

2

1

7 STEELES MEWS NORTH

HAVERSTOCK HILL

STEELES ROAD



02 SITE & CONTEXT

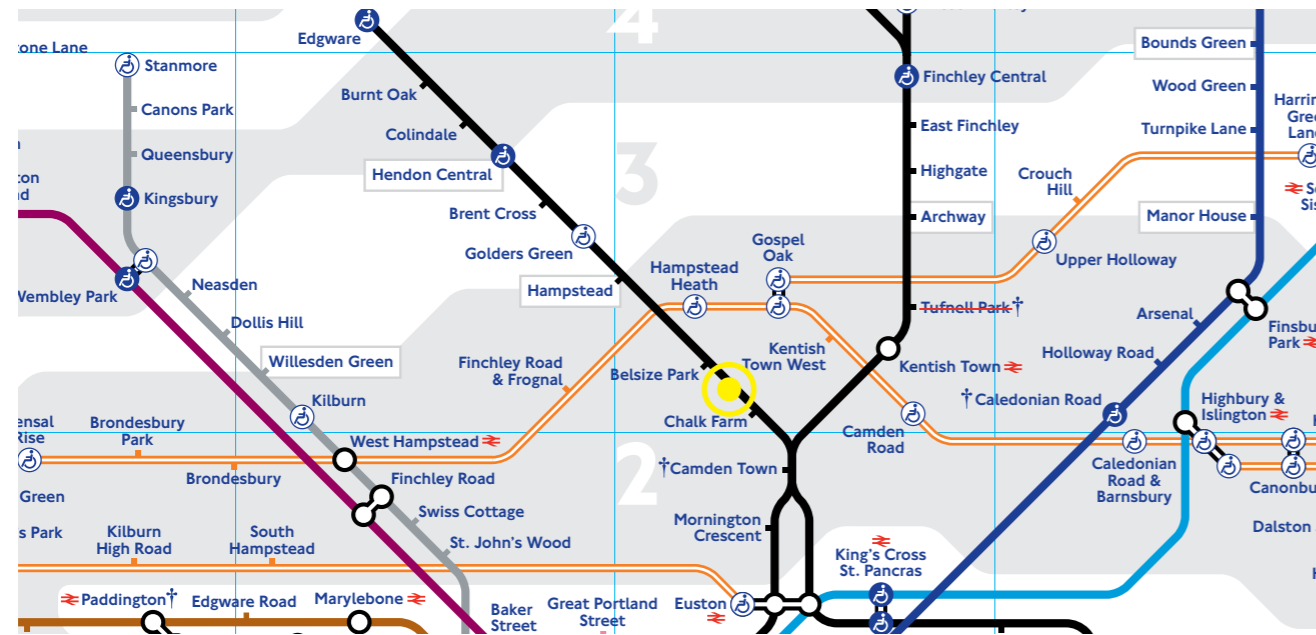
2.1 SITE OVERVIEW

Steeles Mews North is located in the London Borough of Camden, in the Belsize Park area. The Mews is accessed via Steeles Road, a side street from Haverstock Hill (A502).

