

Planning, Design, Access & Heritage Statement

In support of proposals for alterations to 21 Delancey Street, London, NW1 7NP • Job 504 • 17.05.2022



Introduction

21 Delancey Street is a Grade II listed, mid-19th century, terrace building set within the Camden Town Conservation Area which was first designated in November 1986. The property is 5 storeys with the ground floor slightly raised from street level on a basement with a front facing lightwell. The property has a top floor mansard and a modest rear terraced garden and is a privately owned residence.

The proposals described in greater detail in this document comprise mainly of carefully considered internal alterations with some sensitive external repairs and refurbishments. The rear garden will be improved as part of the proposals, this includes replacement rear fenestration at basement and ground floor level, together with a replacement garden access stair with a new insulated boiler room below.

Listing

The Historic England listing description is as follows:

Date first listed: 14 May 1974

Numbers 15-25 and Attached Railings

Terrace of 6 houses. Mid C19 Yellow stock brick with rusticated stucco ground floors Nos 17 19. 23 & 25, slate mansard roofs with dormers 3 storeys Nos 17. 19. 23 & 25 attics, and basements 2 windows each No.25. 2-window (1 blocked) return to Albert Street Doorways with stucco pilasters carrying entablature, pilaster-jambs carrying cornice-heads fanlights and panelled doors. Doorway of No 19 blocked and rendered over. Architraved, recessed sashes 1st floor with console-bracketed cornices and cast-iron balconies Stucco cornice and blocking course (Nos 17 & 19 cornice cutback).

INTERIORS; not inspected

SUBSIDIARY FEATURES attached cast-iron railings with cone finials to areas.

Site and Building History

The information in this section has been taken from *Streets of Camden: a survey of streets, buildings and former residents in a part of Camden* by Denford and Woodford.

Delancey Street lies in what was once the Southampton-Fitzroy Estate. Up until the late 18th century Camden Town was open country. The area, west of what is now Camden High Street, was owned by Charles Fitzroy, created Baron of Southampton in 1780, who began offering building leases on the land at the end of the 18th century. The area was progressively developed during the first half of the 19th century. The 1834 map in Appendix 6b shows the street (then named Warren Street) developed east of Arlington Street. By 1849, the map shows the street extended on a curve (named Stanhope Street) up to the junction with Parkway and the bridge across the new railway line over to Regents Park. Warren and Stanhope streets were combined into Delancey street, re-named after James Delancey Esq to whom in 1795 the Fitzroys had granted a number of fields between the High Street and Regents Park.

The terraced houses in Delancey Street were built for middle classes – the link to nearby Regents Park making the address rather salubrious. The connection to the Park was cut early on however by the London-Birmingham railway line completed in 1837. The railway line together with its associated industrialisation put paid to the middle-class aspirations to Regents Park. Camden Town as a whole gradually acquired a more bohemian reputation attracting "many young painters, sculptors and engravers" (*Streets of Camden Town*). The area sank further towards poverty and by the end of the 19th century, most houses in Camden Town were in multiple occupation as flats or boarding / lodging houses.

The trend was reversed in the 1960s largely through the efforts of Camden Council. Gentrification of the area west of the High Street was fostered partly through improvements grants from the Council and traffic schemes which kept the neighbourhood quiet.

General description of the Building and development history following listing

The original 19th century main house has four storeys (basement to 2nd floor). The frontage to Delancey St has rusticated stucco to the ground and basement floors and yellow stock brick to the upper floors. Internally, the staircase is positioned at the rear of the house against the party wall, following the common Georgian/Victorian townhouse plan. Internally the rooms follow the common Georgian/Victorian townhouse arrangement. The front rooms are full-width, except at ground floor where the 'parlour' is divided from the entrance hall which leads from front door to staircase. rear rooms share the rear elevation with the staircase.

The existing cavity-walled, stock brick, flat-roofed extension dates from the late 20th century rear and accords closely with the drawings granted planning approval in 1980, together with the subsequent alterations granted approval in January 2012.

The house was subdivided internally in the late 20th century. Partitions constructed in plasterboard and timber studs were installed along with modern fire doors. The planning approval granted in January 2012 and subsequent alterations removed the fire doors and further extended the property to include a third-floor mansard level with front and rear dormers to match its immediate neighbours.

