

DESIGN & ACCESS STATEMENT

ADDRESS : 11 Steele's Road, London, NW3 4SE

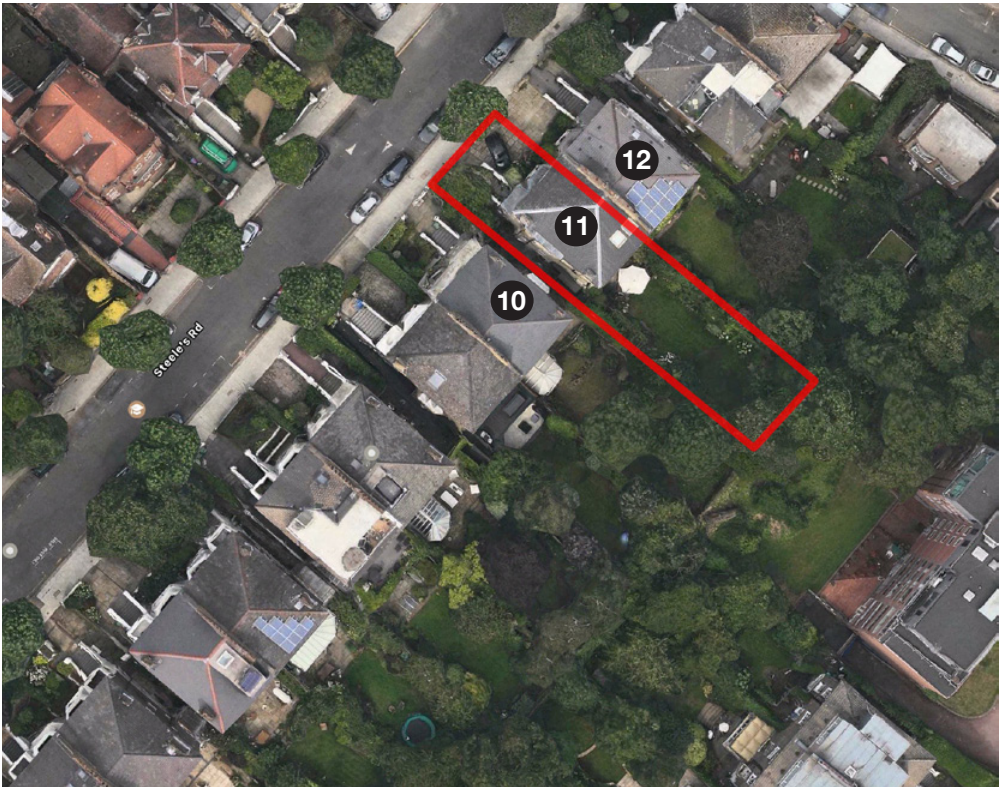
DESCRIPTION : Proposed side windows to existing front elevation bay window on the lower ground floor.



Front entrance to 11 Steele's Road

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Birdseye view of 11 Steele's Road

1.0_Introduction

This Design & Access Statement is part of a planning application for proposed works to no.11 Steele's Road, London, NW3 4SE.

This statement should be read in conjunction with the following:

- Site Location Plan
- Site Plan
- Existing Lower Ground Floor Plan
- Proposed Lower Ground Floor Plan
- Existing Front Elevation
- Proposed Front Elevation
- Photographic Survey



