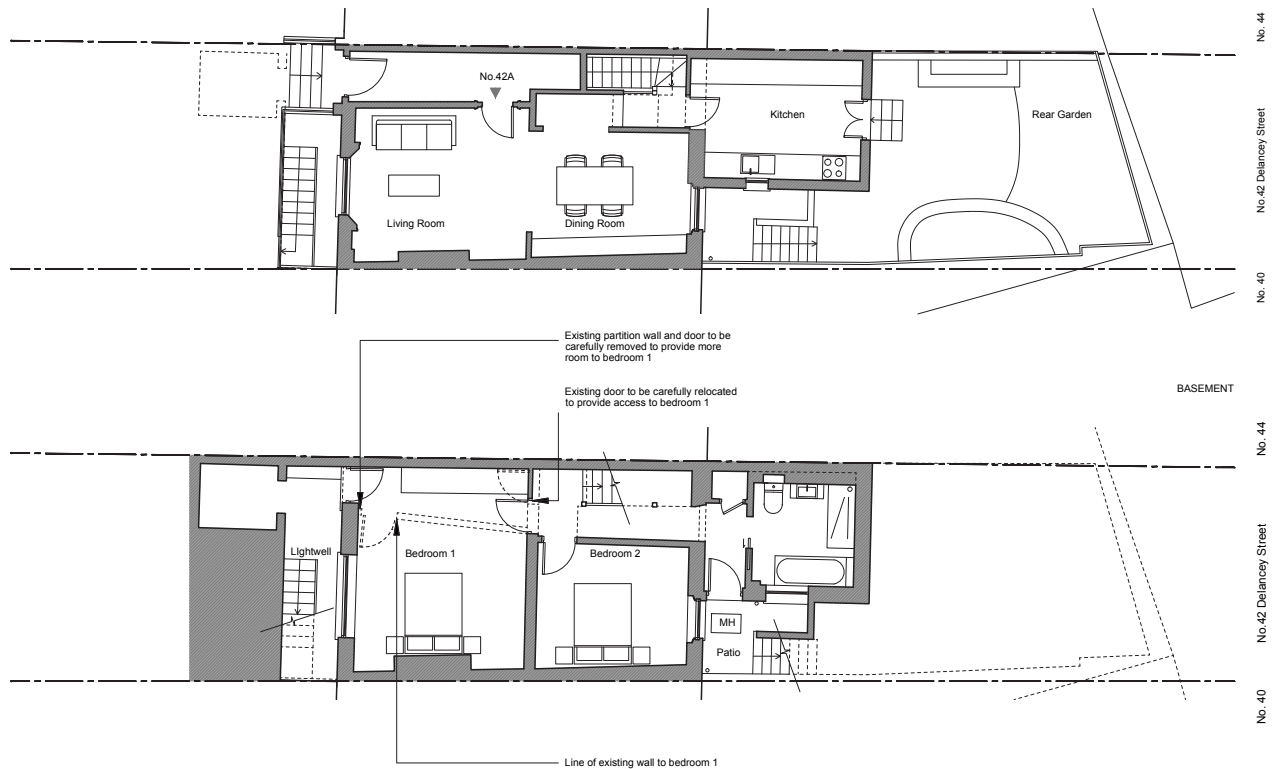


Section drawing showing the ground and basement floor flat proposed alterations at basement level.

1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest.

Buildings are set back from the street to make room for basement areas, or in more generous developments, for front gardens. Houses are generally three storeys raised on basements, sometimes with attic storeys, and may rise to four or five storeys to articulate a formal architectural composition. Terraces tend to end in a flank brick wall; and on street corners may have had windows and entrance doors inserted.

There is a greater sense of open space in the residential portions of the Conservation Area, in part due to the main Euston railway cutting immediately to the west but also the result of wide tree-lined streets and private front and back gardens, especially in Albert Street and Mornington Terrace. The trees and greenery of back gardens are only visible in occasional glimpses from the public realm but contribute to the nature of the western part of the Conservation Area. Views of back gardens are retained, especially where development has been kept single-storey or where gaps have been preserved. Gaps also occur at the end of terraces; these allow views to back gardens over high garden walls, introducing a welcome respite to an otherwise very urban environment and making a major contribution to the visual amenity and the character of the area. In an area lacking in open space and street



Ground and basement floor plans showing proposed alterations at basement level comprising removal of the front bedroom partition wall and reconfiguring the front bedroom internal door.

trees these views into gardens with mature trees are an important element in the character and appearance of the Conservation Area.

Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices. Roofs are mainly covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels. Exceptionally, properties have projecting stucco porticos and arched head windows. Terraces are adorned with various good examples of historic ironwork. Cast-iron boundary railings are a feature of most streets, and cast-iron balcony screens in a variety of patterns accentuate the principal first floors of many residential properties, sometimes bridging two or more windows.

3. Proposed Alterations

Alterations to the Existing Listed Building

The proposals submitted comprise modest interior alterations to the basement level front bedroom to remove the existing partition wall between the front room and corridor originally giving access to the lightwell front entrance, and adjust the position of the existing internal bedroom door to suit the new layout.

The wall and interior layout appears to have been previously adjusted to accommodate the current layout as a separate flat, with the corridor already forming a part of the front bedroom in a configuration that does not read as entirely original. In neighbouring houses the wall in question has been similarly removed to

form basement kitchen and dining spaces and the proposed changes do not affect the character and special historic interest of the Listed house. An initial structural assessment suggests that the original wall may have been replaced when the house was divided to form flats, and structural strengthening may be required to the existing ceiling joists to give support to the hallway wall above. This would be minor in nature and undertaken with care based upon the recommendations of a specialist Structural Engineer.

