

heat

31 Steeles Road

London

NW3 4RE

Design and Access Statement

Refurbishment and Side Extension

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1.0 Property Description

31 Steeles Road is a detached house over lower ground, upper ground and two upper storeys. It was built in 1874 by the Scottish architect J.M. Brydon for his own use in a "Queen Anne" style. It is used as a single family dwelling (C3).

31 Steeles Road is listed Grade II and lies within the Eton Conservation Area. It appears on the National List with the following description:

"Detached house. 1874. By JM Brydon who lived here briefly. Windows altered, especially front bay. Red stock brick with tiled roofs and dormers. EXTERIOR: 2 storeys, attic and semi-basement. Asymmetrical, picturesque arrangement of, to left, single storey 2-window bay; gauged brick flat arches to slightly recessed, narrow sashes with exposed boxes; tall hipped roof. A projecting brick porch next to this with pilasters and cornice supporting brick pedimented parapet having a terracotta plaque with sunflowers in a vase and dated 1874. Part glazed panelled door approached by steps. To the recessed bay behind, a single sash with exposed boxing and shaped brick gable terminating in segmental pediment. Main bay to right with bowed bay windows of 5 lights rising from basement; small window with apron to left on ground floor, narrow sash to left on 1st floor. Deep, stuccoed, coved eaves cornice. Pyramidal roof with ball finial and 2-light dormer with segmental pediment containing plaster Classical head in wreath. Appearing to the left of the roof, 2 very tall brick chimney-stacks of slightly differing heights. INTERIOR: not inspected. (Victoria County History: Vol. IX, Middlesex: Paddington & Hampstead Parishes: London: 1989: 64). "

2.0 Location

The property is located in Belsize Park on the North side of Steeles Road, opposite the junction with Eton Villas. The architectural character of area is highlighted in the Conservation Area Statement:

'The Eton Villas area is a small but complete enclave of early Victorian Villas centred around St Saviour's Church "'

The land within the conservation area was entirely within the ownership of Eton College and had been given to the Estate in 1449 by Henry VI. Prior to the mid C19th it was an area of farmland and pasture. On Haverstock Hill a cottage occupied by Sir Richard Steele (the early 18th century MP, author, playwright and publisher), became a picturesque and much-painted landmark on the way into London, and Steeles Road takes its name from this landmark.



Portrait of Sir Richard Steele (1672-1729)
by Jonathan Richardson



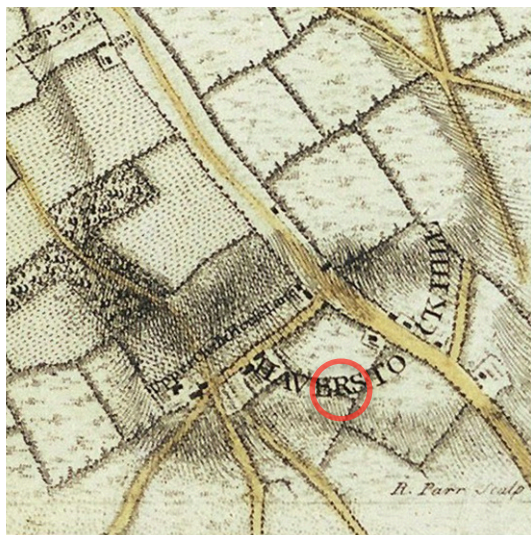
Sir Richard Steeles Cottage, Haverstock Hill,
antique print, 1867



Sir Richard Steele's Cottage (Right), Haverstock Hill,
1832 by John Constable

Following Nash's developments at Regents Park the area to the North of Primrose Hill became attractive to speculative developers. In 1826 Eton College obtained an Act of Parliament authorising them to grant building leases. However the College was slow to act, and by 1829 when they began to market the land "in lots of no less than half an acre for the erection of single or double detached villas" the market had cooled and little development took place other than along Haverstock Hill. The development of the London and Birmingham Railway further held up development.

