

29 STEELE'S ROAD

FLAT 1 & 2
LONDON, NW3 4RE

Design & Access Statement

Prepared by:
NEIHEISER ARGYROS



29 Steele's road front street view - flats 1 & 2

1.0 INTRODUCTION

NEIHEISER ARGYROS have been appointed by the property owner of Flats 1 & 2, 29 Steele's Road, NW3 4RE to prepare a planning submission for the conversion of the existing two flats into one five-bedroom flat. The owner currently lives in Flat 1. With a growing family they have recently purchased Flat 2 and are seeking to combine the two flats and create a high-quality single-family dwelling in line with current modern standards and specification.

No. 29 Steele's Road is a five storey terraced house located at the end of a terrace. The property is located within the Eaton Conservation area. Flat 1 is a two storey, three bedroom unit with a private entrance and a rear garden. To the front of the property there is a private off-street parking zone. Flat 2 is arranged over the 2nd floor of the building and consists of a one-bedroom apartment. The top two levels (third and fourth floors) are owned by a separate owner and are neither part of this planning application not affected by the proposal.

The proposal aims to seek planning permission from Camden Council Planning and Built Environment for the following:

Amalgamation of Flat 1 (three-bedroom flat) and Flat 2 (one- bedroom flat) to create one five-bedroom dwelling (C3 use class).



29 Steele's Road, aerial view

2.0 SITE DESCRIPTION

No. 29 Steele’s Road is a five storey terraced house located at the end of a terrace. The property is located within the Eaton Conservation area.

Over the years most of the properties on the street have been split up into flats, and No. 29 is typical of this arrangement, with three flats,

Flat 1 is a two storey, three bedroom unit with a private entrance and a rear garden. The unit is arranged over the ground and 1st floors of the building. To the front of the property there is a private off-street parking zone.

Flat 2 is arranged over the 2nd floor of the building and consists of a one-bedroom apartment. Flat 3, arranged over the 3rd and 4th floors, is owned by a separate owner and is neither part of this planning application nor affected by the proposal.

An external flight of stairs at the front leads to the external front door of Flat 1 and the shared external door of Flats 2 and 3. These two flats then share an interior communal circulation that leads to the internal front doors of each. This condition will remain unaffected by the proposal.

The front of number 29 is predominantly finished in yellow London stock brickwork with the exception of the ground level which is finished in white rendered brick. At the rear, a recent extension at ground level is finished in light grey accoya wood panels, the 1st and part of the 2nd floor are finished in yellow London stock brickwork with the remaining floors finished in white rendered brick. The roof is a pitched slate roof with two dormers to the front and one dormer to the rear.



1st floor (flat 1), 2nd floor (flat 2), 3rd and 4th floors (flat 3) at the front.



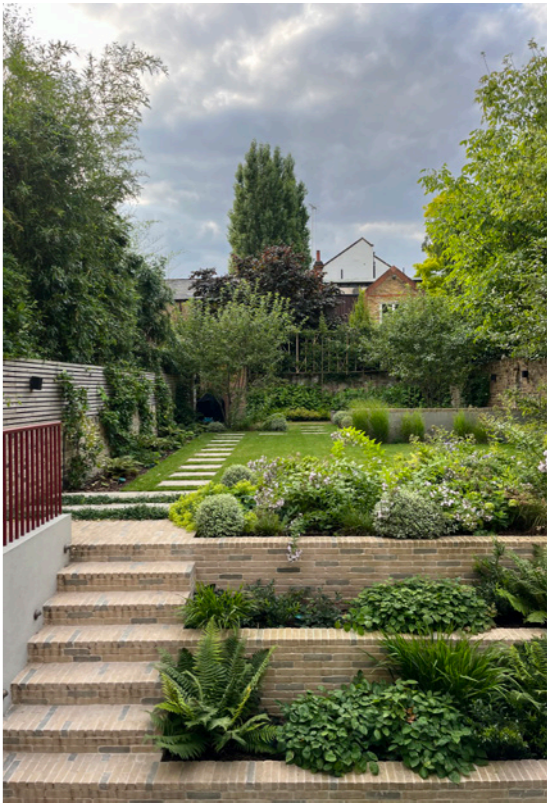
1st floor (flat 1), 2nd floor (flat 2), 3rd and 4th floors (flat 3) at the rear.