The 2012 alterations also removed many of the non-original 20th century partitions and the existing rear extension was also altered to enlarge the existing window openings to form two single large full-height window / door openings at basement and ground floor level providing views and access to the rear garden area. As part of the 2012 alterations the rear garden was also lowered with a new stepped terraced garden formed to the south end of the garden. This included the removal of the existing garden retaining wall visible on the approved 1980s scheme.

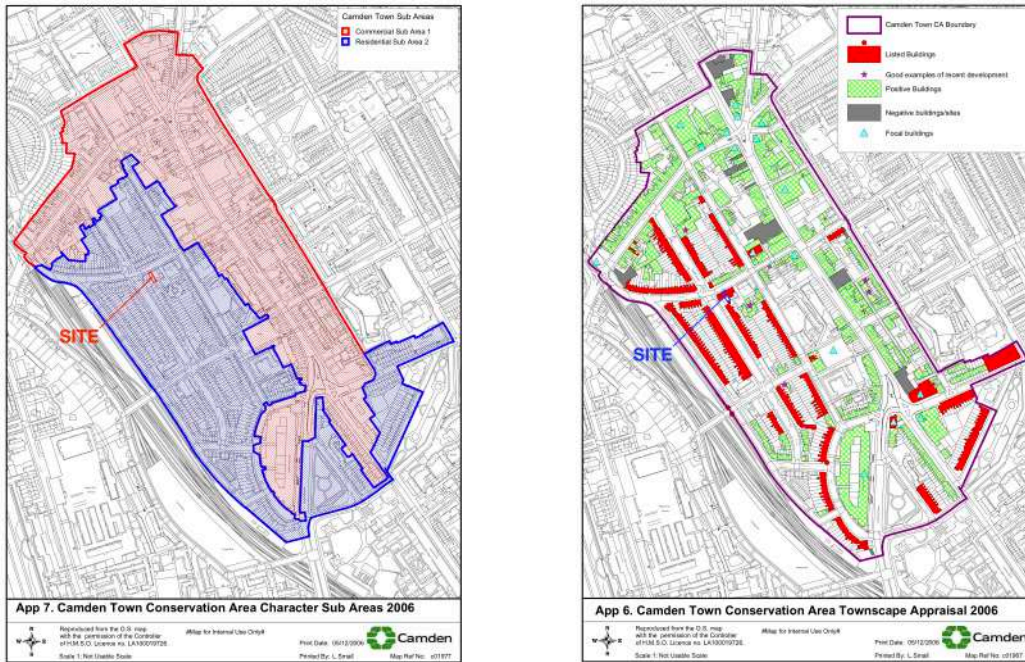


Picture of No 15-25 Delancey Street from 1976

Conservation Area

The Camden Town Conservation Area was first designated in November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street.

21 Delancey Street is located roughly centrally to the North of Residential Sub Area 2 (as identified in the map below) and forms part of a grade II listed terrace.



The following are extracts taken from the Camden Town conservation area appraisal and management plan describing the relevant west end of Delancey Street and the streetscape features of importance:

Delancey Street:

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.

Delancey Studios is situated on the south side behind No 15, built on the site of a former plasterworks between Arlington Road and Albert Street. Entered through metal gates, the development comprises one private dwelling, plus a tiny balconied group of sixteen sheltered housing units in yellow brick arranged around a central courtyard. The scheme was designed by Camden Architects Department in 1981. (For east end of Delancey Street, see Sub Area 1.)

Appendix 5 – Streetscape Audit

The street furniture, paving materials and fixtures constitute an important part of the public realm which forms the setting of the built fabric. Most of this furniture and treatment dates from the 20th and 21st centuries and reflects the requirements of modern traffic and pedestrians. This appendix outlines elements which reinforce the conservation Areas predominantly 19th century appearance.

Railings:

- Historic cast-iron railings around front gardens and basement areas. Various patterns of finials:
- Foliated, spiked, spearheaded (Albert Street);
- Acorn, fir cone or fleur-de-lys shaped (Delancey Street);
- Urn-shaped (Morningson Crescent).

Coalhole Covers:

Original metal coalhole covers, many cast locally, set in York stone paving outside properties, such as in Morningson Crescent and Delancey Street.