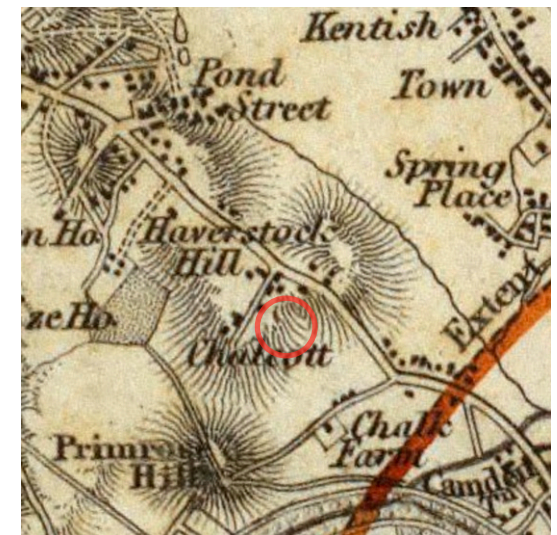
In 1850 St Saviour's Church was completed, forming the centrepiece of the development of the College's land and by 1866, the detached villas surrounding the church were complete. From 1870 Steeles Road and Chalcot Gardens were developed by William Willet and Son, in a Queen Anne style with red brick and brick decoration and individualistic detailing described by Pevsner as "Very much in the vanguard of the new taste". The Willets worked with architects Batterbury and Huxley and built a series detached houses with artists studios:



1761 Rocque



1807 Hyett



1832 Chapman & Hall

Steeles Road Development:

No. 31 - detached house in red stock brick built in 1874 by JM Brydon (architect of Chelsea Town Hall). Asymmetrical picturesque arrangement of elevation.

No. 32 - detached house in red stock brick also by Brydon (1876).

No. 35 - detached house and studio, built in 1875, and designed by Batterbury and Huxley for watercolour artist JD Linton.

No. 36 - detached house and studio built in 1875 by Batterbury and Huxley for painter CE Johnson.

No. 37 - detached house and studio built in 1873 by Batterbury and Huxley for illustrator F Barnard.

No. 38 - detached house and studio built in 1873 for painter Edwin Hayes by Batterbury and Huxley.

No. 39 - detached house and studio built in 1872 for painter GG Kilburne by Batterbury and Huxley.



1856 Cassell



1873 George Philip & Son



1892 OS Map

3.0 John Brydon (1840-1901)

John McKean Brydon was a Scottish architect who worked with Richard Norman Shaw and set up his own practice in London in 1871 which was moderately successful and included the large house Lewins at Crookham Hill for Joseph Robinson. In 1881 he appears to have had a substantial change in his financial fortunes allowing him to purchase the 130 acre Pickhurst Estate in Chiddingfold, Surrey where he built a substantial country house. At the same time he built 31 Steeles Road, which he named "Spring Bank" as his London home; completed in 1874 and where he lived until his death in 1901.