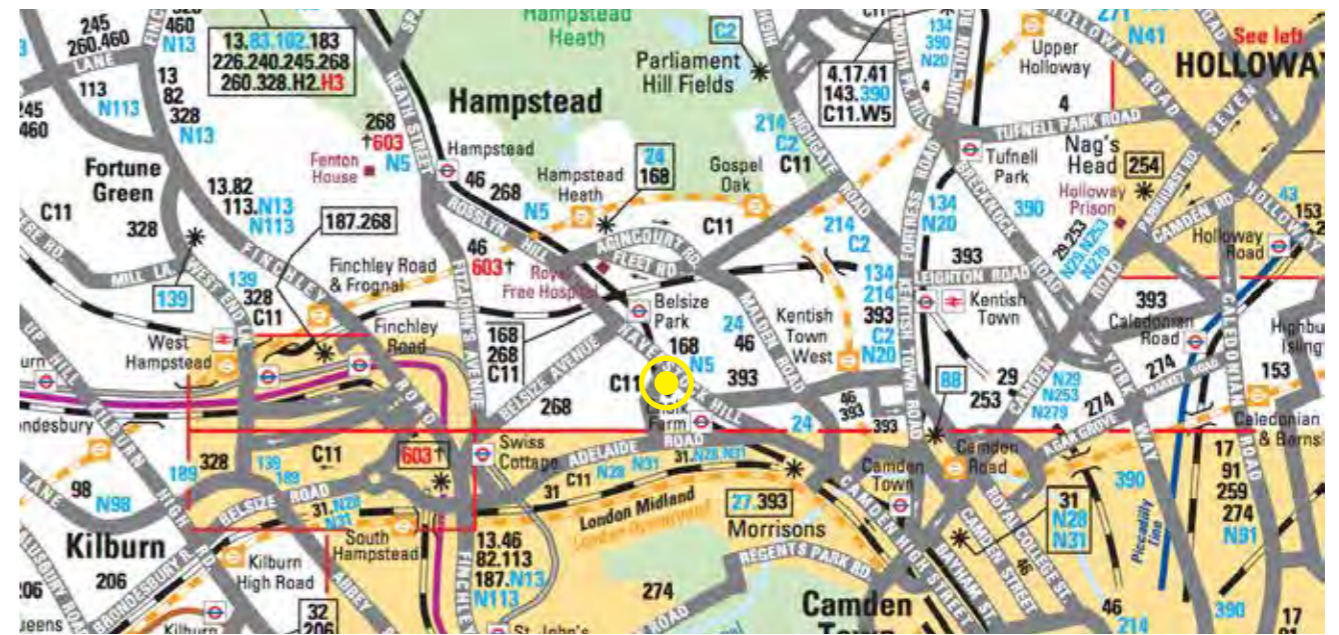
The Mews are built back-to-back with shops with residential upper floors that face Haverstock Hill. No. 7 is the end of terrace, which borders the garden of the Wychcombe Artist Studios.

