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External works at
12 Steele's Rd, London NW3 4SE

Design and Access Statement



SUMMARY

This application seeks permission for external works to a three-storey semi detached house.

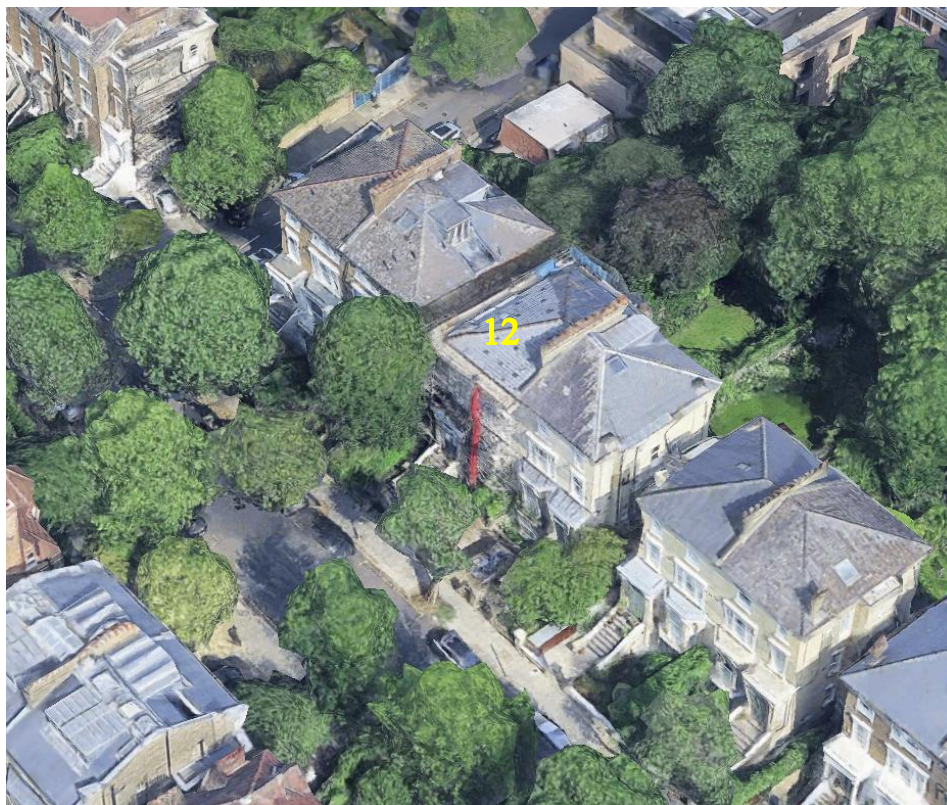
SETTING

12 Steele's Road is a three-storey semi-detached villa with a basement. It is not listed, but it sits within the Eton Road Conservation Area, established in 1973, in the Borough of Camden. The property is within Sub Area 1, which comprises the following streets: Eton Villas, Eton Road, Provost Road. Steele's Road (western side), Fellows Road (part of east side only). The Conservation Area statement describes the properties on Steele's Road in question as follows:

Nos. 1-14 Steele's Road comprise semi-detached villas. Nos. 1-8 are shown on the 1866 survey and it is likely that the remaining group had been added shortly thereafter.

Nos. 1-14 (cons) are specifically mentioned in the statement as making a positive contribution to the Conservation Area. 12 Steele's Road is part of a development of four semi-detached houses; it can be inferred from Ordnance Survey maps that it has been built after 1875 and before 1894 in the latter phase of the development of the area. The house is built in light buff coloured facing brick. The ground floor is raised with a substantial brick portico and bay window at ground floor and stucco detailing around first floor windows. The front area of the house originally would have had a low brick wall which had been removed to allow for vehicle access. Two of the original garden piers have been retained.

The front area and entrance steps require attention. The intention is to improve the appearance and accessibility of the property, so that it is adapted to the needs of its residents.



Aerial view

RELEVANT PLANNING HISTORY

There is no relevant planning history to show.

