



## Planning Statement

86-88 Delancey Street, London

NWI 7SA

Ref: P15-341\_PS

Rev: -

Date: August 2018



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## 01 Introduction

This Planning Statement and supporting information is to demonstrate compliance with conditions 5 & 7 of the recent planning approval 2017/4792/P for the development of 86-88 Delancey Street, London, located within the London Borough of Camden.

## 02 Location

### Physical Context

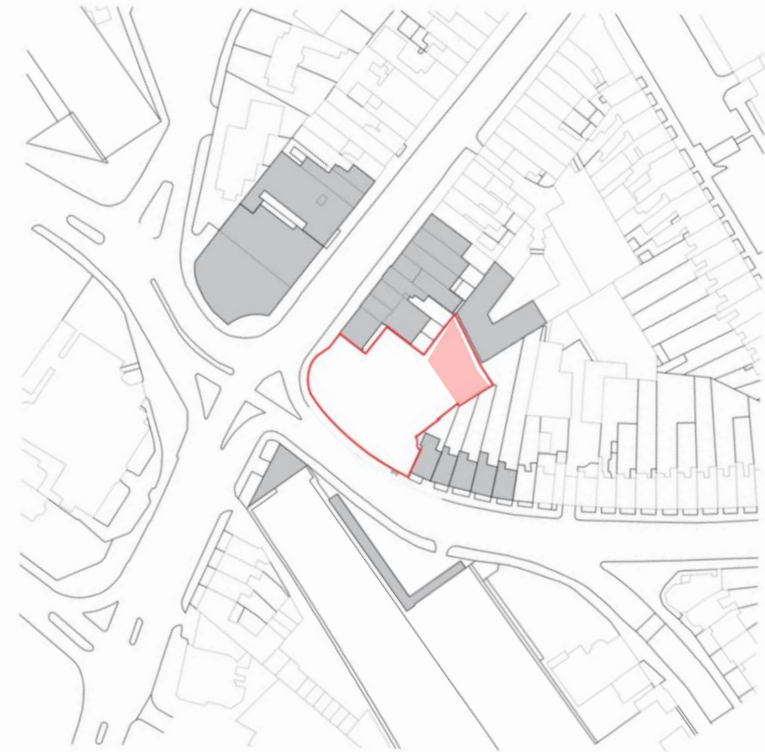
The application site is situated on the corner of Delancey Street and Parkway, 0.1 mile from the Gloucester Gate entrance to The Regents Park. The ground floor has a flexible D2/B1 use creating an active street frontage that addresses the corner of this busy junction. The residential apartments from first to fourth floors have angular balconies that emphasize the geometry of the building.

The overall site area is 916 m<sup>2</sup>.

Unit 3 is located at the rear of the site.

### Conservation

The building is not listed, however it does reside within the Camden Town Conservation area.



Location Plan: *Not to scale*

Site Boundary ———

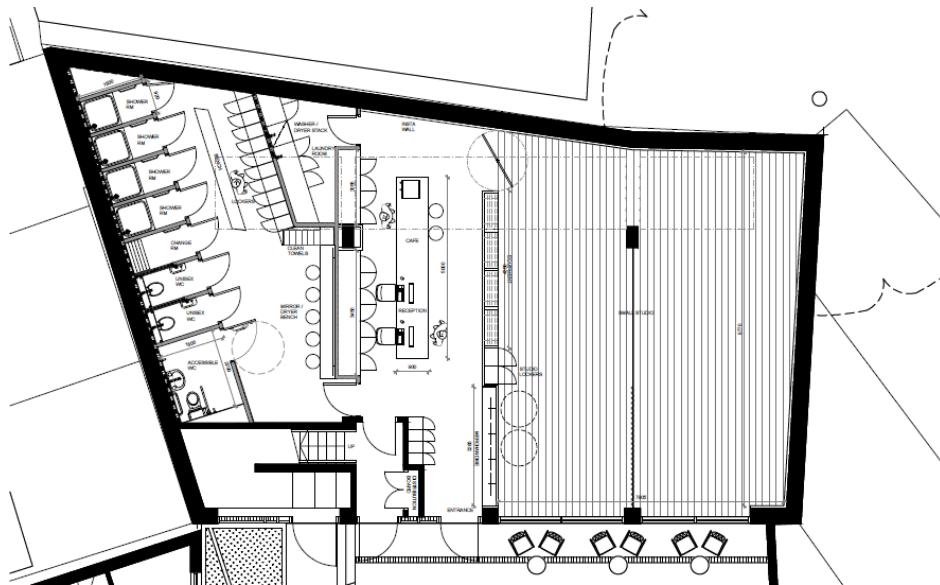
Unit 3 Demise ■■■■

### 03 Proposals

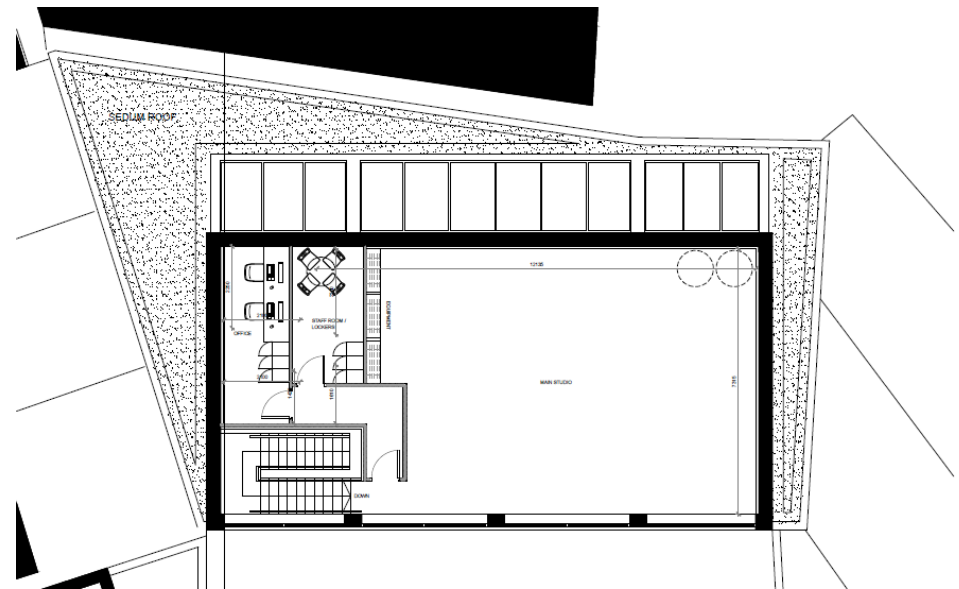
This application seeks to demonstrate compliance with conditions 5 & 7 of planning approval 2017/4792/P to enable the operation of the D2 use within Unit 3 at the rear of the site.

The supporting acoustic report demonstrates that the internal fit-out of the unit will facilitate sound levels in a range of 80-90dB to be generated within the unit without disturbing the neighbouring residents. For sound levels in excess of this range a box within a box type construction will need to be utilised. Please refer to the report for full details of the acoustic scheme.

Please see below for the proposed gym layouts.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## 06 Conclusions

The proposed layout, fit-out and acoustic measures outlined in the acoustic report demonstrate compliance with conditions 5 & 7.



## Appendix

### Acoustic Report

– refer to supplementary documents



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