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1 Steeles Road Application.

Introduction

This document sets out the application for 1 Steeles Road Rear Dormer.

Dormer Extension to Rear roofslope

Site Context

1. 1 Steeles Road is located at the corner of Steele's Road and Fellows Road within Sub-area 1 of the Eton Conservation area.
2. The house is part of a series of Semi-detached Villas along the street. Nos. 1-8 is shown on the 1866 survey. The villas are on three storeys, with a lower ground floor. The ground floor is raised with substantial brick porticos and bay windows at ground floor and stucco detailing around first-floor windows.
3. This group is noted in the conservation area statement as making a positive contribution to the character of the conservation area.

Planning Context.

4. The property has been subject to several planning applications over the years but these relate to works to trees within a conservation area rather than applications relating to the property. The most recent being 2019/3527/T.
5. As far as we have been able to ascertain none of the trees on the property has Tree Preservation orders.
6. An application 2003/1564/T to add on a dormer window to the rear and side roof slope was withdrawn.

Relevant planning applications

7. Full planning permission granted 2008/1116/P for number 5 Steele's Road for rear Dormer.

Relevant Documents.

8. Relevant policies and guidance:
9. National Planning Policy Framework (2019)
10. The London Plan March 2016
11. Camden Local Plan (2017)
 - a. A1 - Managing the impact of development
 - b. D1 - Design

- c. D2 - Heritage
12. Camden Planning Guidance
 - a. CPG Design (2019)
 - b. CPG Altering and extending your home (2019)
 - c. CPG Amenity (2018)
 13. Eton Conservation Area Statement (2002)
 14. In preparing this document we have been mindful of the detail and recommendations within the following documents from Camden Council.
 15. *Eton Conservation Area Statement* specifically para ET27 and ET28.

Pre-application Advice.

16. We have not sought pre-application advice for this proposal.

Heritage Statement.

17. From the Eton conservation area appraisal.

1 Steel's Road is a substantial semi-detached Victorian villa dating from the C19th. 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.

The villas are on three storeys, with a lower ground floor. The ground floor is raised with substantial brick porticos and bay windows at ground floor and stucco detailing around first-floor windows. Chimney stacks on the party wall line are prominent. Some stacks have been reduced and many pots are missing. The villas are built in an attractive light buff coloured facing brick.

The property over 4 stories is fairly typical of the other semi-detached villas located along the road and in the wider Eton Road Conservation Area, It is located on a corner plot with Fellows Road on the very edge of the conservation area, and has had substantial internal alterations in the early 2000'.

The windows are single glazed timber sash.

Character and Appearance of the Area

18. The Eton Conservation Area has been divided into four areas which have their own particular characteristics. These areas are:

Sub-area 1 Eton Villas, Eton Road, Eton College Road and Provost Road Steele's Road (west side), Fellows Road (part of east side only)

Sub-area 2 England's Lane (part of south side), and Chalcot Gardens

Sub-area 3 Wychcombe Villas and Steele's Studios

Sub-area 4 Haverstock Hill (west), Steele's Mews North, Steele's Mews South.

19. This sub-division in part reflects the original sequence of designation as a Conservation Area which appears to be based on areas with identifiable character. Apart from some notable 20th-century replacement buildings it also has a historical basis with each area having broadly developed at a similar time. The process of the extension has to lead to an area displaying greater diversity, albeit one which was largely developed in its current form in the middle and later part of the 19th century.

20. The character and appearance of sub-area 1: Eton Villas, Eton Road, Provost Road. Steele's Road (western side), Fellows Road (part of east side only)

21. This is the largest of the sub-areas, the core of which focuses onto the Conservation Area's set-piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid-Victorian semi-detached villas.

22. The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850.



Taken from the Eton Conservation Area Statement.

Buildings Making a positive contribution to the conservation area.

23. Steele's Road Nos. 1-14 (cons) - Pairs of semi-detached buff brick villas with classical stone detailing and hipped slate roofs.

Existing Roof scape.



Dormer Roof Extensions in the local building group in the Conservation Areas

33 Steele's Road - App: PWX0202300 - Granted 2002

34 Steele's Road - App: 2003/1748/P - Granted 2003

7 Steele's Road - App: 8401049 - Granted 1984

5 Steele's Road - App: 2008/1116/P - Granted 2008

Flat 4, 3 Steele's Road - App: 2008/1774/P - Granted 2008

10 Eton Road - App: 2004/2894/P - Granted 2004

11 Eton Road - App: 2004/2894/P - Granted 2004

13C Eton Road - App: 2015/5239/P - Granted 2016

14 Eton Road - App: 2013/0134/P - Granted 2013

15 Eton Road - App: 2013/0134/P - Granted 2013

16 Eton road - App: 2018/1612/P - Granted 2018

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The proposals.

25. The proposals match exactly the dormer roof at no 5 Steele's Road in size and materials.
26. The Dormer is set down from the ridge, and away from the hip and chimney stack.
27. The dormer is to be lead faced.

Visual Impact

29. To assess the visual impact of the proposals from the street we have prepared a series of 3D visuals to compare the existing and the proposed.



Existing View From the Corner of Fellow Road and Steels Road.



Existing View From Fellows Road opposite 2 Fellows Road.



Existing View From the Corner of Fellow Road and Steels Road.



Proposed View From Fellows Road opposite 2 Fellows Road.