

Top Floor Flat (= Flat 4) 17 Steele's Road London NW3 4SH

**Design & Access Statement**

	<p><b>Content:</b></p> <ol style="list-style-type: none"> <li>1. Scope of the Application</li> <li>2. Site and Surroundings</li> <li>3. Design</li> <li>4. Use</li> <li>5. Parking</li> <li>6. Landscaping</li> <li>7. Planning History &amp; Precedents</li> <li>8. Neighbour Consultation</li> <li>9. Sustainability Statement</li> <li>10. Access</li> </ol>					
<p><b>1</b></p>	<p><b>Scope of the Application</b> Enlarged of rear dormer with French window and small sunken balcony to a residential flat at 3<sup>rd</sup> floor level (= top floor flat). Relocate rooflight and install additional rooflight.</p>					
<p><b>2</b></p>	<p><b>Site and Surroundings</b> The site comprises a three storey with basement, mid-terrace residential building converted to contain 5 flats. It is located on the south side of Steeles Road and within the Eton Conservation Area, in the London Borough of Camden.  The flat in question has an open plan living/kitchen area and a small size bedroom both with pitched roofs; a tiny shower room. The actual usable space is reduced due the pitched roof. Therefore the proposed enlarged rear dormer window will provide a little extra usable space.</p>					
<p><b>3</b></p>	<p><b>DESIGN</b></p>					
	<p>Consideration on the impact of the proposal on the character and appearance of the Conservation Area and on the appearance of the existing building.</p> <table border="1" data-bbox="336 1469 1350 2049"> <thead> <tr> <th data-bbox="336 1469 852 1503">PROPOSALS</th> <th data-bbox="852 1469 1350 1503">ANALYSIS</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 1503 852 2049"> <p>Replacement of the existing rear dormer window with a larger dormer window with small sunken balcony</p> </td> <td data-bbox="852 1503 1350 2049"> <p>The existing roofscape of Steele's Road is characterized by a variety of front and rear dormers set within the roof slope. The proposed rear box dormer is set well within the main roof, set in from the sides, similar to the existing one at no 18 Steeles Rd also similar to the approved application at 18 Steeles Rd 2013/2813/P, where the case officer noted: <i>(...) The rear dormer window with balcony would not be highly visible and therefore not impact on the street scene character.(...) Whilst it is acknowledged that the proposed new balcony would be afforded views into the rear gardens of the surrounding</i></p> </td> </tr> </tbody> </table>		PROPOSALS	ANALYSIS	<p>Replacement of the existing rear dormer window with a larger dormer window with small sunken balcony</p>	<p>The existing roofscape of Steele's Road is characterized by a variety of front and rear dormers set within the roof slope. The proposed rear box dormer is set well within the main roof, set in from the sides, similar to the existing one at no 18 Steeles Rd also similar to the approved application at 18 Steeles Rd 2013/2813/P, where the case officer noted: <i>(...) The rear dormer window with balcony would not be highly visible and therefore not impact on the street scene character.(...) Whilst it is acknowledged that the proposed new balcony would be afforded views into the rear gardens of the surrounding</i></p>
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		<p><i>properties, these are considered to be no more intensive than existing views from windows on the lower levels (...), and as such are considered to be acceptable in this instance. There is no direct overlooking of windows of habitable rooms.</i></p>
	<p>Relocate a conservation style rooflight over stairs on the rear section of the roof.</p> <p>Insert new conservation rooflight on the street side of the roof</p>	<p>A rooflight already exists at the rear which is to be re-positioned. Adding a rooflight on the street side will have minimal impact as they will be barely visible from the street (if at all) due to the low roof pitch. No.18, the adjoining property, has a precedent in 2no. similar existing rooflights. Rooflights to Flat Roof are not actually visible</p>
4	<b>USE</b> The use is residential and will remain so under the proposal.	
5	<b>PARKING &amp; HIGHWAYS</b> N/A	
6	<b>LANDSCAPING</b> N/A	
7	<b>PLANNING HISTORY &amp; PRECEDENTS</b> The most relevant precedent is 18 Steeles Road 2013/2813/P, next door, where similar proposals have been recently approved by the Council.	
8	<b>NEIGHBOURHOOD CONSULTATION</b> We met and discussed with the Landlords of no.17 Steeles Road who also own and occupy the Garden Flat and own the 2 <sup>nd</sup> floor at no 17. We also consulted with 20 Eton Villas (the house at the bottom of the garden). We can report no objection or adverse comments to the proposal.	
9	<b>SUSTAINABILITY STATEMENT</b> The proposed enlarged French window and rooflights will increase the natural light available. We will take the opportunity provided by the roof alterations to upgrade the thermal insulation to modern standards. All new lighting will be low-energy fittings.	
10	<b>ACCESS</b> Access to the building and flat is unchanged by the proposals.	