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Design & Access Statement

9 Delancey Passage
NW1 7NN

The building is a two story brick building, most likely constructed in the 1970s. There are two units in the building:

Ground Floor-9B Delancey Street and First Floor-9 Delancey Passage. The units have separate entrances.

GROUND FLOOR

The ground floor unit is accessed from Delancey Street from the north-west of the building.



The gross internal square footage for the ground floor is approx. 40sqm offering one large room as usable office space. It has an attached storage area that leads to the kitchen and bathroom.

FIRST FLOOR

The 1st floor unit is accessed from Delancey Passage from the north-east of the building. The gross internal square footage is approx. 50sqm. consisting of two rooms. The larger room has a kitchenette and access to the bathroom.

RECENT HISTORY

The property was acquired in 2010 and has not been occupied in spite of efforts to rent it as office space. As far as known it was previously used as office space.

Both units were redecorated in the summer of 2012 to clean up and refresh and make the space more user friendly. The interior walls were painted and the old laminate floor was replaced with a new oak floor. The window panels were cleaned inside and outside and also refurbished from the outside where necessary to avoid damage due to wet weather conditions.

INTENDED USE & CONCEPT

We propose to keep the ground floor as an office space but change the first floor into a live/work space.

The property is ideal for having a commercial premises in the ground floor and giving the possibility to live-work right above. It would provide a number of attractive possibilities which would enrich the Camden community, such as art galleries and design trades. It would provide a spacious and light filled one bedroom flat ideal for someone working from home. (plans & pictures attached)

Often working from home located in a purely residential area can be rather isolating for a lot of self-employed people working by themselves. This property could provide the perfect opportunity to work and live in a lively area of London, surrounded by commercial businesses in a vibrant neighborhood, that would make you feel less isolated than working in a purely residential neighborhood.

APPEARANCE & LAYOUT

There is no intend to change the current layout of the building internally or externally. Both units are proposed to be kept in the existing layout as is.

PUBLIC/PRIVATE SPACE

There are no plans to change the existing layout regarding the public/private space in front of the building on Delancey Street. There are no landscaping measures proposed. The current exterior and surrounding is to remain as it is.

REFUSE COLLECTION

The refuse collection is to be handled same as in the neighboring buildings. The garbage is put on the street and collected by the garbage collection. Since the first floor would be a one bedroom flat with max 2 persons as tenants the amount of garbage would be rather small and would not add significantly to the existing garbage collection volume. The neighboring flats above The Foundry restaurant to the east of the building have been leaving house garbage for collection on the day of garbage collection over night and to be picked up early in the morning without causing any disruption to the street life.