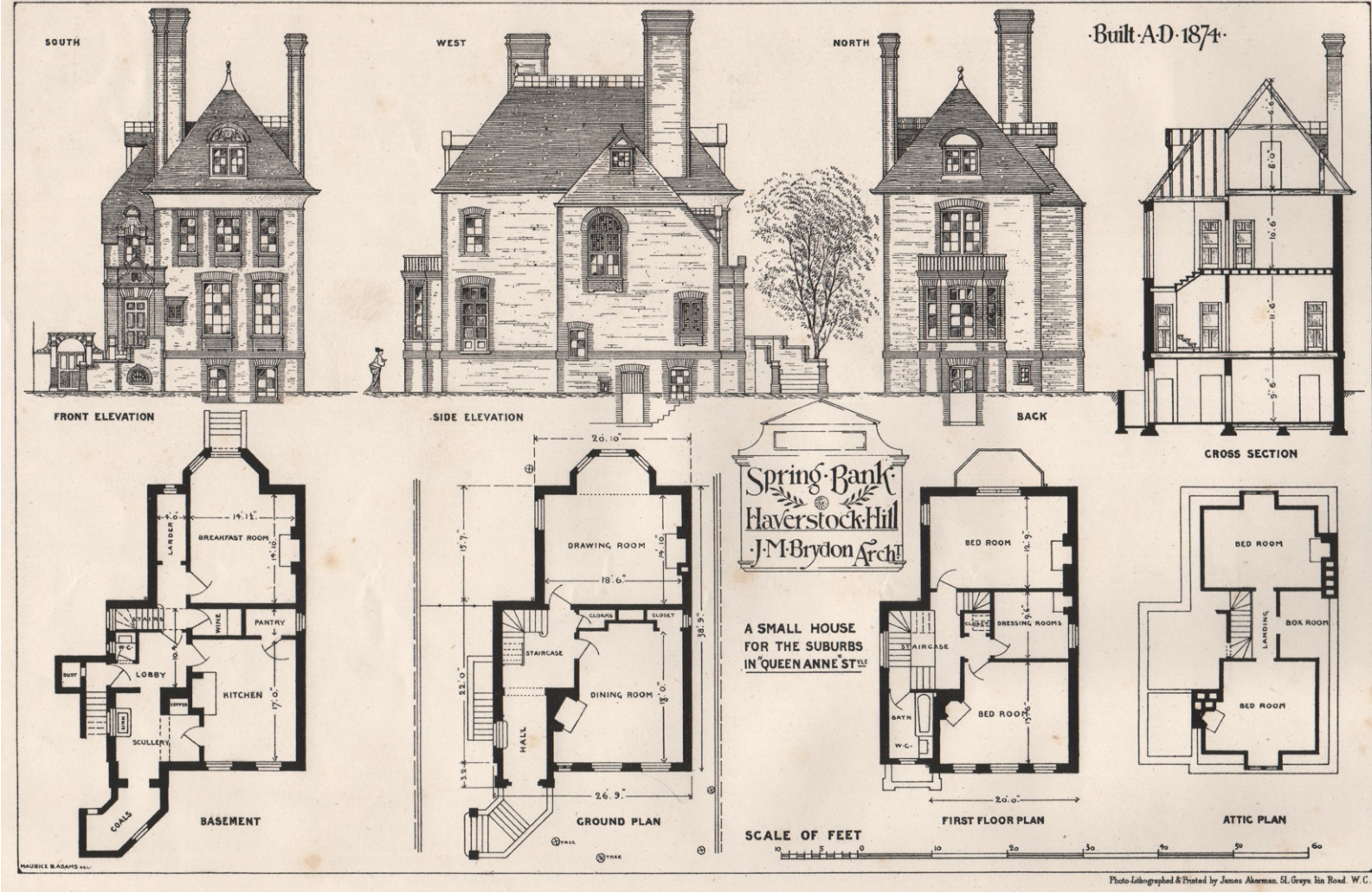
Plans of Spring Bank were published in the weekly *Building News Magazine*. It was the practice of the editor Maurice Bingham Adams to redraw plans for publication in an attractive style, so there are contemporaneous plans and joinery details available of Spring Bank. It is likely that these are drawn from Brydon's own plans, so may not perfectly reflect what was eventually built, but it provides unusually detailed and helpful evidence.



