

# **Design and Access Statement**

43 Nottingham Place, London, W1U 5LU

June 2021

## Introduction

The site is located at 43 Nottingham Place in the Harley Street Conservation Area. The building is currently in use as a single-family home with commercial premises on the lower ground floor accessed by a separate door. There is no proposed change of use.

43 Nottingham Place is situated on the West side of the street and sits within a run of largely uniform terrace houses. The buildings along Nottingham Place contain a variety of uses, including private residences, hotels, medical clinics, commercial premises, and embassies. 43 Nottingham Place is neighboured by the Latvian embassy at No.45 and an apartment building at No. 41. Opposite the site on the East side of the street is the Princess Grace Hospital, which is more modern in character.

43 Nottingham Place is arranged over 6 floors, with a flat-fronted red brick façade facing onto the street, London stock brick to the rear and a double pitched slate roof. The building has been modified and extended over the years with a mansard roof extension, modifications to the rear and internal alterations.



*43 Nottingham Place: Front Elevation*



*Rear Elevation*

## Planning History

Two planning applications have been made on the site:

**05/04629/FULL** for 'Erection of mansard roof extension, demolition and rebuilding of rear closet wing and use of part basement and ground to 4th floors as a single family dwelling (Class C3).'

**89/03821/FULL** for 'Change of use from H.Q. for Royal National Mission to Deep Sea Fishermen with ancillary offices to general office use

The proposed extensions and alterations to the building as outlined in the 2005 application (05/04629/FULL) appear to have been made.

## Conservation Area

The site is not heritage listed but is noted as an 'unlisted building of merit' in the neighborhood audit for the Harley Street Conservation Area. In the neighborhood audit the collection of terrace houses along Nottingham Place are described as yellow London stock brick Georgian buildings that have been re-fronted with a Victorian red-brick façade.

All proposed changes are all made with due respect for the conservation area and will provide for better accommodation and help preserve the use of the building as a single-family home. The proposed changes to the front of the building will improve the presentation of the building within the street and therefore enhance the character and appearance of the conservation area

## Design

The proposed changes to the building include:

