

DESIGN AND ACCESS STATEMENT

64 Delancy Street
Camden NW1 7RY
July 2018

To be read in conjunction with the Heritage Statement

Proposal

Refurbishment of a grade II Listed terrace house and basement flat with new front dormers, rear first floor extension and ground floor and basement infill extension, new sash windows and new stone steps to the front area.

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

Planning History

2013/3726/P Granted

External alterations including the removal of staircase and installation of glazed panel to first floor rear terrace, and installation of new front staircase and gate, in connection with a change of use from two self contained flats to single dwelling house (Class C3)

2014/3155/L Granted

Removal of internal partition to reinstate master bedroom

Planning precedents

48 Delancey St

2014/7263/L Granted

Internal and external alterations associated with the erection of a mansard roof, rear first floor closet wing extension, ground floor and basement floor level glazed infill extension and associated elevational alterations.

Design

The building is a Grade II listed building which is positioned on a listed terrace forming an important vista in the Camden Town Conservation Area.

The change from the single dormer window at the front to 2 dormers matches other adjacent houses.

The rear proposals take the precedent of the recently permitted rear extensions, including 48 Delancey St.

The rear infill extension at ground floor is to be constructed of slim aluminium sections to maximise transparency. It is set back from the outrigger by 500mm to maintain the character of outriggers and insets in the terrace.

The rear extension at basement level infills the existing rear area, and makes use of the landing and steps from the ground floor proposals to roof the extension.

The extension to the outrigger raises the existing parapet on the boundary by only 1.6m, creating a modest impact on the rear of the house and removing the uncharacteristic timber terrace screen.

The existing secondary glazing is to be replaced with slim section double glazed sash windows to match the existing.

The proposed front steps replace the existing metal stair with traditional yorkstone steps.

Amenity

The modest extension to the outrigger avoids any significant reduction of light to the neighbour at no.66, and removes the existing terrace which has overlooking issues.

The infill extension is aligned with the rear extension to no.62, with a proposed raised garden wall to give privacy from the new rear terrace.

Access

There are no alterations to the existing access.