The core ethos of the project is to conserve the character and heritage value of the entire house and setting, working with the historic layout and hierarchy to provide high quality, secure and healthy living accommodation in this sensitive central location.

4. Bins & Recycling

The proposed alterations do not impact the existing arrangements for weekly doorstep collection of rubbish and recycling.

5. Parking and Public Transport

The proposals will have no impact on the existing on street car parking. The site is extremely well located for walking and cycling to local amenities and access to public transport.

6. Conclusions

The application proposals are modest in scale and the result of a thorough and well judged design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building; and making a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context.

The proposals comply with the National Planning Policy Framework, the London Plan, the Camden Local Plan and the Camden Town Conservation Area guidance, and on the basis of this assessment we would conclude that the scheme represents well judged, minor interior alterations in keeping with the existing the house, neighbouring terrace and locality. In summary, the alterations to the Listed Building are modest in scale; in keeping with the existing building and Conservation Area; and represent a positive contribution to the Conservation Area and the existing streetscape.

7. Supporting Drawings

Details of the proposed development are included in the attached drawings as follows:

1832_EX_001	Site Location Plan
1832_PA_002	Site Location Block Plan
1832_EX_100	Floor Plans as Existing
1832_EX_200	Section as Existing
1832_EX_300	Elevations as Existing
1832_PA_100	Floor Plans as Proposed
1832_PA_200	Section as Proposed
1832_PA_300	Elevations as Proposed

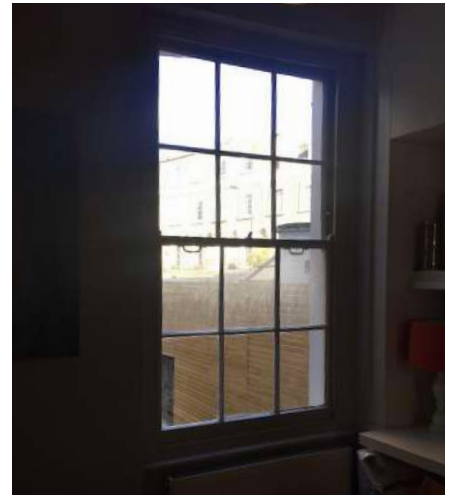
8. Gazetteer of key interior and exterior spaces



42 Delancey Street street elevation.

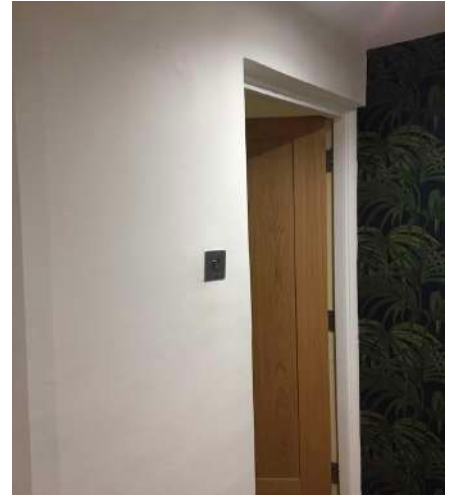


Existing ground floor adjoining front and rear reception rooms.



View to and through the existing ground floor rear closet wing kitchen.





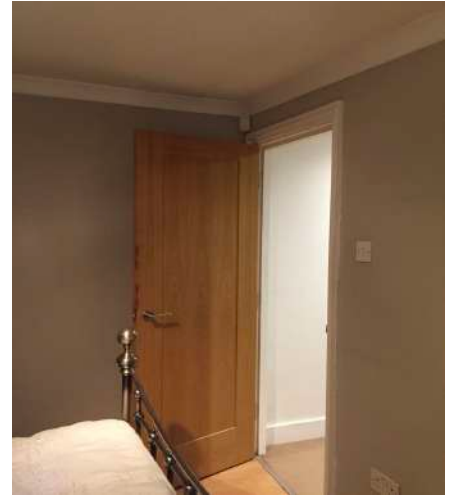
Existing landing and staircase to basement showing the existing front bedroom door.



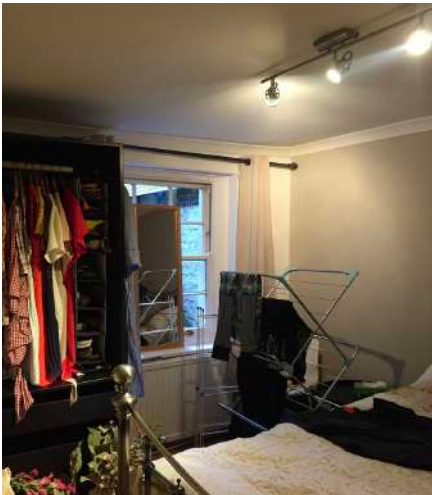
Existing basement hallway looking to the rear bathroom (left) and the front bedroom (right) showing lightwell door.



Front basement bedroom showing the chimney breast, subject partition wall and existing bedroom and lightwell doors.



Basement corridor to front lightwell door. exterior view of lightwell and view through rear bedroom door to hallway.



Rear basement bedroom window to rear garden lightwell and exterior views of lightwell and garden.