Front elevation bay window of 11 Steele's Road

1.1_Site Context

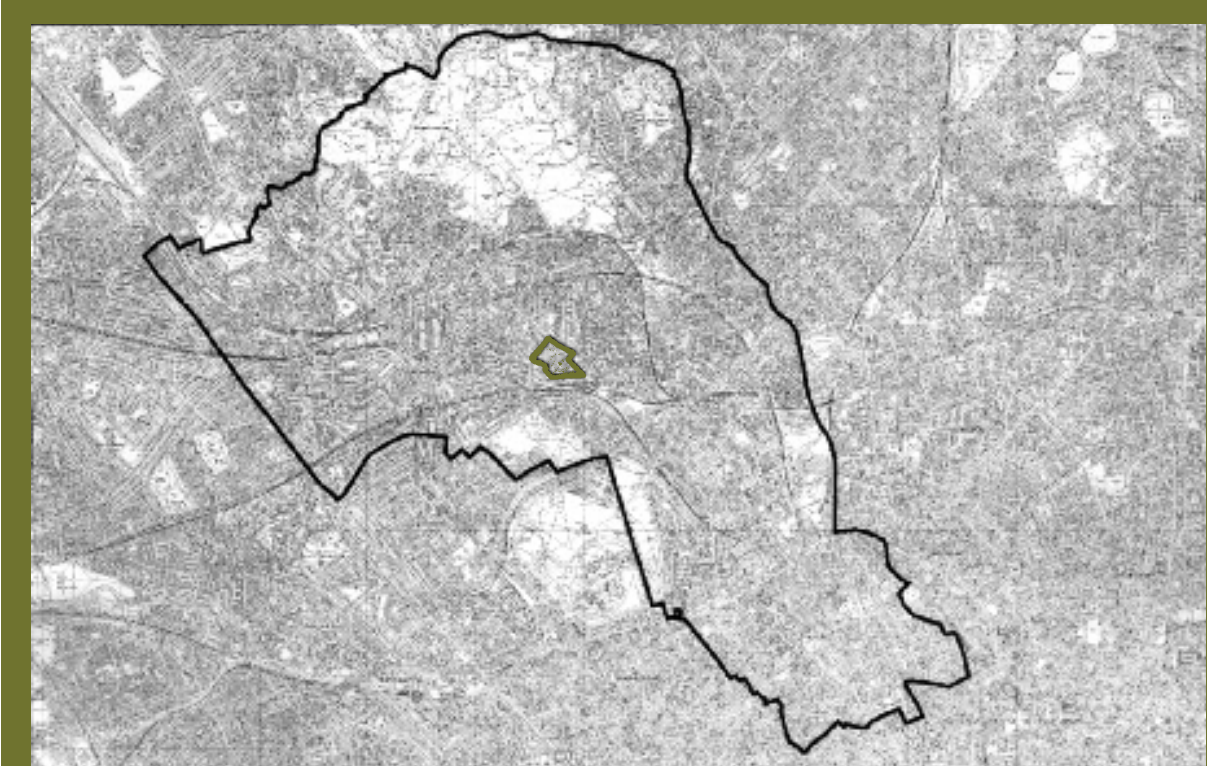
Located within Camden Council, no.11 Steele’s Road falls under the Eton Conservation Area, which was originally designated in December 1973.

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”.

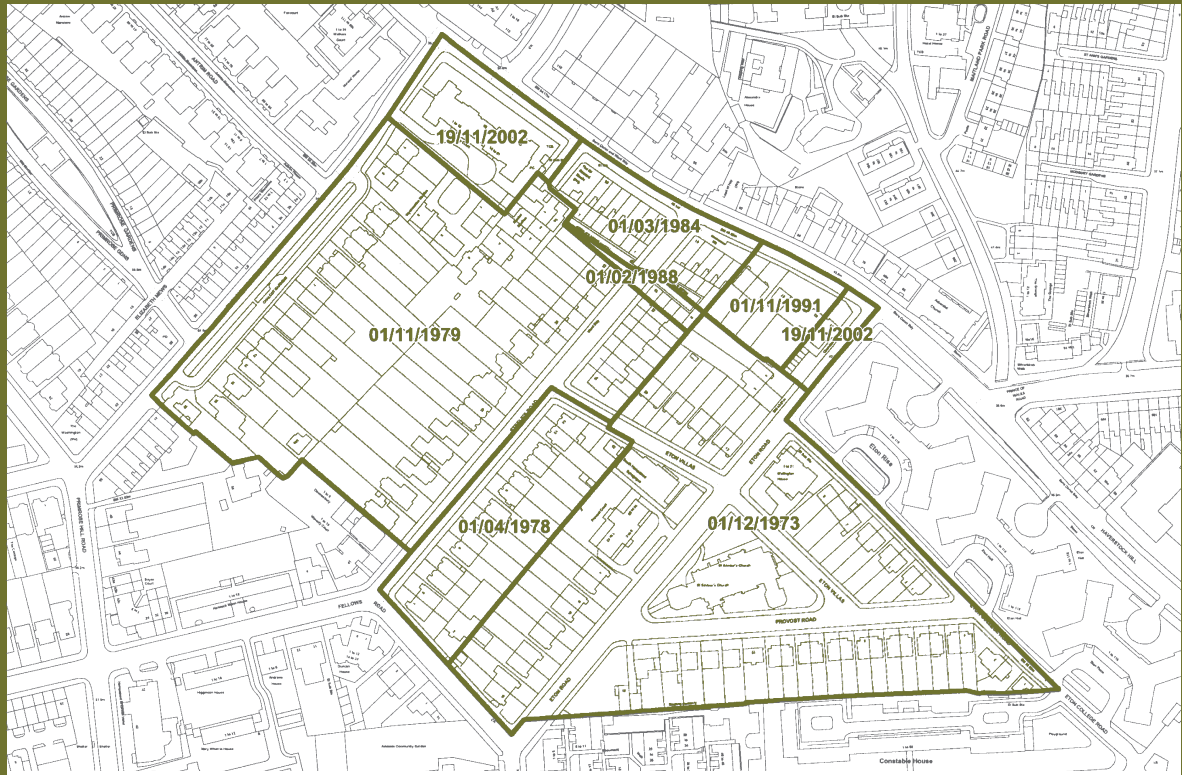
Nos 1-14 (cons) are pairs of semi-detached buff brick villas with classical stone detailing and hipped slate roofs.