LEGEND

- 1 WHYCHCOMBE STUDIOS
- 2 STANBURY COURT
- 3 ETON RISE FLAT BLOCK



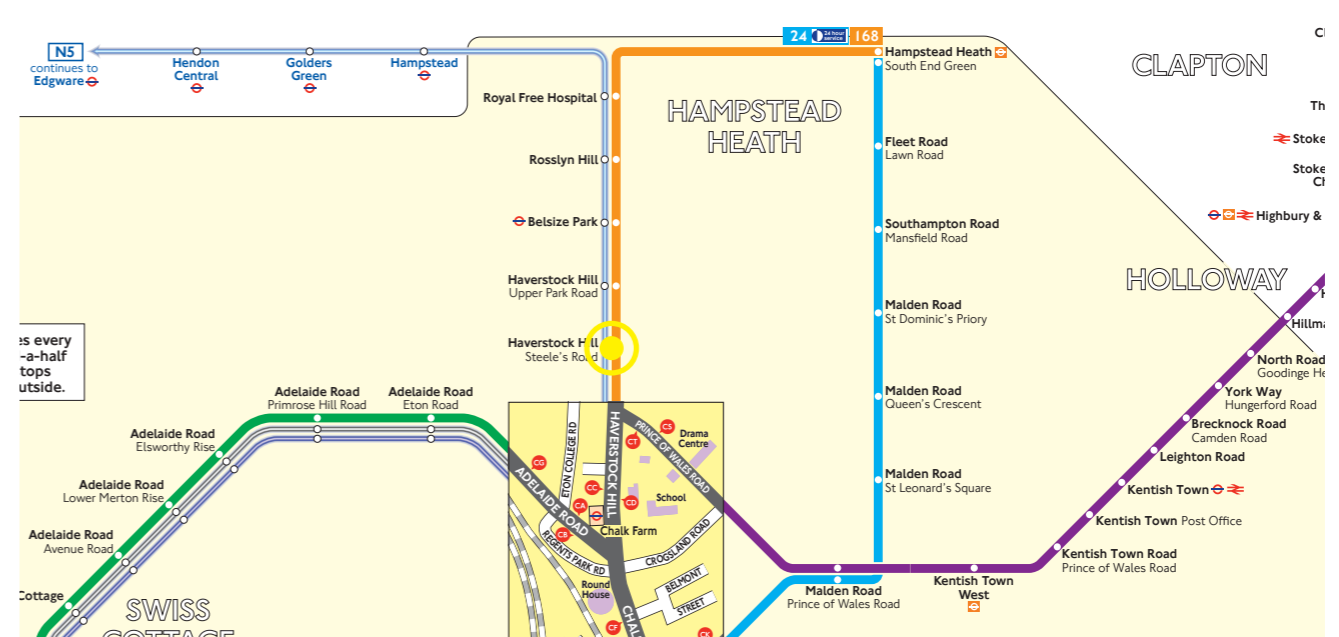
TUBE MAP WITH SITE LOCATION



CENTRAL LONDON BUS MAP WITH SITE LOCATION