Ground and 1st floors (flat 1), and view of 2nd floor (flat 2) at the rear.



Ground and 1st floor (flat 1) rear garden



Ground and 1st floor (flat 1) rear garden

3.0 PLANNING HISTORY

Flats 1, 29 Steele’s road has the below planning history. It is worth noting that the building used to be a single family house prior to the 1985 application, by a different owner, who received planning permission to convert it into three separate flats.

-2021/3815/P Alteration to raise height of part of rear boundary wall. (Granted 10-09-2021)

-2021/2781/P Erection of timber bin store in front forecourt. (Granted 02-08-2021)

-2020/5932/P Lowering of the ground floor beneath rear conservatory and replacement of the lower ground floor side entrance door. (Granted 10-02-2021)

-2020/4327/P Replacement of rear upper ground floor windows and doors to upper ground floor flat. (Granted 23-10-2020)

-2020/4326/P Erection of a single storey outbuilding in rear garden.(Withdrawn)

-2020/1663/P- Demolition of existing lower ground floor rear structure and erection of single storey rear extension, enlargement of rear roof terrace; erection of single storey front and rear side extensions; landscaping alternations to front and rear gardens. (Decision: Full Planning Permission Granted 26-08-2020)

-2011/4131/T- REAR GARDEN: Willow – Fell
(Decision: No Objection to Works to Tree(s) in CA 19-09-2011)

-2007/1452/T- REAR GARDEN: 1 x Twisted Willow – Reduce by 50-60%.
(Decision: No Objection to Works to Tree(s) in CA 01-05-2007)

-8500047 – Change of use including works of conversion to form a self-contained flat and two maisonettes including the enlargement of an existing dormer at the front and the provision of a roof terrace at the rear as shown on drawings No.531/1 2 7B 8 and 9B as revised on 19th
(Decision: Grant Full or Outline Planning Permission 19-03-1985)

-CTP/G9/13/25/16528 – Alterations to the roof at the front and rear of 29 Steele’s Road, NW3.
(Decision: Refusal 23-11-1973)



Ground and 1st floors (flat 1), and view of 2nd floor (flat 2) at the rear following 2020 extension and renovation of flat 1.

3.1 RELEVANT PLANNING HISTORY IN NEARBY PROPERTIES

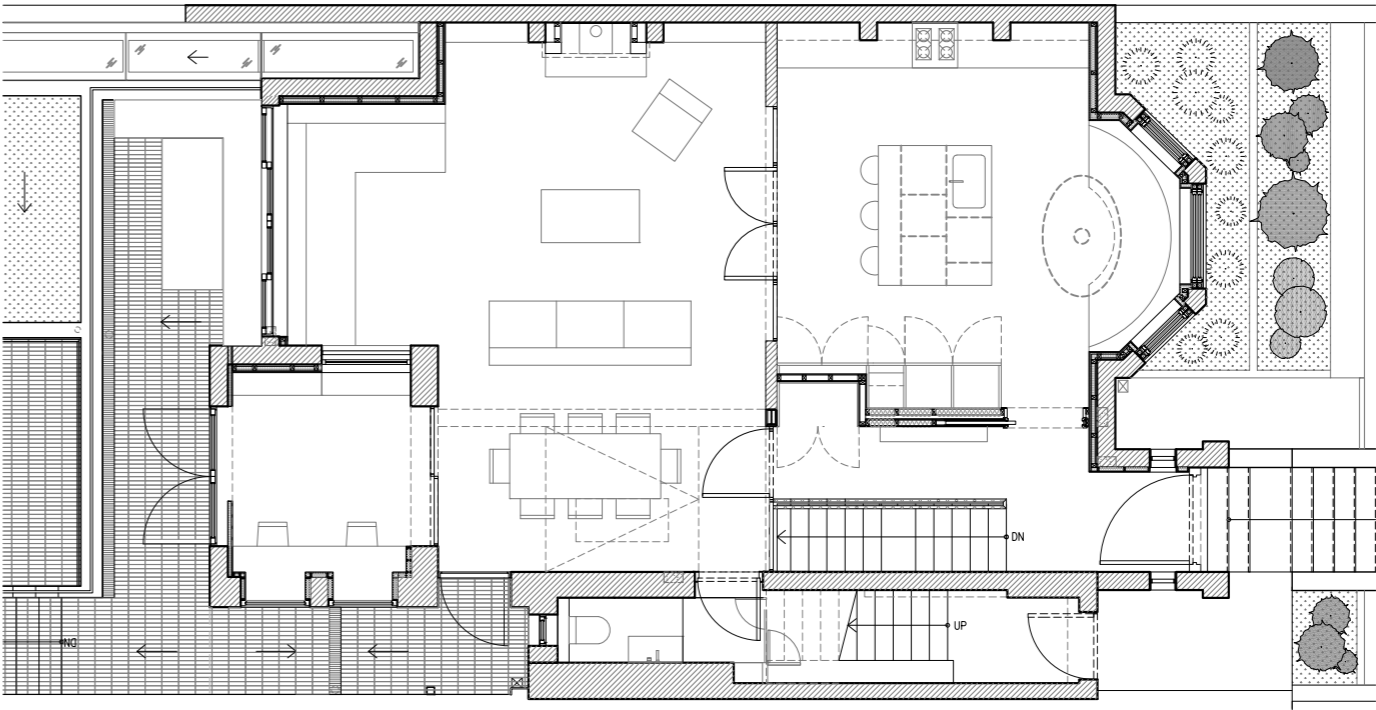
Similar conversions from two flats into one single unit have been consented at the following nearby properties:

