

Electric Ballroom  
184 Camden High Street

Heritage Impact Statement

September 2017

### **The Proposal and Context**

The proposed external access stair proposed is to be installed at the rear of the property in the rear service access. The external stair will provide an external entrance and escape stair serving a new internal balcony for VIP's.

The location of the external stair is set well back from the main entrance onto Kentish Town Road and the Trinity United Reform Church.

## **Appraisal**

The property is on the edge of the Conservation Area. The relevant planning policy guidance in the Camden Development Plan states that there should be no significant adverse impact on residential amenity in terms of daylight, privacy, overlooking, or aspect.

The stair is to the rear, and is against the existing side wall and so does not increase the massing at the rear.

The rear access is unaffected and provides a functional access.

The choice of black painted steel is in keeping with the materials choice for other steel railings on the Kentish Town Rd.

## Materials

The Stair will be constructed in black painted steel which is in keeping with metal railings in the area.