

**52 Delancey Street, Camden, NW1 7RY**  
**Design & Access Statement**  
**May 2018**

The Client has recently gained planning permission and listed building consent for the conversion of the ground and lower ground property into 2x1 bedroom flats. The client hopes to add a door underneath the raised ground floor entrance stairs, to create a small lobby for increased security. Many other properties on the street have done the same amendment.

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 design will follow design guidance to replicate the character and design of the property and surroundings. Windows, doors and materials will match the existing building.



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



Photograph of 52 Delancey Street from street level



Photograph of 52 Delancey Street from top of stairs to lower ground

### **3.0 List of Drawings**

#### Existing

52DEL\_SW\_G200\_P\_XX – Existing Site Plan – 1:1250@A3

#### Proposed

52DEL\_PR\_G200\_P\_LG – Proposed Lower Ground Floor Plan – 1:50@A3

52DEL\_EX\_G200\_P\_LG – Existing Lower Ground Floor Plan – 1:50@A3