

Design + Access Statement

Project: 11 Steele's Road

Job no: A114

Date: 11.02.2025

Design Proposal: Resurfacing of external front entrance steps in York stone.

1.00 Site Location

The property is located within the Eton Conservation Area, of the London Borough of Camden.

"The Eton Conservation Area was originally designated in December 1973. The report to the Borough's Planning and Communications Committee stated: 'The Eton Villas area is a small but complete enclave of early Victorian Villas centred around St Saviour's Church' "

Conservation Area Statement Eton

London Borough of Camden

2.00 Site Context

The property is part of a terrace of semi-detached Victorian villas. The villas are three stories high, with a lower ground floor. Access to the front door is via a flight of steps.

The front elevations along Steele's Road feature brick porticos and bay windows, with stucco detailing on the first floor windows. The villas are constructed from a light buff-coloured facing brick.

3.00 Planning History

There are three previous planning applications that relate to 11 Steele's Road:

- **2017/3305/P** Installation of patio doors to rear elevation at lower ground floor level. Status: Granted
 - **2017/4375/P** Dormer window to rear roof, oriel window to side elevation at lower ground floor level and replacement double glazing throughout. Side entry gate at lower ground level. Status: Granted
 - **2017/5563/P** Installation of side windows to existing front elevation bay window on the lower ground floor level. Status: Granted
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4.00 Existing

The existing front entrance steps that lead up to the front door consist of an asphalt covering. There are original buff brick walls with painted piers to either side of the entrance steps.

Like many of the properties along Steele's road, the property retains its original garden wall piers; however, the original railings are missing and the front garden has been converted into a parking space. The front garden is finished with stone paving.



Existing Photos : Front Entrance

5.00 Proposed Design

It is proposed to resurface the existing asphalt steps with York stone steps in line with the typical, original stone finishes of Victorian villas in the area. This durable, hard-wearing natural stone was widely used in Victorian architecture due to its strength, resistance to weathering, and attractive appearance. The existing brick piers and walls to the entrance steps will remain as existing. The existing stone paving and hard landscaping to the front of the property will remain as existing.

The resurfacing of the front entrance steps in York stone will be sympathetic to the context and will match the appearance and architectural style of the property itself and its neighbouring properties.



Existing Photos : York stone steps to neighbouring properties along Eton Villas and Steele's Road

6.00 Access Statement

There are no proposed changes to access, vehicular access and parking.

7.00 Conclusion

This design proposal aligns with the council's local development plans and policies. The proposed work respects both the historical context of 11 Steele's Road and the character of the surrounding properties.
