

DESIGN AND ACCESS STATEMENT

48 Delancey Street

Application for Listed Building Consent
November 2023

To be read in conjunction with the Heritage Statement



Proposal

The application is to : move the first floor bathroom from the rear room to the closet wing.

Policy

The relevant planning policies are: CS5, CS13 of the Core Strategy, policies DP2, DP16, DP18, DP24, DP25, DP26, DP27 of the Development Policies Document.

Camden's Local Development Framework is supplemented by planning documents to provide further detailed guidance; this includes Camden Planning Guidance, CPG1 'Design', and CPG6 'Amenity', whilst the Camden Town Conservation Area Appraisal and Management

Recent Planning History

2019/3460/L

Installation of temporary internal secondary glazing to 7 windows to the front of the building for noise mitigation works during construction of the HS2 railway. Granted

2015/2523/P

Addition of railings to rear extension to create 1st floor terrace and alterations to adjacent sash window. Granted

2015/0944/P

Changes to roof design involving the change from lead clad roof to glazed roof on approved conservatory extension with associated external alterations to doors and stairs on approved conservatory extension approved under planning permission 2014/7172/P dated 09/02/15. Granted

2014/7172/P

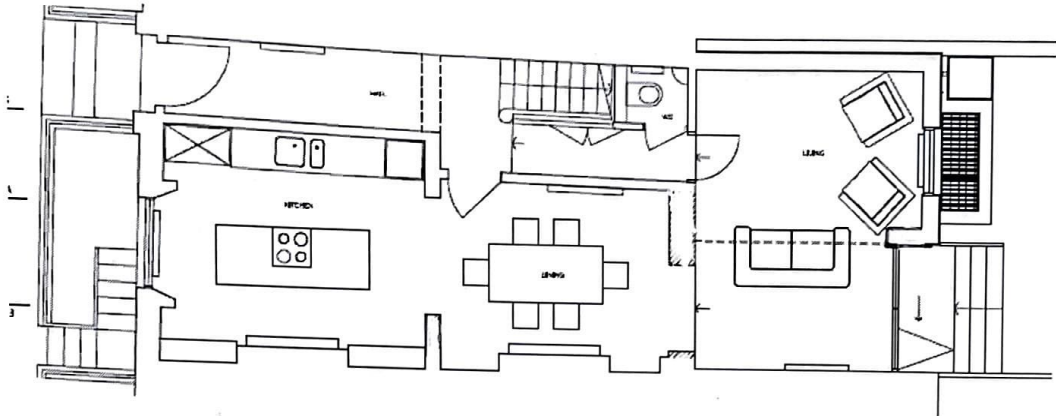
Erection of mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations. Granted

2008/3585/P

Erection of a mansard roof extension with front and rear dormer windows and raising of party wall to the dwellinghouse. Granted

