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STS Structural Engineering Ltd - Architecture Department

34 Delancey Street, London, NW1 7NH



DESIGN AND ACCESS STATEMENT

for the

Demolition of existing conservatories and proposed erection of 2 x single storey rear conservatory extensions at lower ground and ground floor level

Ref: 1810-1157-DAS,

Client: Mr Garry Voss

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Architectural Designers: Dusica Stosic; Jugoslava Protic; Natasa Mihajlovic; Nevena Krstic

1 Introduction

1.1 The Design and Access Statement has been prepared to support the application for demolition and proposed erection of existing rear conservatories at 34 Delancey Street, London, NW1 7NH. The site fall within Camden Town conservation area.

1.2 The application seeks a Certificate of Lawful development for erection of 2 x single storey rear conservatory extensions at ground floor and lower ground floor level.

2 Site Information

2.1 The application site comprises of 4 bedrooms terraced house and it is located on Delancey Street. The immediate surrounding area is mainly residential. The property is situated within a short walk of Regent's Park and Camden's multiple shopping and transport facilities. The general height in surrounding area is five storeys.

2.2 The total existing site area is approximately $\approx 198 \text{ m}^2$

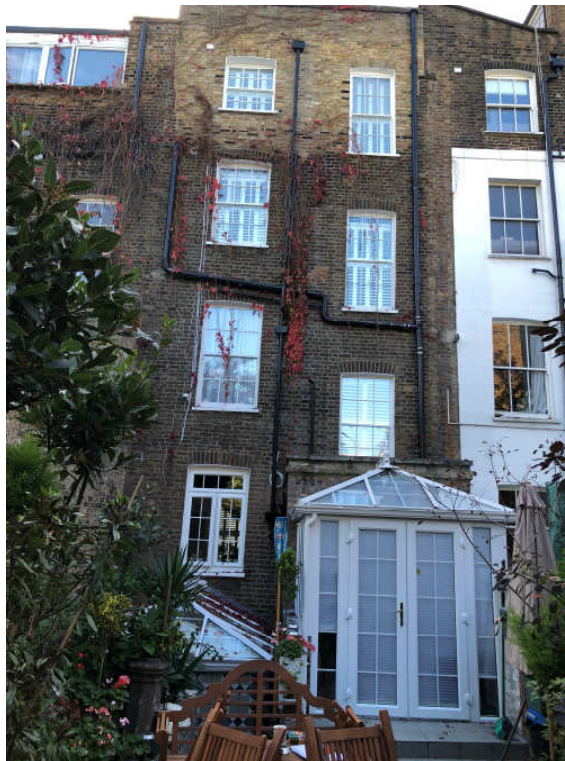


Figure 1 - Location Plan (NTS)
Courtesy of Streetwise Maps

2.3 Please see attached below the photographs of the front and rear elevation.



Front Elevation

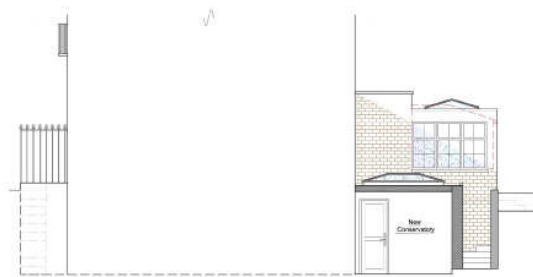


Rear Elevation

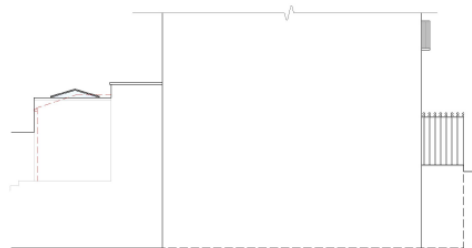
3 Land Use

3.1 The existing five storey building is one family dwelling house.

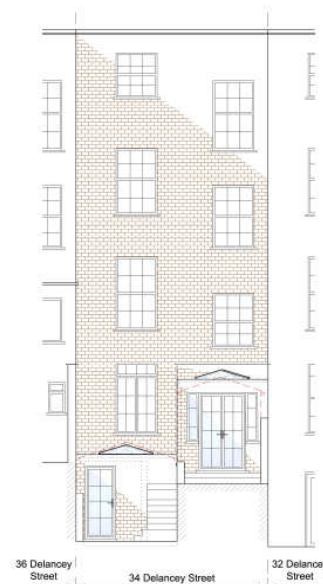
3.2 As previously mentioned, the proposal itself is only to replace the existing single storey rear conservatory extensions at ground floor and lower ground floor level. Please see the accompanying drawings for more information.



Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation

4 Scale of the Development

4.1 The Gross Internal Area of the existing unit:

-Lower Ground Floor GIA \approx 55.2

-Ground Floor GIA \approx 52.3

4.2 No change is being proposed to GIA.

5 Appearance

5.1 As the house is located within an established neighbourhood, the proposal was designed to minimise impact and not to have an appreciable effect on the appearance of the conservation area. Great care was taken to preserve the character of this period property, and ensure that all new features complement and enhance the appearance.

Proposed new lower ground floor and ground floor conservatories are to be constructed with white timber aluminium capping roof lantern system with glass infill panels. The façades abutting neighbouring properties to be constructed with a white timber window obscure glazed and fixed shut, below 1.7m from l.f.l. Also the windows and doors looking to the rear garden to be made up of white timber with clear glazing.

Please see the drawings 1810-1157-001 rev B to 006 rev B for more information.

5.2 All new changes must comply with building regulations, norms and standards.

6 Impact Assessment – Effect on Adjoining Properties

6.1 Proposed erection of new conservatories to the rear of the dwelling would not adversely affect the adjacent properties or the area in general.

7 Legislation and Planning History

7.1 A number of planning applications have been considered in the past. A selection of recent applications has been listed below.

Application Number	Development Description	Status	Date Registered	Decision
2018/0580/P	Erection of a single storey ground floor rear extension	WITHDRAWN	20-02-2018	Withdrawn Decision
2017/5588/P	Certificate of lawful development (existing) for erection of 2 x single storey rear conservatory extensions at ground floor and lower ground floor level.	FINAL DECISION	17-11-2017	Refused and Warning of Enforcement Action to be Taken
2007/5658/P	Erection of single storey rear conservatory to existing dwelling house	WITHDRAWN	23-01-2008	Withdrawn Decision
T9602816	The removal of 1 X Sycamore from rear garden	FINAL DECISION	11-09-1996	No objection

				to works to tree in C A
9292010	Thinning out of Sycamore tree.	FINAL DECISION	17-01-1992	Agree to pruning of Trees
9192283	Works to Sycamore.	FINAL DECISION	15-11-1991	Agree to pruning of Trees
8600510	Continued use of the ground first and second floors as offices.	FINAL DECISION	24-03-1986	Refuse Full or Outline Permission
8402094	Erection of a one-storey residential roof extension.	FINAL DECISION	20-12-1984	Grant Full or Outline Perm. with Condit.
J11/17/13/8081	The erection of the existing dwelling house at No. 34 Delancey Street, St. Paneras into two housing units.	FINAL DECISION	09-07-1960	Conditional

8 Access and compliance with lifetime homes guidance

8.1 Access to the development

The entrance to the building is from Delancey Street through the existing front door.

8.2 Inclusive Access

Access will be gained through the property into the conservatory, or from the conservatory into the house. The doors on the conservatory will be of adequate width for wheelchair access.

8.3 Access to Public Transport