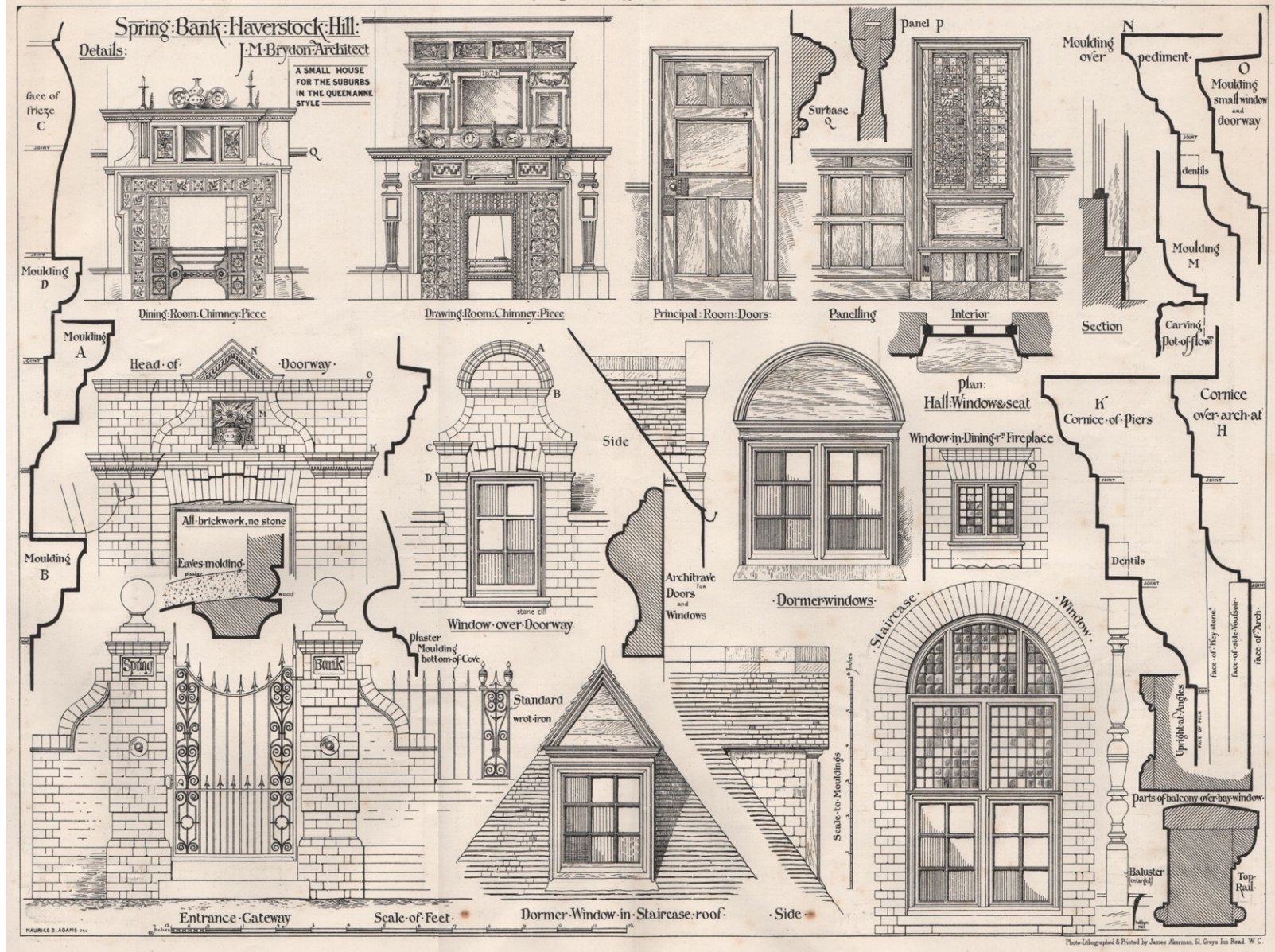
Lewins, Kent. Designed by Brydon in 1876 for department store heir Joseph Robinson



Pickhurst, Surrey, built 1885-1889 by Brydon for his own use at a cost of around £10,000 and offered for sale for £28m in 2017



31 Steeles Road from an illustration by Maurice Bingham Adams in The Building News 1875



31 Steeles Road (Details) from an illustration by Maurice Bingham Adams in The Building News

The house as seen today differs from these published plans in a number of significant ways:

Interior fireplaces and some panelling have been lost.

