



DESIGN, ACCESS & HERITAGE STATEMENT – 1 STEELES MEWS SOUTH.

WORKS TO INCLUDE:

- PARTIAL DEMOLITION OF THE EXISTING ROOF ON EITHER SIDE OF THE FRONT DORMER TO CREATE A WIDER ROOF TERRACE
- REPLACEMENT OF ALL ROOFLIGHTS WITH FIXED DOUBLE GLAZED UNITS
- REPLACEMENT OF ALL WINDOWS WITH TIMBER FRAMED DOUBLE GLAZED WINDOWS TO MATCH EXISTING STYLE
- INSTALLATION OF TWO NEW ROOFLIGHTS TO REPLACE THE EXISTING ROOFLIGHT ON SECOND FLOOR
- NEW WHITE TIMBER FRAMED DOORS AT FIRST AND SECOND FLOORS TO MATCH EXISTING

THE ADDRESS OF THE PROPERTY IS 1 STEELES MEWS SOUTH, LONDON NW3 4SJ.

1.0 INTRODUCTION – this Design, Access & Heritage Statement is to accompany and support a planning application, at the above address. The site comprises a two-storey (plus loft) dwelling.

2.0 LOCATION – this dwelling is located on the north side of Steele's Mews South, with the northeast frontage facing Steele's Road.

3.0 DESCRIPTION OF BUILDING – Steele's Mews South is reached via an arch with grand pediment, flanked by a painted brick symmetrical two-storey development. However, the entrance and flank building façade are all that remain from the original development. The interior of the mews is of recent construction from the 20th century, with ten individual residential dwellings featuring entrances from a central courtyard. Each unit features a ground floor entrance, garage (with many being converted to residential uses), and first floor balconies. The architecture is plain, but the use of materials, scale, and massing is sympathetic to the area and the layout of development closely resembles the original plan form.

4.0 SCHEDULE OF WORKS – 1 Steele's Mews South, which is the subject of the application, is not listed but the site is located within the Eton Conservation Area (Sub-Area 4) and noted within the Eton Conservation Area Statement as being a positive contributor to the conservation area. The proposals are as set out in this Design, Access & Heritage Statement also on the floor plans & elevations.

5.0 PROPOSED USE / AMOUNT OF DEVELOPMENT – please see description above.

6.0 LAYOUT – please refer to proposed floor plans.

7.0 SCALE – please refer to the proposed floor plans and elevations which are clearly dimensioned and are also drawn to scale. Given that the roof terrace is existing and only being enlarged, it is unlikely to result in any additional negative impact to the neighbouring amenity.

Further, the terrace will not appear to introduce any new overlooking to neighbouring properties.

8.0 APPEARANCE – any new materials to be used for new windows and doors will be carefully selected to match those of the existing.

9.0 ACCESS – no changes to access are proposed.

10.0 ANALYSIS OF THE SIGNIFICANCE OF ARCHAEOLOGY – not relevant in this situation.

11.0 HISTORY & CHARACTER OF THE BUILDING & SURROUNDING AREA – 1 Steele's Mews South, which is the subject of the application, is not listed but the site is located within the Eton Conservation Area (Sub-Area 4) and noted within the Eton Conservation Area Statement as being a positive contributor to the conservation area. Steele's Mews South and Steele's Mews North were built to primarily service the Haverstock Hill properties and dwellings on Steele's Road, dating from the mid-19th century.

Chelsie Rashti – ARB
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