Planning Policy

No.21 Delancey Street is located in an urban area in the London Borough of Camden. The Grade II Listed Building forms part of a terrace that faces onto the gently curving Delancey Street which forms part of a formal vista in the Camden Town conservation area.

The following material alterations are proposed in favor of the relevant case law outlined in *The National Planning Guidelines 2012*, that has confirmed that Parliament's intention in enacting section 66(1) of the *1990 Listed Building and Conservation Areas Act* was that decision-makers should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings, where "preserve" means to "to do no harm" and that the proposed design and the ruling decision should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."

In addition, the proposals aim to comply with the relevant policy including Core Strategy Policy CS14: Promoting high quality places and conserving our heritage and Development Policy DP25: Conserving Camden's Heritage, which states '*the character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments*' and that '*Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration*'.

The proposals also consider the following Camden Planning Guidance Documents:

- Amenity CPG Jan 2021
- Design CPG Jan 2021
- Home Improvements CPG Jan 2021
- Planning for Health and Wellbeing CPG Jan 2021

Proposals summary

Please find below our proposed alterations that have been carefully designed with regard to the listed building and conservation area guidelines and policy listed above. Please refer to the accompanying drawings for further information.

External Alterations

1. Glazing / Fenestration.
 - 1.1. The existing PVC sliding doors to the rear basement and ground floor rooms are to be replaced with new metal framed sliding-stacking glass doors and a new lightweight simple metal balustrade at ground floor level. This will improve access to natural daylight in these spaces and will present a neutral impact to the heritage value of the existing building.
 - 1.2. All existing windows at both front and rear will be retained with some minor timber repairs to weathering damage and minor rot. This will likely include redecoration of the windows with a suitable heritage paint and colour.
 - 1.3. All windows retained on the front elevation will have the existing poor quality and non-original secondary glazing removed and replaced with new lightweight slimline secondary glazing.
 - 1.4. Some of the existing sashes also require repair to the weights to restore proper operation, this will be carefully conducted by a suitable specialist.
 - 1.5. The existing non-original UPVC sealed double glazed window at basement level to the front lightwell, will be removed and replaced with a suitable timber alternative of an appropriate design to match the rest of the heritage windows retained on the property.
2. Doors
 - 2.1. The existing timber front door has suffered damage from wet rot and is to be replaced with a new traditional styled timber door in keeping with the existing property and in sympathy with the appearance of the other front doors to be found along Delancey Street.
 - 2.2. The existing timber door to the lower ground floor / basement level at the front lightwell also demonstrates evidence of wet rot. The existing door and frame will be replaced like-for-like and the existing decorated frosted glass will be replaced with a plain undecorated frosted glass finish.
 - 2.3. The existing timber door to the rear of the property at ground floor level providing external access to the existing garden steps will be replaced like for like and raised to correspond with the new floor level in this area. The existing door head will be raised to accommodate the new floor level proposed as part of the internal alterations.
3. General Repairs
 - 3.1. Some general repairs and redecoration are required to external finishes, including repointing to repair mortar spalling to brickwork and sub-sills in places on both front and rear elevations and a slight fracture to the existing cornice detail at the front of the property.
 - 3.2. All work of this nature is to be conducted on a like-for-like basis to match existing and using suitable heritage materials and finishes, paint colours will be selected from suitable heritage colours.
 - 3.3. The climbing vegetation to the rear right-hand side of the property will also be removed and any damaged brickwork or mortar concealed below will be repaired on a like for like basis if required.
 - 3.4. The existing rainwater pipes and drainage will be cleared of accumulated detritus and the metal downpipe to the front of the property requires careful treatment against corrosion and redecoration to prolong its useful economic life.
 - 3.5. Some of the external timber fascia boards are weathered and may be developing wet rot, if affected timbers are discovered they will be carefully replaced like for like and redecorated.
 - 3.6. There is also evidence of some early wet rot on the existing facing timbers of the roof dormers, this will be carefully repaired prior to redecoration.
 - 3.7. The existing boxed gutters to the front and rear of the existing mansard roof require repair and replacement of the existing covering with a suitable new external weathering layer.