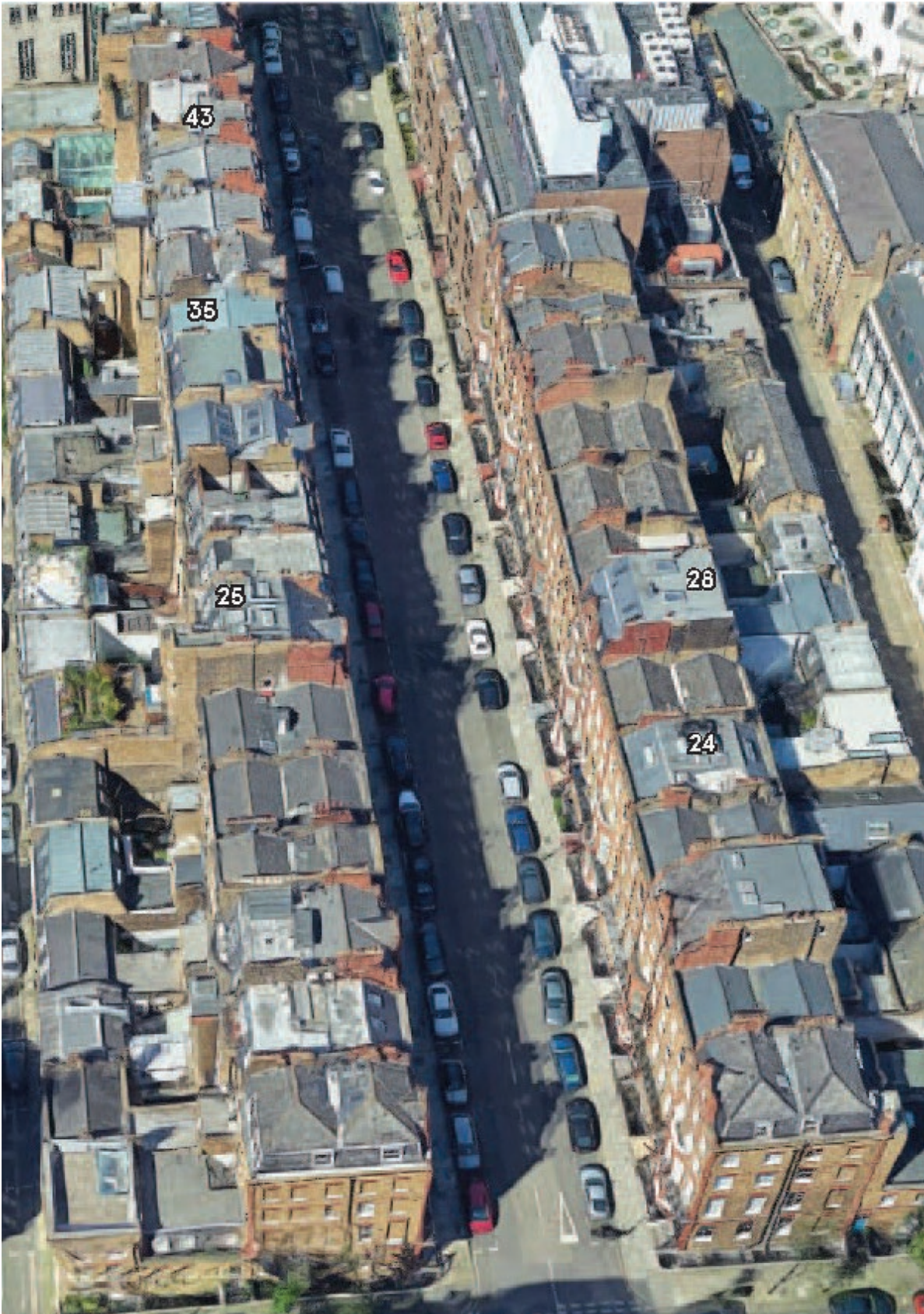
- The replacement of single-glazed windows to the front with like for like double glazed windows. At No. 35 a similar planning application was approved for the replacement of the front windows facing onto Nottingham Place with double-glazed windows like for like, which demonstrates that this can be sensitively achieved within the conservation area (Planning Reference 18/01010/FULL).
- The replacement of single-glazed windows to the rear of the property with double glazed windows. Some windows openings are proposed to be enlarged. The proposed windows are a mixture of heritage style and minimal-frame windows as is appropriate to the context and style of the existing window being replaced.
- The enclosure of an outdoor area between the roof to the ground floor and first floor terrace to create an access point for a proposed internal mezzanine between ground floor and first floor level.
- New skylights in heritage style. All proposed skylights have been positioned to align with existing dormer windows on the fourth floor. Due to the angle of the roof pitch, the height of the building and the width of the street, the skylights will not be visible from street level. This is demonstrated by the skylights at No. 24, No. 25 & No.28 which are located in a similar position and cannot be seen from street level.
- Improvements to the front entry with the new tiles to the entry steps and York stone paving to the lightwell at lower ground floor level.
- Replacement of existing AC condenser at the lower ground floor level. The new AC condenser will be a direct replacement of the existing condenser which is currently located out of sight from street level. An acoustic report has been included with this application.



*First Floor Terrace Access*



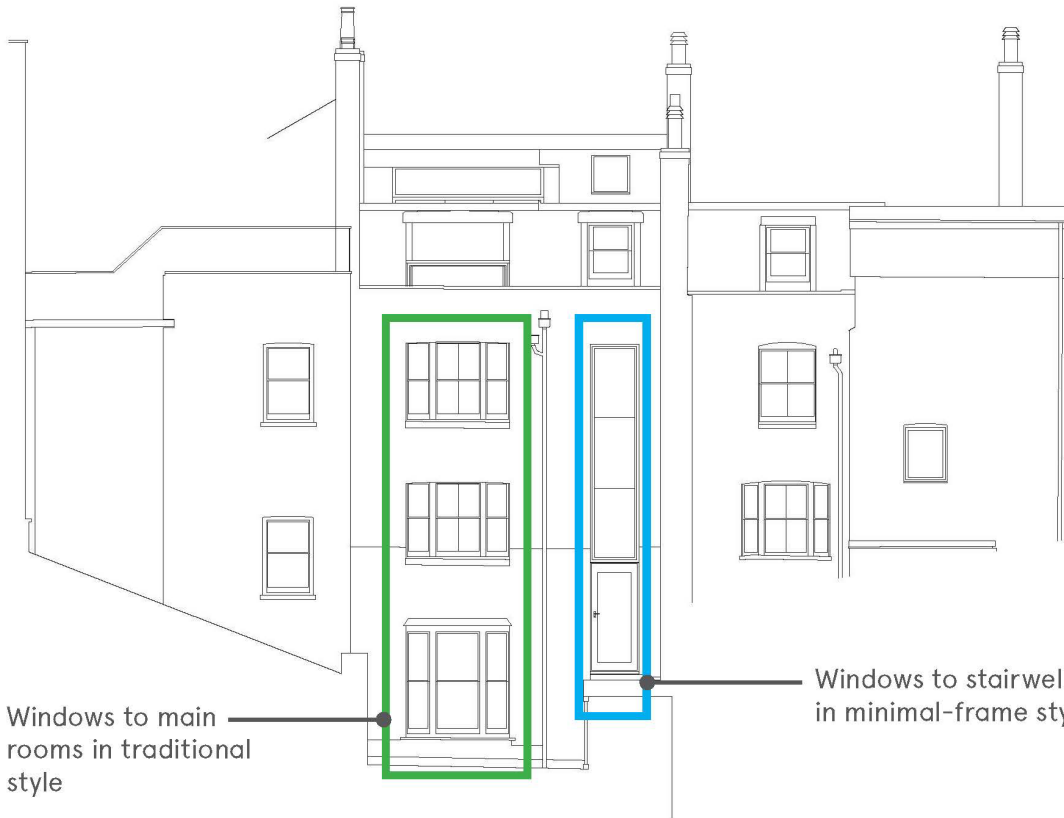
*Area to be Enclosed to Create Mezzanine*