BELSIZE BUSES SPIDER DIAGRAM WITH SITE LOCATION



AERIAL VIEW LOOKING EAST

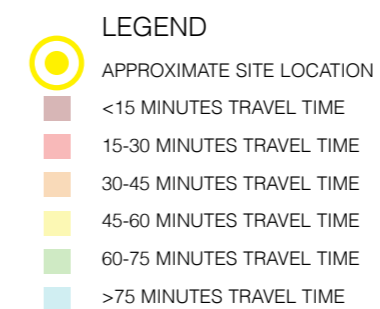
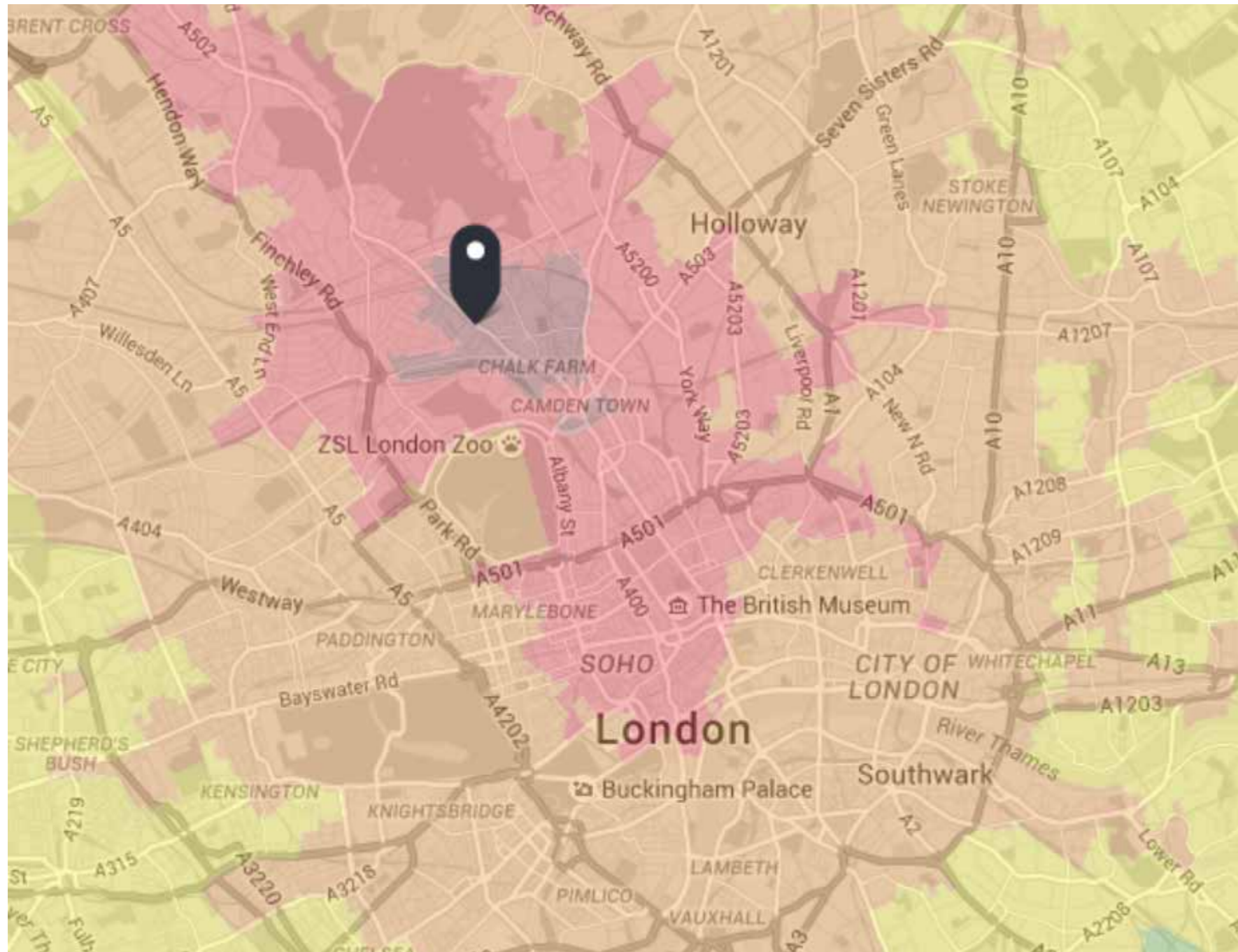
02 SITE & CONTEXT