The original windows are shown glazed in small panes which are no longer extant

Wrought iron roof finials are missing

There is a two storey front bay window, which appears to have been added afterwards, and which does not appear on the plans.

There is a three storey closet wing side extension which does not appear on the original plans

The interior room layouts differ



John McKean Brydon

FRANCIS

STEELES ROAD, N.W.

	1 Steeles-road	dwelling house	1 Steeles-road
4653 Gervis, Arthur Frederick	1 ditto	ditto	1 ditto
4654 Church, Alfred Frederick	2 ditto	ditto	2 ditto
4655 Mossman, David (jun.)	3 ditto	ditto	3 ditto
4656 Read, John Charles Crampin	4 ditto	ditto	4 ditto
4657 Bovet, Frederick	5 ditto	ditto	5 ditto
4658 David, Jaques	8 ditto	ditto	8 ditto
4659 Caudell, John Henry	9 ditto	ditto	9 ditto
4660 Crews, Samuel	12 ditto	ditto	12 ditto
4661 Metcalfe, Henry Seymour	17 ditto	ditto	17 ditto
4662 Beaham, Michael	18 ditto	ditto	18 ditto
4663 Ingpen, Edward Thomas	20 ditto	ditto	20 ditto
4664 Beach, Benjamin	21 ditto	ditto	21 ditto
4665 Plowman, Harry	23 ditto	ditto	23 ditto
4666 Menlove, Edward	24 ditto	ditto	24 ditto
4667 Boyle, Augustin Joseph	27 ditto	ditto	27 ditto
4668 Wilson, William Robert	28 ditto	ditto	28 ditto
4669 Warren, Samuel Dean	29 ditto	ditto	29 ditto
4670 Finch, Arthur Elley	30 ditto	ditto	30 ditto
4671 Brydon, John McKean	31 ditto	ditto	31 ditto
4672 Forshall, Francis Scrimgeour Hyde	32 ditto	ditto	32 ditto
4673 Bishop, Edward	34 ditto	ditto	34 ditto
4674 Glover, John Howard	35 ditto	ditto	35 ditto

Electoral register for Steeles Road 1901



31 Steeles Road front view from the street, 2018



View from rear garden



View of proposed side extension location from rear of 32 Steeles Road

4.0 Planning History

Reference	Description	Date	Decision
8470229	Works of alteration including the reinstatement of balconies and balustrades to ground and first floors	05/09/1984	Listed Building Application Approved
8570118	Internal and external works of alteration	09/04/1985	Listed Building Application Approved
8770040	Demolition and reconstruction of the front entrance stair and front wall and gate	30/01/1987	Listed Building Application Approved
LW9902137	Internal alterations to form kitchen/diner.	12/02/1999	Withdrawn
LW9902137R1	Internal alterations to form kitchen/diner.	10/03/1999	Listed Building Application Approved
2011/5010/L	Installation of commemorative plaque recessed into masonry fabric at first floor level on the front elevation.	06/10/2011	Listed Building Application Approved

5.0 Description of Proposal/Schedule of Works

Scope of Works: This family home has not been renovated for a number of years and the services (electric, plumbing, ventilation and rainwater goods) and fittings are in poor condition and in need of renewal. It is proposed to add a single storey side extension, together with alterations to the internal layouts on the Lower Ground and First Floors to improve circulation.

Externally some alterations to the steps and retaining walls are proposed to improve the connection to the garden and bring more light into the Lower Ground Floor.

