

DESIGN AND ACCESS STATEMENT

48 Delancy Street
Camden NW1 7RY
14 November 2014

To be read in conjunction with the Heritage Statement

Proposal:

Refurbishment of a Listed terrace house and basement flat with mansard roof extension, rear first floor extension and ground floor and basement infill extension.

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 Plan also offers specific guidance in relation to the impacts of the development on the wider Camden Town Conservation Area.

Design

The host building is a Grade II listed building which is positioned on a listed terrace forming an important vista in the Camden Town Conservation Area. As there are a number of alterations taking place, the proposal includes a mansard roof extension, extension to first floor level at the rear, and side/rear infill extension and the alterations to fenestration at basement level.

CPG1 Design has been used to determine the set back from the parapet, angle of roof slope size and proportioning of projecting dormers, proportioning and material finish of windows.

The materials to the mansard rear roof extension comprise of natural slate cladding and the windows will be white painted timber frame sash windows with a top over bottom arrangement with proportioned astragals

The window opening to basement level is the same width as the windows above, which are traditional sash windows to match the originals.

The glass infill extension at ground floor is to be constructed of frameless glass and ultra-slim aluminium sections to maximise transparency.

Amenity

As an existing extension/addition is hard up to the boundary at No.46 to the east, it is unlikely to impact upon the occupiers of No.46.

The window at ground floor level to No.50 has been assessed with a daylight study, which shows that the daylight reduction to this window would be within acceptable limits.

Access

There are no alterations to the existing access.

Appendix A

Daylight study drawing DEL-PL-DL-01