- Mature London Planes within the street.
- Tiled signage at both ends of the street.
- Cobbled entrance to Steele’s Mews north.
- There are a variety of original frontage boundary walls and gate piers that are important in defining the street.

Conservation & Urban Design Team
London Borough of Camden
Environment Department
Town Hall Extension
Argyle Street, London WC1H 8ND



Camden and location of Conservation Area



Designation dates

1.2_Planning History

Prior to this application, two other applications have been applied for, and granted, concerning no.11 Steele’s Road.

The first application involves new patio doors to the rear elevation on the lower ground floor.

Planning reference: 2017/3305/P

The second application involves a new roof dormer window to the rear elevation and an oriel window and gate to the side elevation on the lower ground floor.

There will also be the replacement of all glazing throughout the property with 4mm Slimlite double glazing in a style to match the existing windows. This includes the bay window to the front elevation on the lower ground floor.

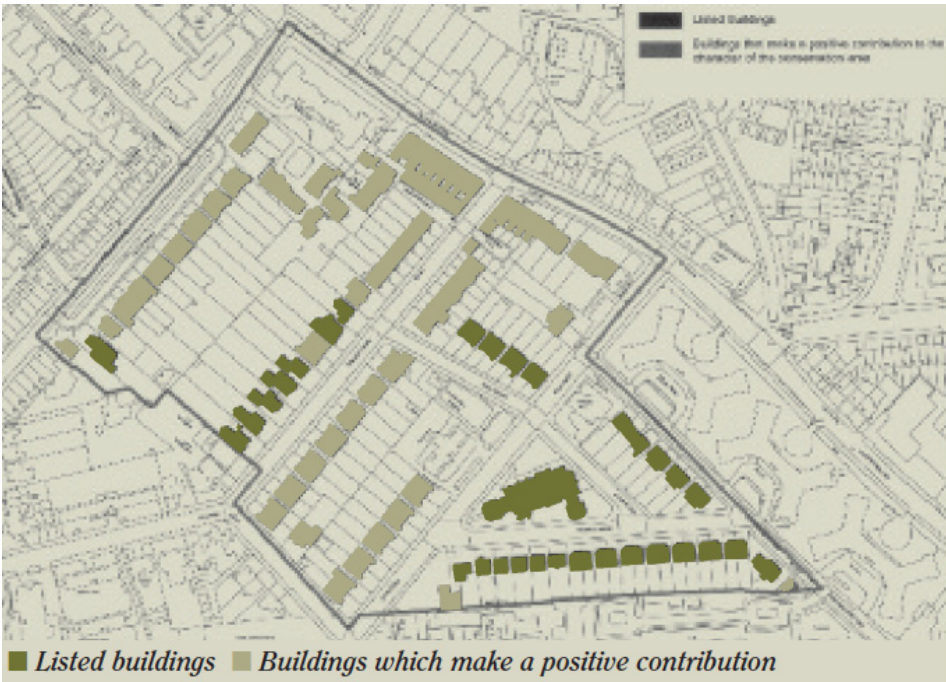
Planning reference: 2017/4375/P

These proposals have been shown on the proposed drawings accompanying this application where relevant and annotated for clarity.

1.3_Planning Considerations

The Camden Local Plan and the following policies from Camden Planning Guidance have been particularly taken into consideration in the proposed design:

- CPG 1 (Design) 2015
- CPG 4 (Basements and lightwells)
- CPG 6 (Amenity) 2011
- Camden: Eton Conservation Area Statement 2002



Camden: Eton Conservation Area Statement page 18

1.4_Context

The following photos are of neighbouring properties along Steele's Road and Eton road with lower ground floor bay windows that have two windows on either side of the main window.



2.0_Design Proposal

It is proposed to create two new windows on either side of the existing main bay window to the front elevation on the lower ground floor.

Currently, the bay window on the ground floor has two windows on either side of the main window. The two new windows on the lower ground floor will be aligned with these.

3.0_Use and Access

No change is proposed to the use of the property; it will remain as a single residential dwelling.

4.0_Scale and Appearance

Aesthetically the two new windows will be sympathetic to their context and will match the appearance and style of the main bay window on the lower ground floor; being secondary in design to the bay window on the ground floor.

5.0_Conclusion

The two new windows will improve the light quality entering the property and will have a minimal visual impact as they will be on the lower ground floor and will be partially hidden by the planting in the front lightwell.

This design proposal has carefully considered the council’s local development plans and policies. The proposed works are considerate of the contextual heritage of the house as well as neighbouring properties.



Front elevation bay window of 11 Steele’s Road