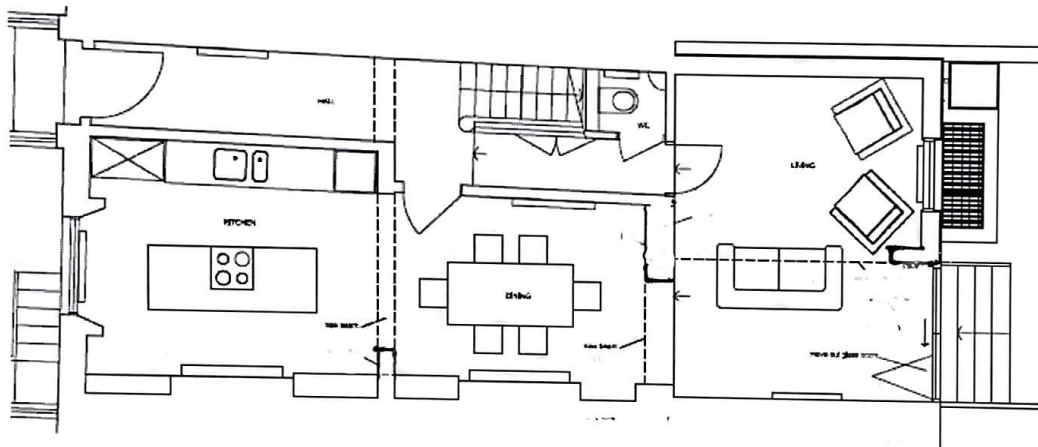
DESIGN

Ground floor



Existing Ground Floor

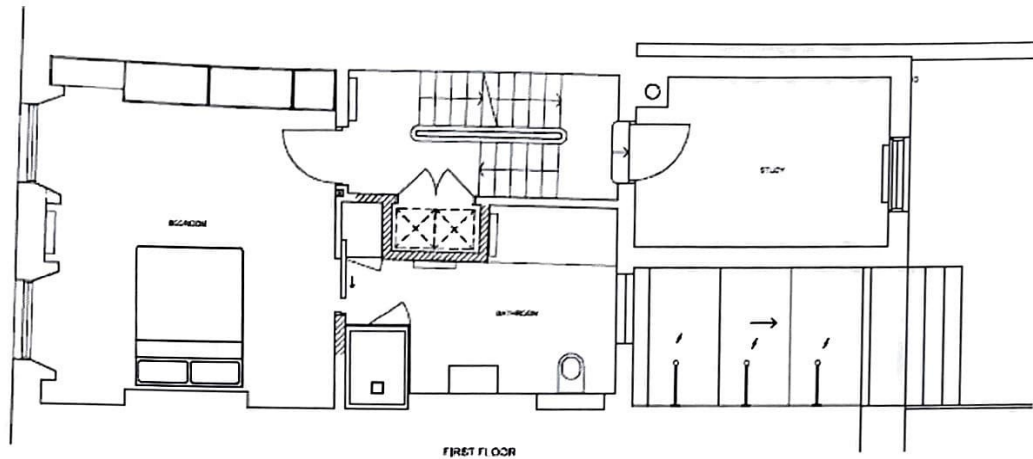
The demolitions proposed are to widen existing openings to improve the use of the dining and living rooms.



Proposed Ground Floor

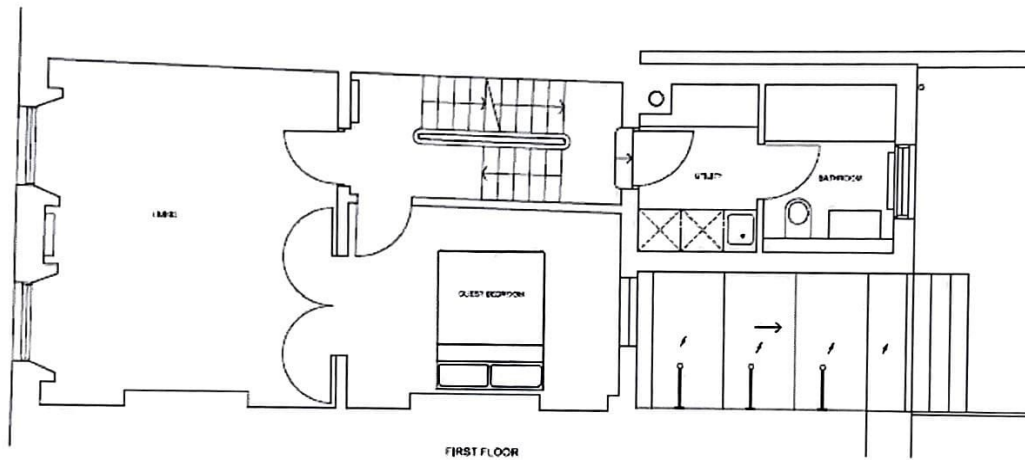
The proposals minimise removal of the existing building fabric to preserve the character of the listed building, while allowing the new owners to improve the use of the spaces. The existing living room is effectively divided by the inset conservatory door. By moving this outwards the living room has a size and shape which makes it more usable with a better spread of daylight. Opening up the dining room rear wall allows a more open connection to the living room, improving light and views.

First floor



Existing First Floor

The demolitions proposed remove the existing bathroom and utility cupboard, to return the room to the original floor plan.



Proposed First Floor

The proposals return the plan to a layout more in keeping with the original room layout. The closet wing was typically the location for bathrooms/wcs/laundries, so moving the bathroom and utility to this area is appropriate. The existing bathroom is reinstated as an adjunct to the living room, with a secondary use as a guest bedroom.

Amenity

There is no effect on the amenity of the neighbours.

Access

There are no alterations to the existing access.