- 3.8. The existing flat roof to the front basement porch in the lightwell will also be replaced with a new GRP or single-ply roof covering coloured to match the existing leadwork.
 - 3.9. The existing flat roof to the rear extension will be investigated to confirm that the existing fabric and finishes are functional, if they are found to be faulty or not fit for purpose, then this will be replaced with a new GRP or single-ply roof covering coloured to match the existing leadwork. If the existing finish is fit for purpose and not faulty then the existing roof finish will be retained.
 - 3.10. For items 3.7, 3.8 and 3.9 above; the existing material may be near to the end of its useful life expectancy and will require further analysis and replacement with suitable lead or GRP finish (with a colour to match existing).
 - 3.11. New insulation will be integrated below the existing rafters of the front basement porch and the rear extension roof to improve the thermal efficiency of these spaces
 - 3.12. The existing detracting modern tiled cladding to the front lightwell will be carefully removed and replaced with a new painted stucco finish to match the neighbouring properties along Delancey Street. Remedial damp proofing will be implemented with the installation of a breathable slimline mesh membrane before a traditional painted stucco finish is applied.
 - 3.13. The existing detracting tile floor finish to the front doorsteps, lightwell and access stair will be removed and replaced with a suitable high quality natural stone finish in keeping with the age of the building.
 - 3.14. Damp proofing measures will be implemented to the basement kitchen exterior walls, this includes installing a breathable slimline mesh membrane to the external kitchen wall from floor level to ceiling height, and the same to the studio rear wall from floor level to at least 1m above finish floor level. These measures will ameliorate the deterioration of existing fabric from damp ingress and associated damage and help stabilise the fabric of the heritage asset at this level, safeguarding it for future enjoyment.
 - 3.15. Many of the above general repairs will both preserve and enhance the character and appearance of the local conservation area and sustain the heritage asset itself, preserving the special qualities and distinctiveness and ensuring that the building is put to viable use consistent with conservation.
4. Rear Garden
- 4.1. A new metal balustrade and stairs is proposed to replace the existing external stairs providing rear, ground floor access. This assembly will also accommodate a new boiler room storage below the stairs and concealed from view. The stairs are designed to be a simple and traditional replacement to the existing stairs and are intended to be sympathetic to the existing character of the building and will not detract from the heritage features of the existing building.
 - 4.2. The new proposals will increase the planting surface. The existing, well-established climbers trained on the rear boundary wall will be preserved and this new design will provide more usable external amenity space for the residents, together with increased soft planting areas contributing positively to rainwater retention.
 - 4.3. The existing stepped terrace is poorly constructed and a safety issue, the garden design will remove the existing detracting non-original tile cladding to the stepped terrace and replace this with a more suitable timber cladding.
 - 4.4. The trellised screens above the existing garden side boundary walls will be replaced. The first 2.6m on both sides from the rear elevation of the house are proposed to be increased in height. To the left this will be increased to 1.1m over the top of the brick boundary wall and to the right they will be increased 1.2m over the top of the brick boundary wall. Both increases in height are intended to follow the line of the neighbouring properties' garden balconies and designed to screen these areas from view. There will be no height increase beyond the neighbors existing sight line.
 - 4.5. The remaining trellised screens (i.e. beyond the 2.6m referred to above) on both sides will be replaced at the same height as the existing screen on the left and raised by 100mm on the right so that both sides will be 600mm above the top of the existing brick boundary walls. These measures replace the poorly maintained and unsightly trellis and allow to limit overlooking between neighbouring properties and secure the garden for pets. These minor alterations to boundary treatments will have a neutral impact on neighbouring gardens access to natural daylight and sunlight. Please also refer to the accompanying existing and proposed drawings for clarification on the above alterations to garden trellis screens.

