

**52 Delancey Street, Camden, NW1 7RY**  
**Design & Access Statement**  
**November 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. This application is for a minor internal layout change only.

The client hopes to move the lower ground shower room in order to provide an improved internal layout. This will deliver a larger living area whilst still providing a generous sized bedroom (the granted bedroom size is disproportionately large to the flat area). In addition, a cupboard adjacent provides extra storage and also increases the security and look of the existing lower ground entrance, which is not proposed to be used - as the main entrance is from the ground floor. No change is proposed to the facades or at ground floor.

Unfortunately, there are no visible retained features within the flat. Prior to the Client purchasing the flat, it had been stripped of any covings, ceiling roses, skirting's or fireplaces.

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.



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

The original stair balustrade has been replaced with a modern, wooden handrail. The stair location remains as existing. The door adjacent to the stair will also remain and become the door to the shower room. All the other walls to the flat are stud walls that are not original.



Photograph of stairway (taken January 2016)

The downstairs bedroom is extremely large and disproportionate to the lower ground flat size. The door is unused and creates an imposing feature due to the safety grilles required. It is therefore desirable to cover this. The chimney breast and windows will remain as existing.



Photograph of Lower Ground front room (taken January 2016)

In the previous application, approval was given for the client to repaint the external walls (and wires) and replace the missing railing finials with replicas, and litter and weeds will be removed which will greatly improve the street outlook.



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

DEL52\_SW\_G200\_P\_XX – Existing Site Plan – 1:1250@A3

#### Granted

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

52DEL\_GR\_G200\_P\_00 – Granted Ground Floor Plan – 1:50@A3

#### Proposed

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