- 2024/0994/P Garden Flats 62 & 64 Belsize Park Gardens London NW3 4NE. Amalgamation the existing two lower ground floor flats at nos. 62 & 64 into one self-contained flat (Use Class C3) (Granted 23-04-2024)
- 2023/4459/P Flat Lower Ground Floor 25 Primrose Gardens London NW3 4UJ. Amalgamation of two units to a three-bed maisonette unit over the lower ground and part of the upper ground floor, and a rear extension with upper ground floor roof terrace. (Granted 23-10-2023)
- 2022/1832/P 41 Primrose Gardens London NW3 4UL, Amalgamation of 2 flats to create a single family dwelling. (Granted 08-07-2022)
- 2020/4194/P Flat D and Flat E, 2nd Floor and 3rd Floor 7 Belsize Park Gardens London NW3 4LB. Amalgamation of 2x (3-bed and 1-bed) self-contained flats into 1x self-contained 4-bedroom flat on the second and third floor level, alterations to front roof terraces and balustrade, installation of roof terrace and balustrade to rear dormer window, and replacement of front and rear elevation windows.(Granted 28-10-2020).
- 2020/2535/P Garden Flat Front 72 Belsize Park Gardens London NW3 4NG. Amalgamation of 2x flats into 1x 4-bedroom maisonette at lower and raised ground floor, alterations to windows and doors to front and side elevation and addition of a door on the side. (Granted 25-09-2020)
- 2020/1755/P Flat 2 and Flat 3 53 Primrose Gardens London NW3 4UL Amalgamation of flat 2 and flat 3 to create one single residential unit (Class C3)(Granted 14-05-2020)
- 2020/1441/P 13 Steele’s Road London NW3 4SE. Amalgamation of a 3 bed flat on ground and first floors with a 2 bed flat on second and third floors to form one 5 bedroom self-contained residential flat (Class C3) (Granted 31-03-2020)

