

DESIGN AND ACCESS STATEMENT

64 Delancy Street

Camden NW1 7RY

July 2019

To be read in conjunction with the Heritage Statement

Proposal

Refurbishment of a grade II Listed terrace house and basement flat with rear first floor extension 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 rear extension at basement level infills the existing rear area. Light is provided by a French door with steps up to the garden, minimising the impact on the existing rear of the house. Black painted Metal railings will be similar to traditional railings. Following consultation with the planners, the rear basement room and rear wall are left unaltered and brick nibs retained where the side of the bathroom is opened up to form a new rear bedroom. The existing kitchen extract is to be retained to avoid opening up the ceiling.

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 attic bathroom is reorganised to allow a drainage run between the joists to the existing rear drains.

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.

Access

There are no alterations to the existing access.