2.2 TRANSPORTATION LINKS

Steeles Mews is centrally located in zone 2 and has moderate/ good access to public transport. It has a PTAL rating of 3, bordering on 4.

It is located in between the Chalk Farm and Belsize Park stops of the Northern Line, both about a 7 minute walk away.

The site is serviced by numerous buses (including night buses) and the Kentish Town West Overground station is a 12 minute walk away.



TIM MAP SHOWING TRAVEL TIME WITH PUBLIC TRANSPORT FROM SITE (BLACK MARKER)

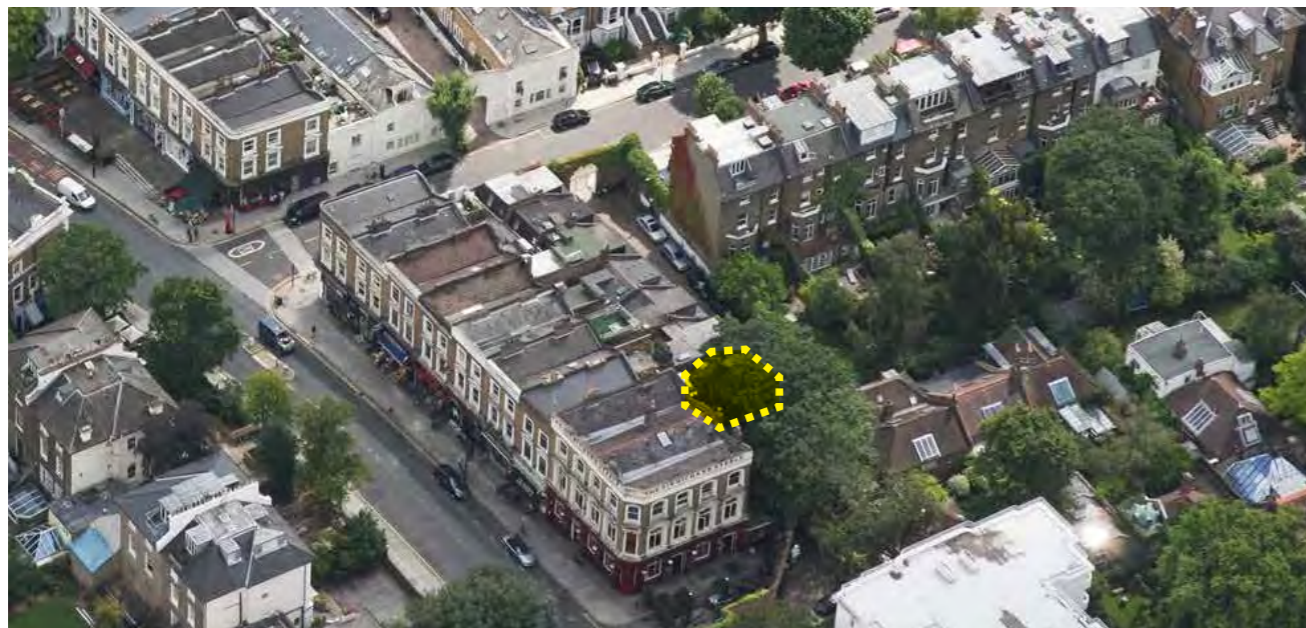
2.3 AERIAL PHOTOGRAPHS



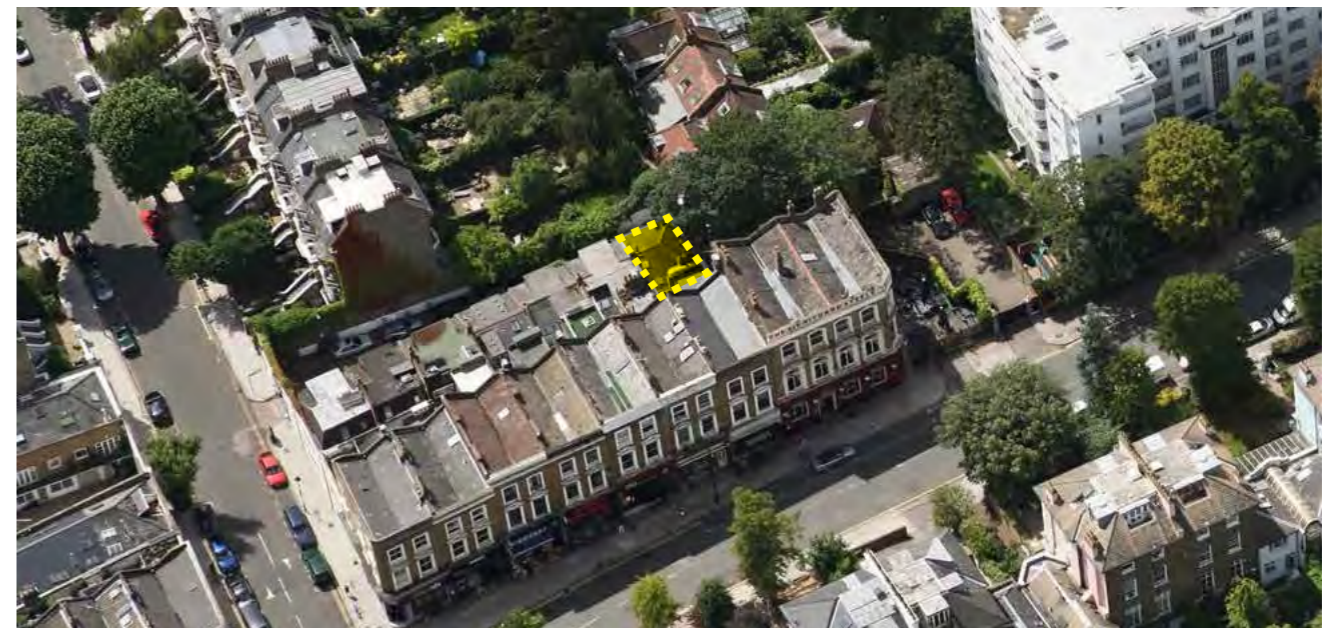
AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING WEST

02 SITE & CONTEXT

2.4 EXISTING STREETVIEW AND ELEVATION

The house is the end of terrace in a row of seven, accessed through an entrance arch. The Mews steps up towards the rear. Ground floor facades of all houses are different in terms of windows/ entrances. All houses have a dormer, except No. 7.

Parking for residents takes place in the Mews.

