

# Design / Heritage Statement and Description of works

For

**60 Delancey Street Camden NW1 7RY**

## Introduction

This application is because of the appeal decision ref APP/X5210/Y/21/3274711 and subsequent enforcement notice served by the authority

The work is to re-instate a lath and plaster ceiling to the second floor and to revert the lighting to the central ceiling rose arrangement with surface mounted fittings. This was result in the removal of all the downlighters installed by the owner. The lath and plaster ceiling will need to be made good in traditional materials as described later.

## History

Camden as an urban area date from the late 18<sup>th</sup> Centaury by 1805 the High Street and associated housing had been developed

Delancey street and the surrounds were not developed until the 1830's

The street pattern has not altered to any degree since except for the expansion of the railways

60 Delancey Street is listed as a Grade 2 heritage asset. The property also falls withing the Camden Conservation area

The property when first developed would have been lit by candles or oil lamps. Gas lighting was not generally installed until the 1870's with electric lighting generally installed in the early 20<sup>th</sup> century

The ceilings were made from lath and plaster using animal hair or synthetic alkali resistant fibres to bind the base coat with lime plaster.

## Proposal

This application is proposing to remove all the downlighters which penetrate the existing ceilings and re-instate the central pendants fittings and ceiling roses as were previously in place.

The positions of the replacements and the existing plans showing the downlighter positions are on the drawing's no's 2022-034-001 to 008.

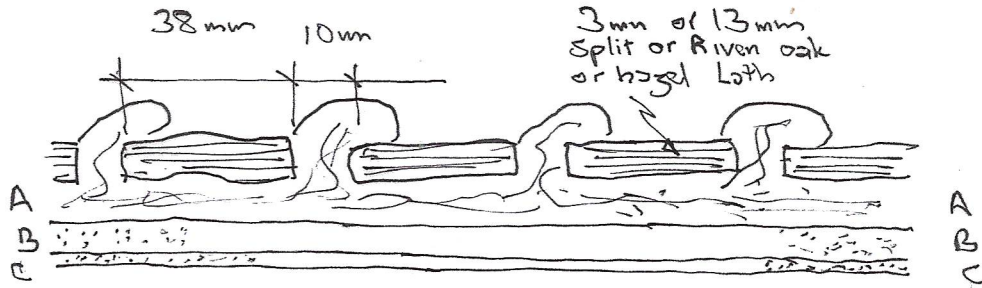
The basement has low ceilings, so we are proposing a surface mounted track lighting system powered from a single ceiling rose.

## Appendix 1

The following gives details of the mix for the new lime plaster and laths on the second floor and details of how the damage from the downlights is to be made good

# Appendix 1

## Lath & Plaster Mix



Section of typical three coat work on lath		Lime Plaster	
		Lime Putty	Sand
A Render Coat	9mm	1	3
B Floating Coat	6mm	1	3
C Setting Coat	3mm	3	2

### Notes

Render Coat :- "Coarse stuff" is reinforced with hair or synthetic alkali resistant fibres well beaten in 7 kg/m<sup>3</sup>. This coat is cross keyed with scratcher.

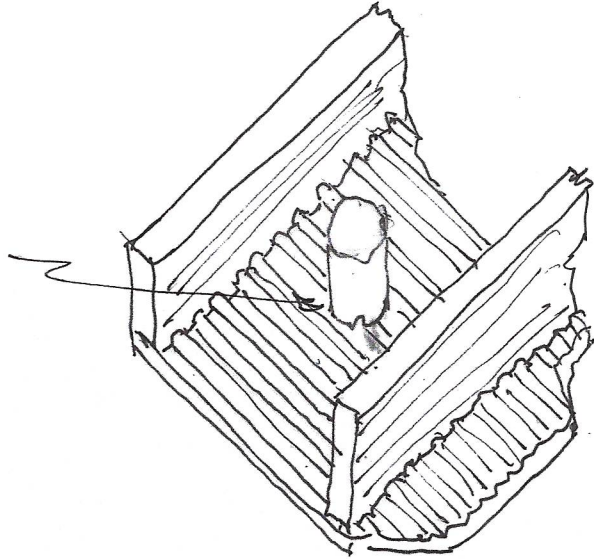
Floating Coat :- Coarse stuff as render coat. This coat is keyed with a devil float.

Setting Coat :- "Setting stuff". This thin coat is applied in 3 operations  
 1. Trowel on with laying on trowel  
 2. Trowel & float compact by scouring with a cross grained wood float lubricated with water to avoid cracking.

# Appendix 1

## Repairs to Laths & Plaster

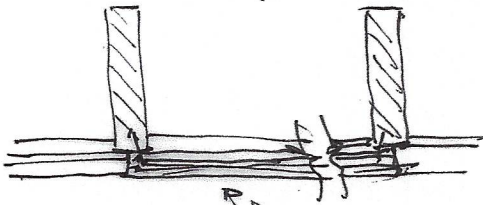
Existing situation  
Downlights cut through  
laths & plaster ceiling



Cut laths where light removed  
to be removed carefully &  
plaster either side cut back

New infill Section

New lath to be fitted between  
joists and re-plastered as App 1.



Laths that have been cut by  
lights to be removed & replaced  
between joists

