

Design & Access Statement

10 Nelson Yard, Beatty Street, London, NW1 7RN

June 2021, revision B

Introduction

This statement was created as a part of the planning application for 10 Nelson Yard, Beatty Street, London, NW1 7RN and should be read in conjunction with the accompanying set of existing and proposed drawings.

Proposal

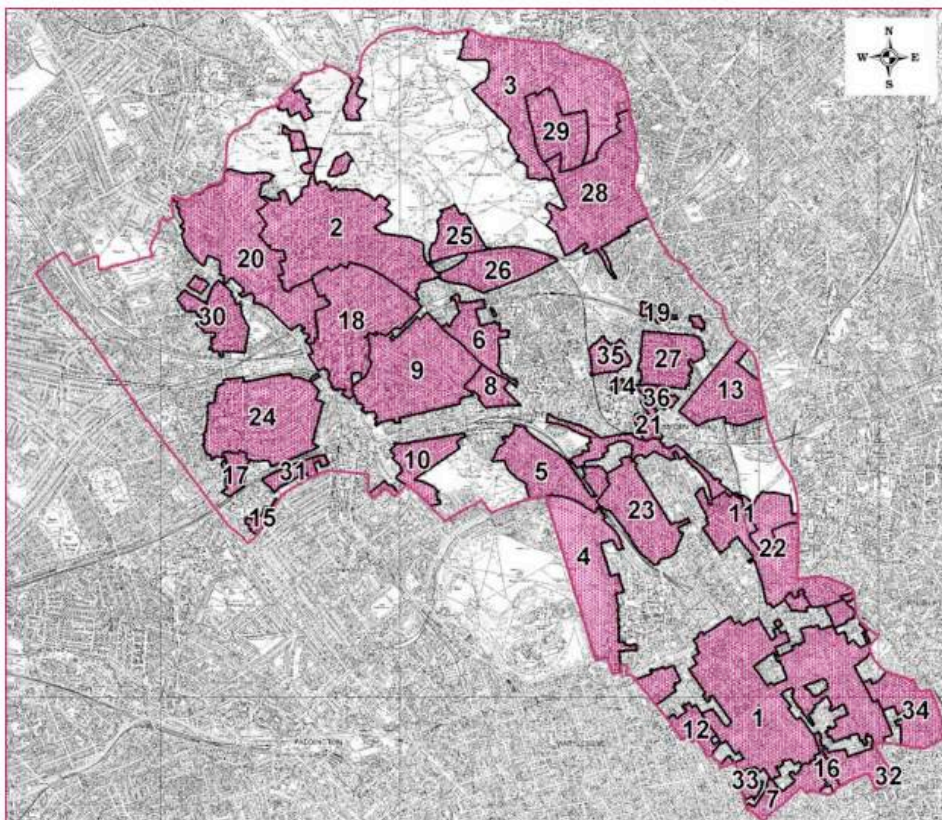
This proposal is for installation of a folding pergola above the annexe roof terrace, enlargement of the rear elevation terrace doors, installing a continuous vertical – horizontal skylight above the staircase, removal of the chimney stack, relocation of the boiler flue on the East side elevation, installation of a metal canopy above the main door entrance and replacement of some non-original single glazed fixed windows with like for like double-glazed.

The rear and side elevations are not visible from the street and only accessible via private yard.

Location

The property is located in the Regent's Park Ward, London Borough of Camden. The adjacent area has a predominantly residential character, with variety of commercial establishments around Mornington Crescent and along Camden High Street.

Conservation Areas of Camden



No.23 Camden Town conservation area



10 Nelson Yard, Beatty Street



10 Nelson Yard, Beatty Street, access via semi-private gate

Existing house

No.10 Nelson Yard is a three floor Victorian terrace house, with mostly original front (street) façade and considerably redesigned and extended side and rear facades. The original main door on the street elevation was filled in and a new side access was introduced – via the semi-private courtyard. There are two original, three-floor houses, No.2 and No.3 Beatty Street, with butterfly roofs, attached to No.10 Nelson's Yard from the West side, forming a small terrace of three.

On the East side, there is a post-modern development of a nine brick houses built in a line with the terrace and also around the shared yard.

The annexe was rebuild to fill the width of the house with additional bedroom and a small roof

terrace above. We believe that it was part of a larger development – together with these brick houses at No.1 – No.9 at Nelson’s Yard. The application was registered in 1986 and most likely built in the 90’. No. 1 – 10 Nelson’s Yard belong to a single freehold divided into ten individual leaseholds.

Design

The proposed folding pergola will partially cover the existing roof terrace, providing privacy and a shelter. A new, continuous vertical – horizontal skylight above the existing staircase will allow more needed natural light to the interior. The original butterfly roof will be retained. A double-glazed, bi-folding door will allow better inside – outside connection.

The boiler flue at ground floor level side elevation will be relocated.

Non-original single glazed windows on the east elevation will be replaced with the matching double glazed, improving the thermal performance of the building.

A simple powder coated metal canopy is proposed to be installed above the main door entrance, in style with the east façade, to shield the area against the weather.

The rear and side elevations are not visible from the street and only accessible via private yard.

Materials

Proposed external materials match existing to minimise visual impact. The proposed structure will contribute to the conservation of energy.

Access

Access to the dwelling will not change.

Planning History (known)

Planning Application - PE9606004

Proposal: Application for Certificate of Lawfulness for an existing rear, first floor conservatory extension.

Application Registered: 25-11-1996

Decision: Grant Cert. of Lawful Existing Use 29-01-1997

Planning Application - PE9606000

Proposal: Retention of black granite cladding to the front elevation at ground floor level.

Application Registered: 25-11-1996

Decision: Refuse Planning Permission 24-01-1997

Application Registered: 04-03-2002

Proposal: The removal and bricking up of a door attached to 4 Beatty Street.

Application Registered: 04-03-2002

Decision: Grant Full Planning Permission 25-04-2003

The rear additions to the house were part of the overall re-development of ‘46A Mornington Crescent 3 Beatty Street’ registered 08-05-1986 (Appeal decided 08-05-2003?) – Planning Application No. 8600258. We have not been able to obtain any further information related to this development.

Design Appraisal

The proposed design will create a coherent part of the building and would not detract from the character of the building or the area. It will not have a visually obtrusive impact upon the amenity of

the occupiers of the neighbouring properties.

Conclusion

The submitted design approach has been carefully conceived in relation to the character of the building and the townscape. It would not detrimentally impact on the qualities of the building and street scene.