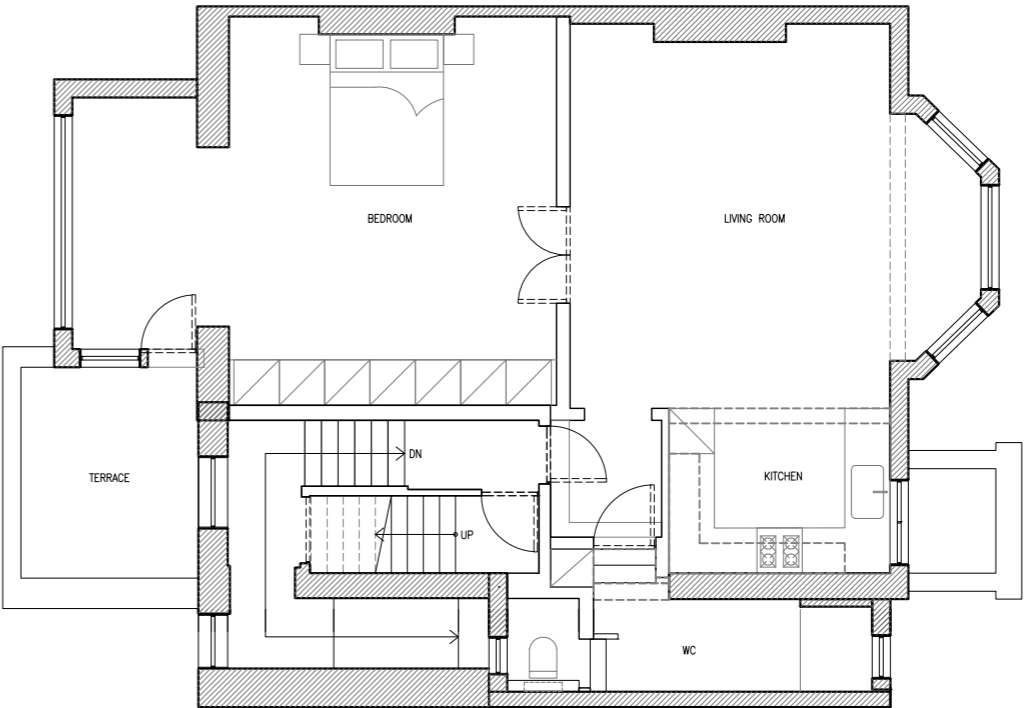
4.0 DESIGN STATEMENT

The proposal aims to seek planning permission for the amalgamation of Flat 1 (three-bedroom flat) and Flat 2 (one-bedroom flat) to create one five-bedroom dwelling (C3 use class).

Flat 1 was renovated by Neiheiser Argyros in 2020 which resulted in the erection of a single storey rear extension at ground level, the enlargement of the rear roof terrace and the erection of a single storey front and rear side extension along with landscaping alternations to the front and rear gardens. The flat was also renovated internally, including the repositioning of the internal stair and the strategic reconfiguration of rooms and walls to allow more natural light to enter the flat.



Existing 1st floor (Flat 1)



Existing 2nd floor (Flat 2)

4.0 DESIGN STATEMENT - continued

In order to internally connect Flat 1 & 2, it is proposed that the existing internal staircase of Flat 1 is extended vertically, directly connecting the existing 1st floor entry lobby with the existing 2nd floor kitchen area. On the 2nd level, the floor will be reconfigured to create two double bedrooms, maintaining the existing WC and removing the kitchen to make way for the new stair. A generous stair landing allows for visual connections between the 1st and 2nd floors.