Internal Alterations

5. Lower Ground Floor / Basement Level
- 5.1. The existing kitchen cabinetry and countertops will be carefully removed and replaced.
 - 5.2. The existing partition to the side of the main stair will be extended to meet the end of the bottom step and the storage area below the area below the existing stairs at this level will be slightly modified to accommodate shelving and a replacement cupboard access door to the understairs storage area.
 - 5.3. The existing boiler cupboard at this level will be removed, the access door will be moved to a new position to create a new W.C. space. It is important to note that this minor alteration is to fabric contained in the existing modern rear extension only and will not require any changes to the existing stair. This responds directly to pre-application advice received from the heritage and planning officers.
 - 5.4. The boiler removed by the alterations described in 5.3 above will be relocated to the new boiler storage area located beneath the replacement rear garden access stair. This is also described as part of the external alterations proposals.
6. Ground Floor
- 6.1. The existing living room hearthstone, mantelpiece and fireplace will be carefully removed and replaced with a new hearthstone, mantelpiece and fireplace in keeping with the age of the building.
 - 6.2. The existing window shutters retained in the front window reveals at this level will be carefully adjusted to ensure proper operation with the proposed new replacement slimline secondary glazing described in 1.3.
 - 6.3. The existing W.C. at this level will be removed creating more space for the rear library area. A small area of new floor above the existing boiler cupboard at basement level will be installed to improve the ceiling height in the proposed W.C area below. A single step down is also introduced before the threshold of the doorway providing access to the rear garden stairs to help mediate the change in level between the ground floor and the rear garden access steps. These alterations create a safer and more logical means of access and improve the circulation and floor layout at this level. This alteration is contained in the existing modern rear extension and will not require any changes to the existing stair. This responds directly to pre-application advice received from the heritage and planning officers.
 - 6.4. The existing fire curtain installed to the rear most landing will be refurbished and replaced if required.

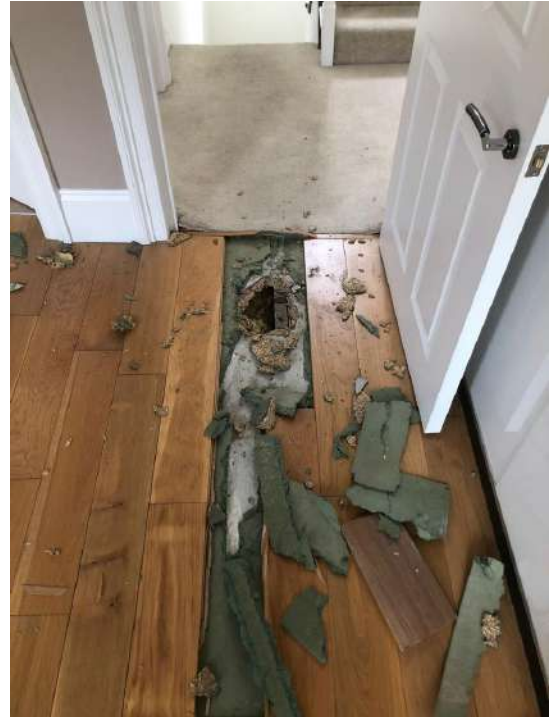
- 6.5. The existing door opening between the hallway and the dining room at this level retains the hinges for a door previously hung in this opening but presumably removed by the previous owners, the door will be reinstated and re-hung to swing outward into the hallway (the hinges indicate that the door previously swung inward to the right and into the dining room).
- 6.6. The existing opening between the front living room and the rear dining room and extension spaces will be modified to align centrally with the existing front window at this level and fitted with the existing pair of refurbished paneled swing doors that are proposed to be removed and replaced at first floor level. The doors will be mounted on parliament hinges so that they can be opened fully and stowed against the living room side of the partition when required. This alteration only requires a very modest portion of wall to be removed and will also result in a subtle improvement to the floor layout and circulation at this level, preserving the clear view through the main living spaces but also allowing for separation and privacy when required. Parlour doors of this type were a common feature in buildings of this age, and this would return the ground floor arrangement closer to its original heritage state in terms of both function and appearance and preserve the existing paneled doors that would otherwise be removed from the first floor opening as part of the alterations proposed at that level (see section 7 below).
7. First Floor
- 7.1. The existing window shutters retained in the front window reveals at this level will be carefully adjusted to ensure proper operation with the proposed new replacement slimline secondary glazing described in 1.3.
- 7.2. The existing fittings and finishes in the master en-suite at this level will be carefully removed and replaced with a slightly altered layout. The existing non-original built in storage will be removed and replaced with low-level cabinets and the existing chimney breast retained.
- 7.3. The master bedroom will be fitted with a new set of wardrobes opposite the existing chimney breast at this level, these will be stopped short of the existing cornice and the existing cornice and ceiling rose will be retained.
- 7.4. The existing non-original brick partition, and door opening between the master bedroom and master bathroom will be carefully removed and replaced with a new partition accommodating a new pair of traditional style, paneled, sliding pocket doors. The new door opening will be smaller than the current double swing door opening and centered according to the width of the master bathroom. The existing paneled doors from this opening will be carefully removed, refurbished, and re-installed at ground floor as part of the alterations to the door opening at this level. This alteration will create a flexible sense of visual connection between the master bedroom and master en-suite and improve circulation between these spaces and ensure that the existing paneled doors are retained and incorporated as part of the improvements to the building that help sustain it as a heritage asset for future generations.

