



60 Delancey Street

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Planning Application
Supporting Design and Access Statement
10/07/2019

Haverstock

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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 Roof at 60 Delancey Street. In addition to extending the property, this application also proposes complete internal modernise and remodelling the single family home.

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. The roof extension will 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

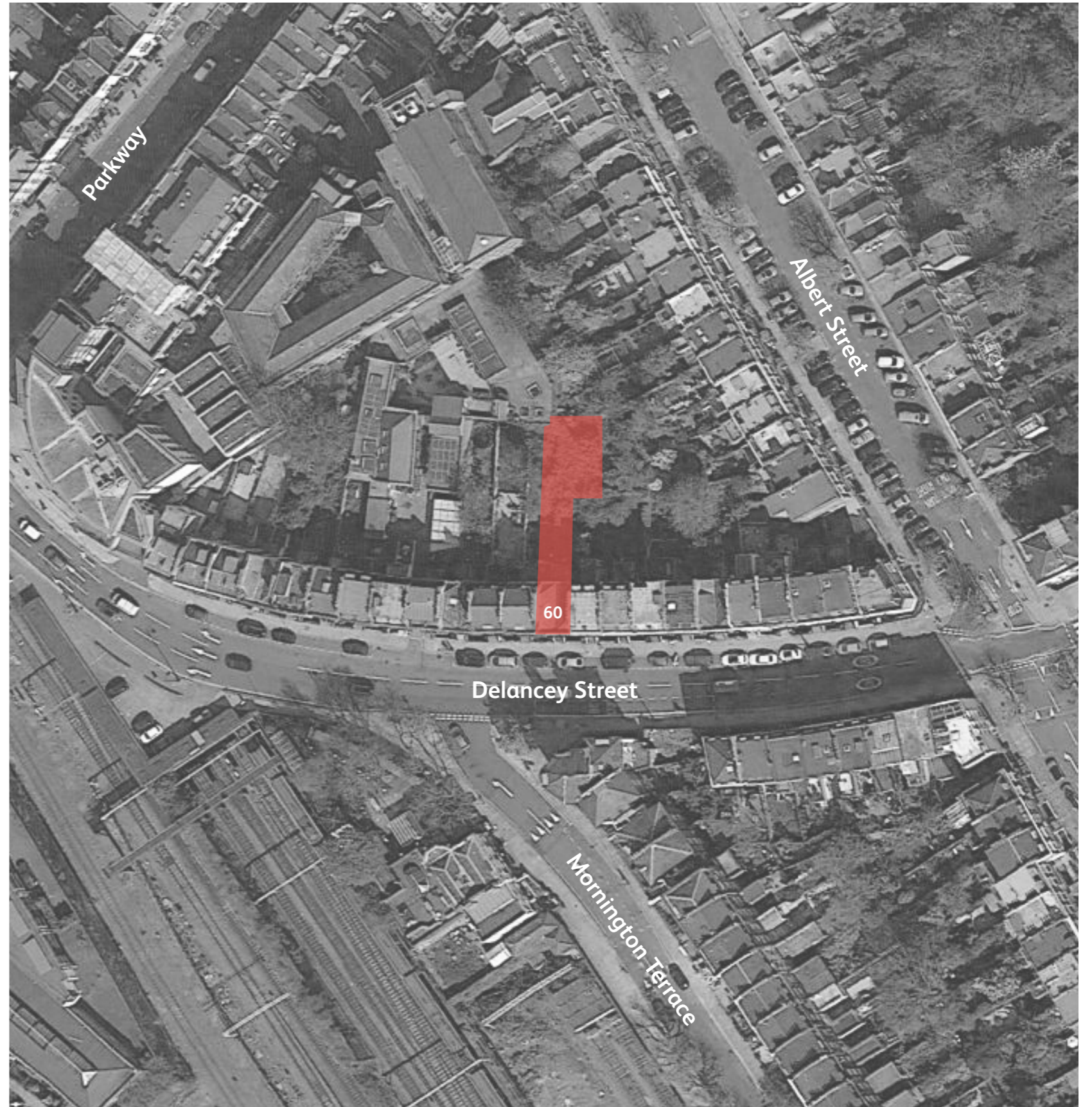
Delancey Street is south of Camden Town towards Regents Park, in the Camden Town conservation area. It is surrounded by terraced streets, predominantly remaining as residential properties with some retail and public house uses.

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.

Nos 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

The building had recently had a full refurbish and repair programme, the works being finished in May 2019 and gaining the necessary Local Authority approvals.

Extensive work has been carried out to the external of the building addressing years of neglect which had resulted in internal and external damage to the render, window cornices, pilaster jambs and cornice heads.

All existing bathrooms, kitchens and bedrooms have been refurbished to the highest standard. The balconies and cast iron railings have been refurbished, and where missing, reinstated. The garden has been fully restored to its former self after years of overgrowth and neglect.



Delancey Street context



Delancey Street front elevation



Delancey Street rear elevation

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 proposal is for a mansard roof extension.

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.

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

Amount of development

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 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 remain unchanged.

Impact on neighbours

The domestic use of the property will remain unchanged. The proposal represents no loss of amenity for the neighbouring properties. 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:

Flat B 76 Delancey Street. October 2018. Full permission granted for demolition of existing roof terrace and erection of mansard roof extension with 2 dormer windows to front and 2 dormer windows to rear. Renewal of planning permission 2014/1432/P and 2014/1506/L

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)

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.