LEGEND

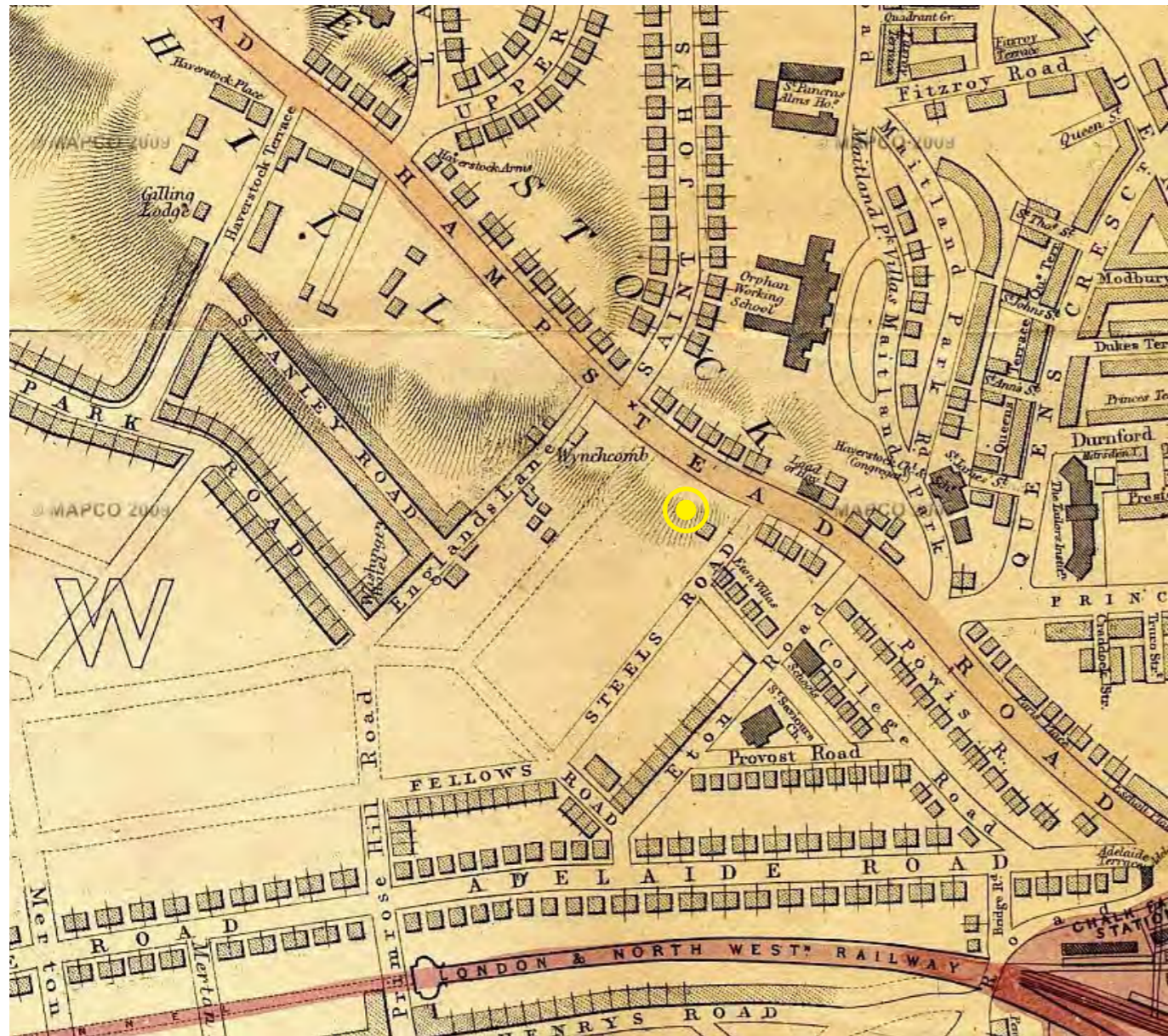
 OUTLINE OF PROPOSAL



STEELES MEWS NORTH PANORAMA



PHOTO MONTAGE OF STEELES MEWS 1-7 (RIGHT TO LEFT)




1868 MAP OF AREA (EDWARD WELLER F.R.G.S.): SITE UNDEVELOPED



1894 OS MAP OF AREA: SITE DEVELOPED

LEGEND

-  APPROXIMATE SITE LOCATION

02 SITE & CONTEXT

2.5 SITE HISTORY

The site was originally an area of farmland, owned by Eton College. Other than the collection of buildings around the Chalcot Farm and some on the Haverstock Hill frontage, the area was predominantly agricultural. One of the buildings on Haverstock Hill is understood to be Steele's Cottage, occupied by Sir Richard Steele and painted by John Constable in 1832.

Development of the land started slow with some villas along Haverstock Hill in the 1830's. Larger scale development started in the 1840's.

Steeles Mews South was developed between 1871 and 1875. Shortly after, the frontage of Haverstock Hill was developed further, followed by the North Mews (the keystone of the entrance gate reads 1875).

The original use of the Mews was stables that likely serviced the Haverstock Hill properties. Usually, Mews consisted of carriage houses below with living quarters above, built around a paved court.

source: Eton Conservation Area Statement



JOHN CONSTABLE: SIR RICHARD STEELE'S COTTAGE (1832)

PARKHILL CONSERVATION AREA

BELSIZE CONSERVATION AREA

ETON CONSERVATION AREA





02 SITE & CONTEXT

2.6 ETON CONSERVATION AREA

7 Steele's Mews lies within the Eton Conservation Area in the borough of Camden, London. The Steele's Mews (South and North) were added to the conservation area in 1984. The Mews are in the Archaeological Priority Area of the Conservation Area, as identified by the English Heritage Greater London Archaeological Advisory Service.