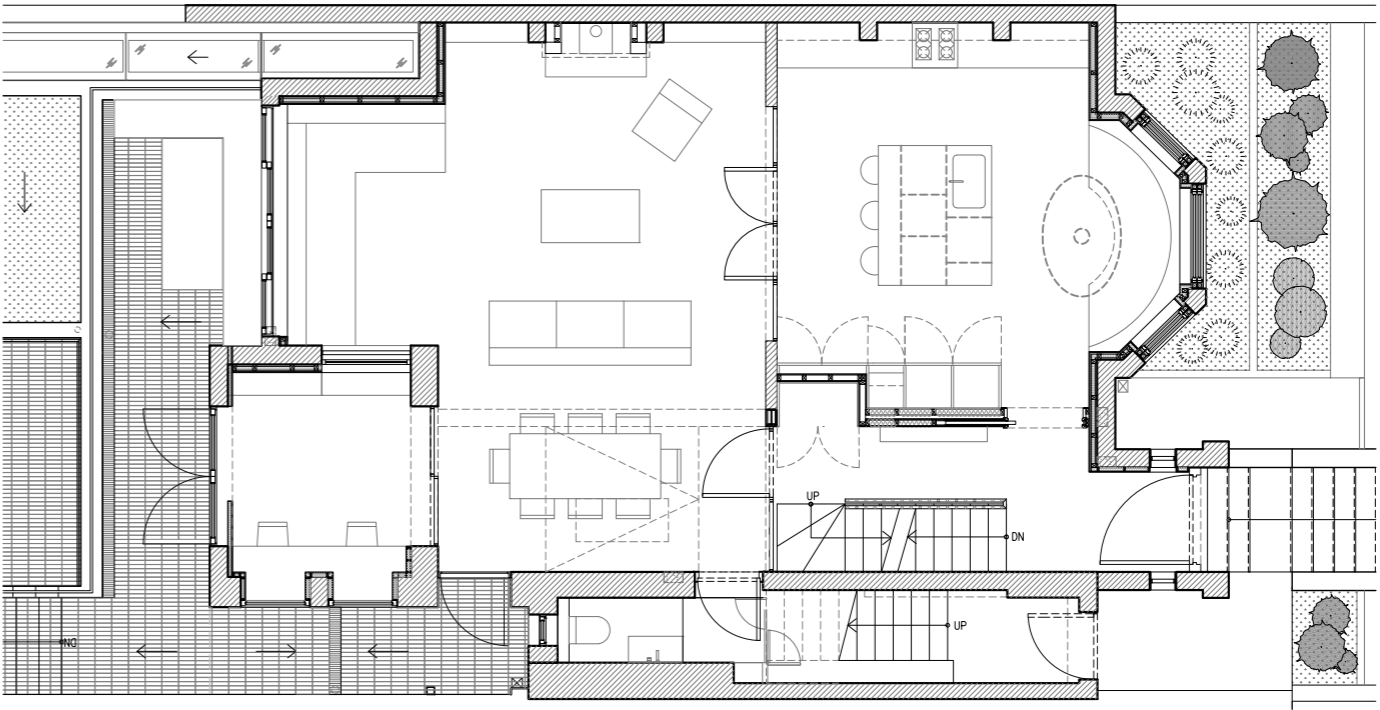
5.0 ACCESS

The existing street access to the 2nd floor will preserved, while a new internal stair will connect the 1st and 2nd floors. The second floor will thus have two means of egress to the street.

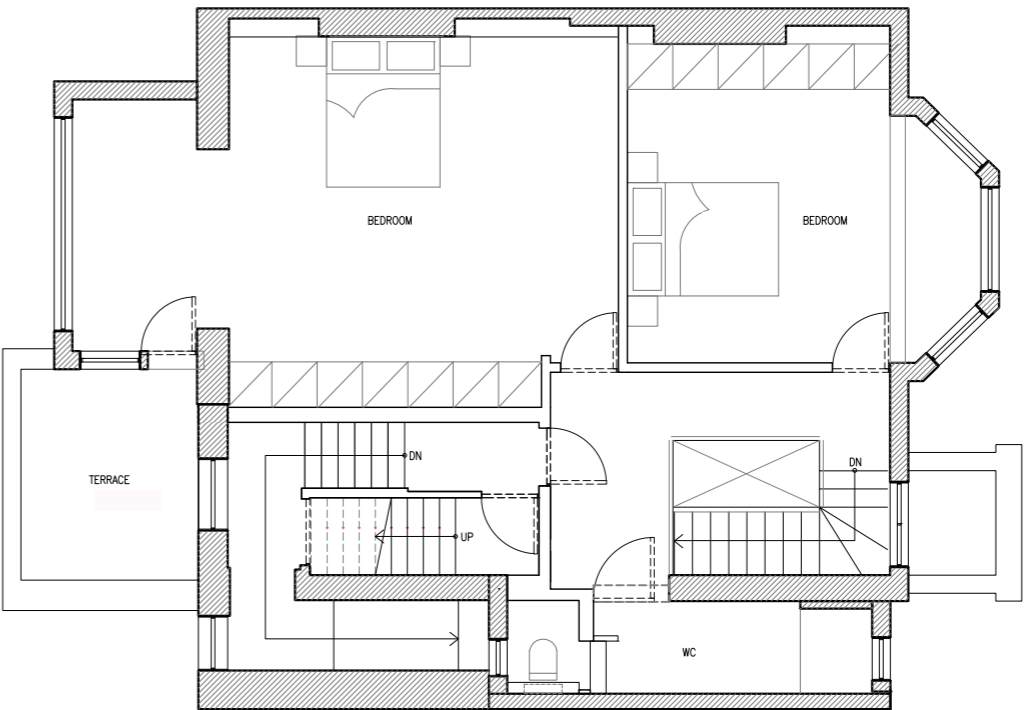
6.0 SUMMARY

In conclusion, the key beneficial features of the proposals are:

- The conversion of the two flats will provide a new five-bedroom family dwelling. •
- The proposal has no impact on the amenity and privacy relationships with the neighbouring properties



Proposed 1st floor (Flat 1 & 2)



Proposed 2nd floor (Flat 1&2)