Initial uncovering works conducted following pre-application feedback suggests that this existing partition wall is of non-original brick construction (i.e. not lathe and plaster and covered over with modern plasterwork with a metal mesh, please see photograph provided below). We have previously been granted approval to remove walls of this type for a property of a similar age and heritage significance. This was specifically as part of the proposed alterations to No. 3 Eton Villas in Chalk Farm (application reference: 2017/5534/L). The nature of this existing partition appears to be similar and would not result in any loss of heritage fabric and should therefore be acceptable.



8. Second Floor
- 8.1. The existing fittings and finishes in the bathroom at this level will be carefully removed and replaced.
- 8.2. The existing bedroom fireplace will be replaced with a new fireplace in keeping with the age of the building.
- 8.3. New fitted wardrobes will be installed in the bedroom at this level.

9. Third Floor
 - 9.1. The existing fittings and finishes in the bathroom at this level will be carefully removed and the room will be refinished as a home gym and occasional fifth / guest bedroom.
 - 9.2. New fitted wardrobes will be installed in bedroom 4 and the gym / bedroom 5 at this level.
10. All Floors
 - 10.1. Existing cornicing, retained door architraves and other heritage features will be carefully retained and repaired / restored as required. Uncovering works will be carefully conducted to ascertain and confirm the state of original structure and damp proofing, guttering and drainage features.
 - 10.2. All materials and finishes will be selected to be in keeping with the age of the property and all repair works to retained elements will be conducted on a like for like basis using matching materials.
 - 10.3. All existing non-original radiators will be removed as noted on the existing drawings.
 - 10.4. A new low profile and lightweight underfloor heating system will be installed throughout, this will be fitted as a floating floor finish above any existing original floorboards to be retained at upper levels and above the existing floor slab at basement level. The Initial uncovering works conducted following pre-application feedback suggests that original floorboards are not present and have been replaced with non-original timber flooring over a chip-board base. It is expected that the rest of the floors will be similar (Please see photograph provided below).



- 10.5. If any original floorboards are found to be present, they will be retained and protected with a suitable rubber mat laid between the underfloor heating system and the existing retained floorboards.
- 10.6. The intention with this alteration is to create a reversible new floor finish and heating strategy for the building that suits the modern residential use of the building and results in a more energy efficient heritage asset.

Materiality

All repairs and making good will be carried out to ensure that they match the existing building as closely as possible. All materials and finishes for new or replacement elements will be carefully selected to be sympathetic and appropriate to the heritage character and appearance of the existing listed building.

Amenity

Daylighting / Overlooking

The alteration proposals are entirely internal, no additional volumes will be created that will impact neighboring daylight access, overlooking. There are no effects on any neighboring property in terms of daylighting or overlooking.

Access

The existing access arrangements are not altered, access to the rear garden will be improved by the proposals.

Conclusion

The proposals outlined above are intended to support and improve the heritage value of the listed property and in all circumstances the alterations, repairs and reinstatements are sought to find the correct balance between sustaining and protecting the heritage features and fabric whilst also providing for the ongoing use of the building as a healthy, naturally illuminated, and functional modern residence with positive and enriching public value as a heritage asset worthy of conservation.

With the above in mind, we are requesting Householder Planning and Listed Building Consent for the proposals described in this document and the accompanying drawings and other supporting information.

Content of Householder Planning and Listed Building Consent Submission

The following information is provided to assist officers in the consideration of the proposals:

- Location plan (1:1250 at A3)
- Existing and proposed plans (including demolition), elevations, and section drawings (1:50, all scaled at A3)
- Existing Internal / External Photographs