RELEVANT POLICIES AND GUIDANCE

National Policy

The National Planning Policy Framework (NPPF) 2023

Development Plan

The Development Plan is comprised of the London Plan 2021 and Camden Local Plan 2017. The following policies of the Development Plan are considered relevant to this application:

The London Plan 2021

Policy GC2 Making the best use of land

Policy GC4 Delivering the homes Londoners need

Policy D1 London forms, character and capacity for growth

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy CC1 Climate change mitigation

Policy CC4 Air quality

Supplementary Planning Guidance (SPG) or Documents (SPD)

For ease of reference a list of the currently adopted Supplementary Planning Guidance / Documents (SPGs / SPDs) to the Development Plan and also council guidance notes which are relevant to this site is provided below:

- * Camden Planning Guidance (CPG)
- * Eton Conservation Area appraisal and management strategy
- * Planning frameworks and briefs

PROPOSED WORKS

In the case of buildings, generally, the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past.

The property sits within the Eton Conservation Area. In considering whether to grant planning permission or listed building consent, the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires decision-makers to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The proposed external works are limited in scope and include:

1. Replacement of existing asphalted surface to entrance steps and path

The entrance steps and path are currently covered with an asphalted surface with inadequate fall. The current surfacing detracts from the appearance of the frontage of the property and the wider surroundings. It is proposed to remove the existing finish from the steps, lay a waterproof layer and new Yorkstone paving slabs with bullnose edge in an appropriate pattern. The same slabs are to be laid on the path. The slabs will match those in place in the driveway, which will be lifted and re-laid to an even level throughout. The proposed surface will be in keeping with the existing paving and is a more sympathetic treatment of the entrance of the house, thus having beneficial impact on the appearance of the Conservation Area.



Existing steps and entrance path

2. Installation of new railings to existing steps

The existing steps are bordered by brick parapets topped with stone coping. The side parapets are low in height and do not offer grip to the elderly residents. Railings are necessary and beneficial to ensure that the steps are safe. The proposal involves the installation of new metal railings. These will be painted in black, picking up on the existing detailing of the entrance gate, and of traditional design in keeping with the historic setting. These will be in keeping with the existing ironwork to the garden gate. Similar railings have been installed to nearby properties (see reference photos). The provision of new railings will improve the accessibility of the building and thus contribute to the long term enjoyment of the building for its current occupants. The visual impact of the changes will be negligible.



Existing steps to 12 Steele's Road



Railings to nearby properties

3. Installation of new electric car charging point

The owners are considering the purchase of an electric car which would require a charger. A similar charger has been fitted to the driveway of the property next door (see reference photo). The charging point will be wall mounted and only visible when approaching the property from the south. As such the visual impact will be negligible.



Electric car charging point to 11 Steele's Road

4. New lighting to existing steps

The proposal involves the installation of new high efficiency recessed LED lights to the internal side of the steps. The proposed light fittings are unobtrusive and their visual impact to the property is negligible. As the front area and entrance steps are not illuminated, the installation of minimal external lighting will ensure safer access.



Example of lighting fixture to be installed

Altogether, the works will improve the accessibility of the building through the provision of new railings, lighting and improvement of existing hard standing which will facilitate access for residents, as well as improve the presentation of the front of the house. The proposed alterations are very limited and are considered to have a neutral to low beneficial impact on the character and appearance of the Conservation Area.

RESIDENTIAL AMENITIES

The proposal will not affect the neighbours' residential amenities.

SUSTAINABILITY

Section 2 and 14 of the Planning (Listed Buildings and Conservation Areas) Act 1990 state that 'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The design also adopts measures for energy efficiency and carbon reduction as per policies CC1 Climate change mitigation and CC4 Air quality of the Camden Local Plan.

- The installation of the car charger will allow for the users of the building to use lower emission means of transport.
- New energy efficient LED lights will be installed as part of the works to the electric system.

ACCESS STATEMENT

There is no change to the existing access provision to the building.

Roger Mears Architects
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