

December 7, 2020

Householder Planning Application

## Design & Access Statement

Flat 1, 29 Steele's Road, NW3 4RE

Prepared For:

Mrs. Barbara Rauber and Mr. Andrei Brasoveanu

Prepared By:



NEIHEISER ARGYROS  
59 Lonsdale Road,  
London, W6 6RA  
[www.neiheiserargyros.com](http://www.neiheiserargyros.com)

## Householder Planning Application for:

- The partial lowering of the rear lower ground floor.
- The replacement of the lower ground floor side entrance door.

## SITE DESCRIPTION

No. 29 Steele's Road is a five storey terraced house located at the end of a terrace. The property is located within the Eaton Conservation area. Flat 1 is a two storey, three-bedroom unit with a private entrance and a rear garden. To the front of the property there is a private off-street parking zone.

## PLANNING HISTORY

- i. 2020/1663/P- Demolition of existing lower ground floor rear structure and erection of single storey rear extension, enlargement of rear roof terrace; erection of single storey front and rear side extensions; landscaping alternations to front and rear gardens.  
(Decision: Full Planning Permission Granted 26-08-2020)
- ii. PP-09073293v1 (Decision: In progress, Submission date:22-09-2020)
- iii. PP-09070544v1 (Decision: In progress, Submission date:22-09-2020)
- iv. 2011/4131/T- REAR GARDEN: Willow - Fell  
(Decision: No Objection to Works to Tree(s) in CA 19-09-2011)
- v. 2007/1452/T- REAR GARDEN: 1 x Twisted Willow - Reduce by 50-60%.  
(Decision: No Objection to Works to Tree(s) in CA 01-05-2007)
- vi. 8992081 - Advice on trees  
(Decision: RZ - Data Take on 24-05-1989)
- vii. 8500047 - Change of use including works of conversion to form a self-contained flat and two maisonettes including the enlargement of an existing dormer at the front and the provision of a roof terrace at the rear as shown on drawings No.531/1 2 7B 8 and 9B as revised on 19<sup>th</sup>  
(Decision: Grant Full or Outline Planning Permission 19-03-1985)
- viii. CTP/G9/13/25/16528 - Alterations to the roof at the front and rear of 29 Steele's Road, NW3.  
(Decision: Refusal 23-11-1973)

## **PROPOSAL, SCALE, LAYOUT, APPEARANCE**

**The partial lowering of the rear lower ground floor.** The finished floor will be lowered by 300mm at the conservatory room area. The current floor build-up does not have any insulation and is thus not energy efficient. The proposed new build-up will be properly insulated to meet current thermal code regulations.

This proposed change will not affect the exterior elevation of the building and will thus not have any adverse effect on the neighborhood.

A Basement Impact Assessment has been prepared for this application by Constant Structural Design and accompanies this application. In summary, *“the proposed development will not increase flood risk at the site or in the surrounding area. It will also not adversely impact the Council’s sustainability objectives. With good workmanship, the lower ground floor level can be lowered as proposed, without imposing damage to the existing structure or neighbouring buildings.”* A possible structural sequence of works has also been outlined in the BIA report.

**The replacement of the lower ground floor side entrance door.** The new door will be partially glazed and will match in colour the existing main front door. The proposal will allow for additional natural light into the house.

## **PROPOSED USE AND ACCESS**

The use as a single-family dwelling will be retained. The proposed works will not affect the existing access to the property from the street.

## **CONCLUSION**

The proposals do not have any adverse effect on the character of the neighbourhood and conservation area. We therefore respectfully ask that the council grants this application.