The Eton Conservation Area statement identifies the North Mews as converted to residential occupation. The original garage frontages have generally been lost and the steel balcony at first floor level is identified as a relatively recent addition.

The access arch, covered in Virginia Creeper as well as the setted crossover and the granite setts (cobble stones) are original. The entrance misses the grand pediment that is still retained in the South Mews.

The Mews itself are not listed, but are designated as buildings making a positive contribution to the Conservation Area. The primary reason for the positive contribution is listed as:

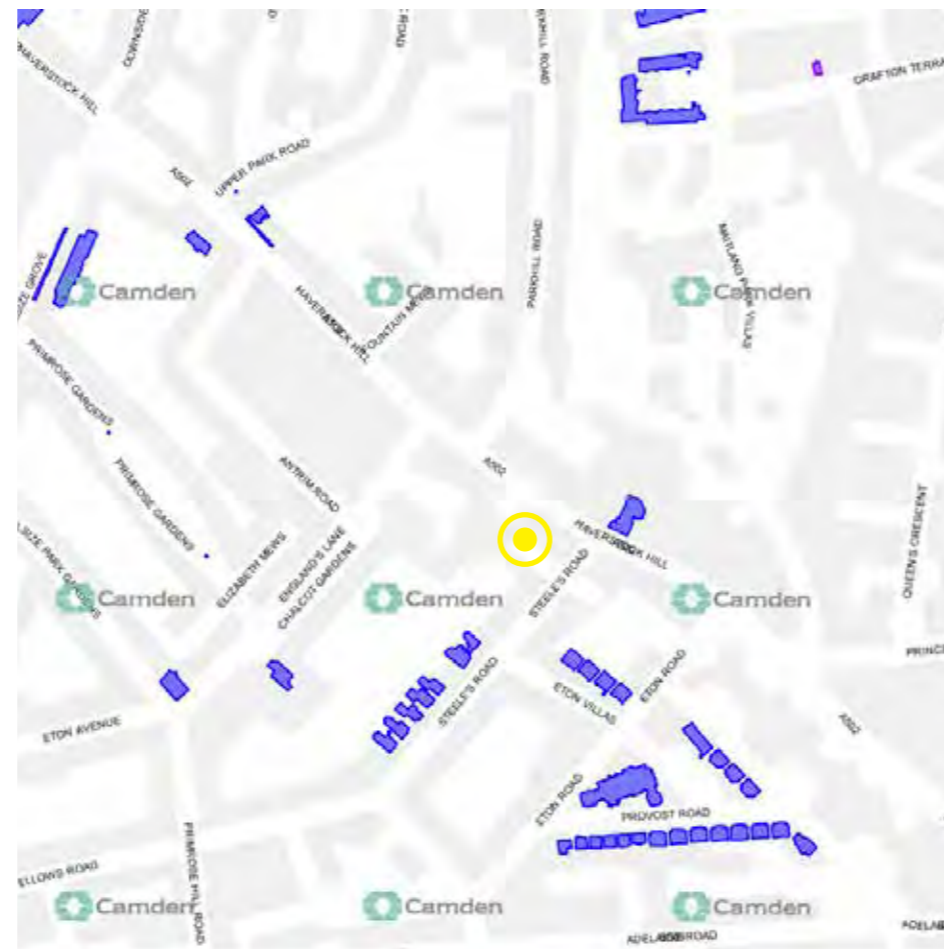
"Consistent terrace of mews houses in Steele's Mews North".

Furthermore, streetscape items that are identified as positively contributing are:

"Substantial frontage wall with archway through to both mews areas (...)"

and (North only):

"Original square, pink granite setts with central three-row drainage channel".



LISTED BUILDINGS IN THE AREA

- LEGEND
- GRADE I LISTED
 - GRADE II LISTED
 - GRADE II* LISTED
 - SITE LOCATION
 - ETON CONSERVATION AREA BOUNDARY
 - NEIGHBOURING CONSERVATION AREAS BOUNDARIES