

**52 Delancey Street, Camden, NW1 7RY**

**Design & Access Statement**

**January 2017**

*To be read in conjunction with the Heritage Statement*

**1.0 Introduction**

The Client hopes to gain Planning Permission to extend the existing footprint of the rear Ground and Lower Ground Floor Plan and for the subdivision of the property into 2x1 bedroom flats. The proposal is sympathetic to the character of the surrounding buildings and is following the precedent of several extensions on Delancey Street. The design proposal has been amended since our original planning application after a meeting, and further written communication with the Planning Officer, Senior Planning Officer for Design and Conservation and the East Area Manager, to retain more of the existing internal layout.

**1.1 Site**

The site is located on the north side of Delancey Street and comprises of a terraced property which is subdivided into three flats. The subject flat is located on the Ground and Lower Ground levels. The property is a Grade II listed mid-19<sup>th</sup> Century townhouse and located within the Camden Town Conservation Area. The property is three storeys with a mansard and lower ground level.

The property has a transport rating of 6a indicating very good access to public transport.



**Photograph of 52 Delancey Street from street level (Google Street View June 2015)**

## 1.2 Relevant Policies

### LDF Core Strategy and Development Policies

#### Core Strategy:

CS5 (Managing the impact of growth and development)

CS11 (Sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies:

DP2 (Making full use of Camden's capacity for housing)

DP6 (Lifetime homes and wheelchair housing)

DP18 (Parking standards and limiting the availability of parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

#### Camden Planning Guidance:

CPG 1 - Design

CPG2 - Housing

CPG6 - Amenity

CPG7 - Transport

Camden Town Conservation Area Appraisal and Management Strategy

## 2.0 Design

### 2.1 Features

The host building is a Grade II listed building which is positioned on a listed terrace forming a significant vista within the Camden Town Conservation Area.

The front elevation improvements will be limited to improving the façade to what it once was. The walls (and wires) will be repainted, the missing railing finials will be replaced with replicas and litter and weeds will be removed.

The rear elevation consists of a white rendered façade at lower ground level with brick at ground to mansard levels. All floors have sash windows with double doors at lower ground level and a single leaf door to Ground level to access the garden. The Closet Wing to the rear is dwarfed by the existing extension at Number 54. The proposed materials, windows and the single leaf door to the extended Closet Wing will reflect the existing.



Photograph of rear elevation from garden level (Photograph taken January 2016)

The existing flat arrangement does not meet Table 3.3 of the London Plan and Camden Planning Guidance 2 Housing. Splitting the flat into two separate flats, (whilst retaining the number of bedrooms) improves on these policies. Retaining the internal stair, most of the internal walls and creating downstands to show where the original structural walls once were all aim to limit demolition and maintain the character of the building. The original location of the brick rear façade at ground floor level will be retained to align with the wall above, with the existing opening for the window being extended to allow for a passageway.

Internally, the closet wing houses the only bathroom at a dropped ground floor level and an uninhabitable “bedroom” at Lower Ground level which barely fits a child’s bed and has very low head height (1.8m). The proposal seeks to level the ground floor closet wing with the existing entrance level to give a more comfortable head height below. This in turn will slightly raise the height of the existing closet wing but will not obstruct the sash window to the stairwell above.

The infill to the side of the closet wing will be subordinate in plan form to reflect the advice from the Conservation Officer. The glass infill extension at Lower Ground and Ground floor is to be constructed of ultra slim aluminium sections to maximise transparency. This has also been set back from the line of the closet wing.

The design is loosely based on the extension at 48 Delancey Street that was granted Planning Permission in February 2015 (2014/7172/p) to increase the size of the closet wing and to add an infill extension at Ground, Lower Ground and First floors whilst preserving the character of the building. However, the extension we are proposing is of much smaller scale than that at 48, being an entire floor less.

## **2.2 Amenity**

CPG6 Amenity states: “Development should be designed to protect the privacy of both the new and existing dwellings to a reasonable degree”.

The existing and proposed extension is much lower and set back than the adjacent extension to No. 54 and therefore will not impact the occupiers of No.54.

The extension does not extend further out than the existing adjacent garden wall and only slightly extends above the closet wing of 50 Delancey Street. The extension sits below the sash windows to both the stairwells of No. 52 and No. 50 and will therefore not shade these. The design has not increased overlooking to the neighbouring properties. The small glazed roof area of the extension roof could cause overlooking from the flat above which could be overcome with film or shades if the owner chose to add these.

## **2.3 Subdivision**

Many of the flats along Delancey Street have already separated the Ground and Lower Ground Floor Flats into two separate flats once they have completed similar extensions.

With ever increasing property prices in the area, it is felt that two smaller flats would provide a better range of homes accessible across the spectrum of household incomes as reflected in Camden Policies.

## 2.2 Access

The external access to the building remains as existing. There is a small staircase to access the raised ground floor level and an external stairway leads from street level to the lower ground level as a secondary access route.

The external access to both flats remains as existing. Access to the ground floor flat will be via the existing internal entrance to the ground floor rooms. Access to the lower ground floor will be via a new entrance door at the top of the internal staircase. The existing stairway from lower ground floor to street level will not be altered (except to tidy / re-render the damaged walls).

## 2.4 Appearance

The design will follow CPG1 design guidance to replicate the character and design of the property and surroundings. Windows, doors and materials will complement the existing building and the rear extension will have large glazed areas to be secondary to the main building.

Over the years planning has been granted to almost all houses on the north side of Delancey Street and therefore the buildings each have differing shapes and sizes, with some buildings no longer reflecting the original closet wing design. Our design hopes to maintain this approach, whilst creating a more habitable space.

## 3.0 List of Drawings

### Existing

DEL_SW_G200_P_XX	– Existing Site Plan	– 1:1250@A3
DEL_EX_G200_E_XX	– Existing Elevations	– 1: 50@A3
DEL_EX_G200_P_LG	– Existing Lower Ground Floor Plan	– 1:50@A3
DEL_EX_G200_P_00	– Existing Ground Floor Plan	– 1:50@A3
DEL_EX_G200_P_01	– Existing First Floor Plan	– 1:50@A3
DEL_EX_G200_S_AA	– Existing Section AA	– 1:50@A3
DEL_EX_G200_S_BB	– Existing Section AA	– 1:50@A3
DEL_EX_G200_S_CC	– Existing Section AA	– 1:50@A3

### Proposed

DEL_PR_G200_E_XX	– Proposed Elevations	– 1: 50@A3
DEL_PR_G200_P_LG	– Proposed Lower Ground Floor Plan	– 1:50@A3
DEL_PR_G200_P_00	– Proposed Ground Floor Plan	– 1:50@A3
DEL_PR_G200_P_01	– Proposed First Floor Plan	– 1:50@A3
DEL_PR_G200_S_AA	– Proposed Section AA	– 1:50@A3
DEL_PR_G200_S_BB	– Proposed Section AA	– 1:50@A3
DEL_PR_G200_S_CC	– Proposed Section AA	– 1:50@A3