*Aerial View of Nottingham Place Showing Properties Referenced*



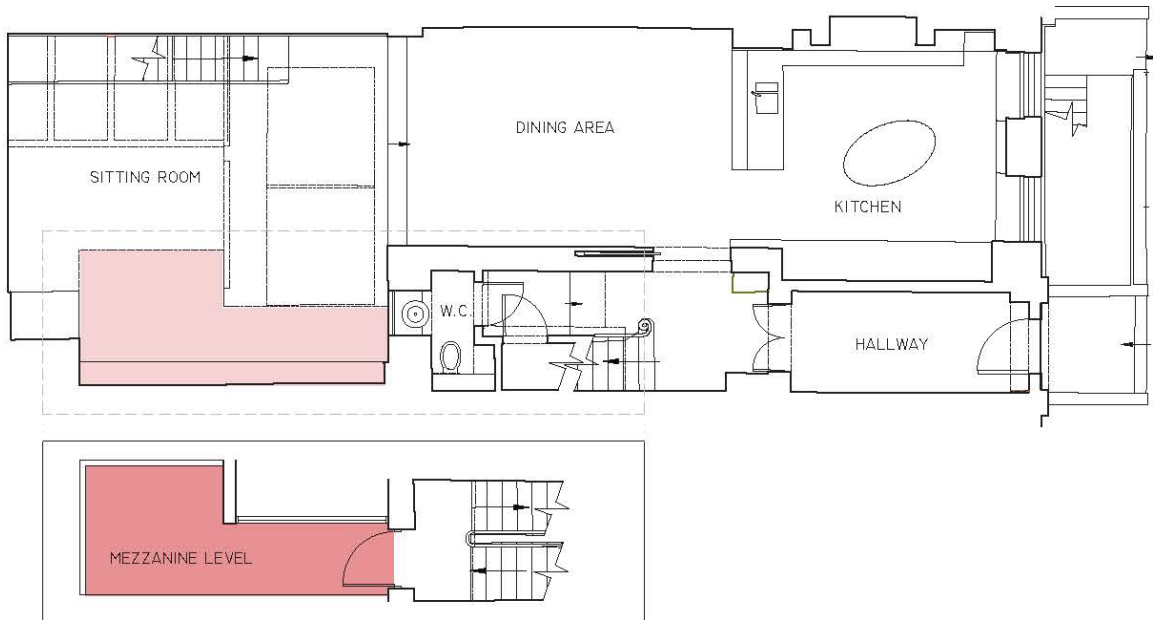
*Existing Rear Elevation*



*Proposed Rear Elevation*

## Layout

The proposed enclosure of a small area between the ground floor roof and first floor terrace will only make a minor modification to the layout to allow for a mezzanine level between ground and first floor. This change is made at the back of the property to a past ground floor extension.



*Proposed Ground Floor Plan*



*Internal View of Area to be Enclosed to Create Mezzanine*

## **Materials**

All proposed materials are in keeping with existing materials. Where windows are to be replaced like for like or in a heritage style, they will be timber box sash frame painted white to match existing. Minimal frame windows are only proposed to the rear of the property and in instances where they are not replacing a traditional window serving a main room.

## **Sustainability**

The proposed changes will improve the ecological footprint of the property. Double glazing will significantly improve the thermal performance of the glazing and additional skylights will bring natural light into the fourth floor minimizing the need for artificial lighting. All new glazing will be specified in line with Part L of the Building Regulations.

## **Access**

No changes are proposed which will affect access to or within the property.

## **Landscaping**

No changes are proposed to the landscaping.