Design Principles: The design principles that have been followed are

- 1] Ensure the long-term structural stability of the house
- 2] Respect the fabric and plan form of the house as originally constructed by John Brydon
- 3] Remove inappropriate modern “interior design” features that conflict with the original and reinstate the original features and proportions where possible.
- 4] Improve access to the garden and light to the rooms
- 5] Improve circulation around the house and improve the layouts for use as a family home

Schedule of Works: The works are itemised in the following Schedule of Works:

Location	Item	Dwgs/Documents
Lower Ground Floor South West side	<p>New single storey brick extension infilling open area under existing side extension and extending rearwards 2.4m. This proposed extension would not be visible from the front (Steeles Road). From the neighbouring property (32 Steeles Road) the extension would be largely concealed behind the existing brick party fence wall, although it would be necessary to raise the wall by 260mm along the length of the extension. At the rear the extension is set back 4.8m from the main rear facade and 300mm from the side return.</p> <p>The materials (brick with timber windows/doors) have been chosen to match the existing building and the scale is subservient to the existing house.</p>	HEAT Drawings: 1808/002, 007, 008, 009, 012, 017, 018, 019, 021, 040
Lower Ground Floor internal alterations	<p>To improve circulation a new corridor will be formed linking the front and rear. There was a corridor in this location in the original plan. It is proposed to divide the front room with a (fully reversible) partition to create a dining room. In the original plan there was a wine cellar at the rear of the front room, making it shorter than it is currently. The Dining Room will be opened to the corridor to provide more light into the plan. there were originally two doors in this location which have been blocked up, so there is precedent for this opening. A downstand beam and wall nibs would remain to indicate the position of the wall. The opportunity would be taken to provide a steel frame in this location where there are signs of settlement within the existing structure.</p>	HEAT Drawings: 1808/002, 012
Low Ground Floor decorative columns	It is proposed to remove inappropriate modern decorative columns to the bay window that have been added to the rear room as an "interior design feature".	HEAT Drawing: 1808/002
Dumbwaiter	A new dumbwaiter is proposed in the corner of the Dining Room, providing a link to the kitchen on the Upper Ground Floor. There is already a boiler cupboard in this location and no evidence or original skirtings or cornices, which have been previously removed to accommodate the boiler cupboard.	HEAT Drawing: 1808/012
Upper Ground Floor doors	It is proposed to remove inappropriate modern decorative entablatures that have been added over the doors as an "interior design feature" on the ground floor and to rehang the existing doors.	HEAT Drawing: 1808/002

Location	Item	Dwgs/Documents
Upper ground floor fireplace	The front room was originally fitted with a fireplace, now missing. It is proposed to reinstate the lower part of the fireplace following Brydon's design as closely as possible and incorporating a cast iron register grate and ceramic tiles of the period.	HEAT Drawing 1808/040
Upper Ground Floor ceiling downlights	The Front room has been fitted with large "fresnel" type downlights recessed into the ceiling. It is proposed to remove the downlights and provide 2no. ceiling pendant light fittings instead.	HEAT Drawing: 1808/002
Upper Ground Floor garden access kitchen	A new kitchen is proposed to the Upper Ground Floor front room GF05	HEAT Drawing: 1808/012
Upper Ground Floor garden access	There is an existing (non-original) balcony at the South West side of the house which is in poor condition. It is proposed to replace this balcony and provide stairs down from the Upper Ground floor to the garden level.	HEAT Drawings: 1808/012, 017, 019
First Floor	It is proposed to realign the bathroom wall approximately 900mm towards the front of the house to provide more space in the bathroom. There are (non-original) built-in floor to ceiling cupboards in the front room, which would be removed so the overall effect on the size of the front room would be minimal.	HEAT Drawings: 1808/003, 013
Balcony Balustrading	The existing balustrading to the rear balcony on top of the rear facing bay window is made from timber and is in poor state showing signs of rot. It was added in 1984. it is proposed to replace this like for like.	HEAT Drawings: 1808/017, 018
Rear garden	The house is surrounded at the front and rear with a lightwell at the level of the Lower Ground Floor. This serves to keep potentially damp ground away from the brick walls and to bring light into the Lower Ground Floor. It is proposed to realign these retaining walls at the rear and to step down with planting to provide a more open aspect to the Lower Ground Floor rear room.	HEAT Drawings 1808/002, 012

Location	Item	Dwgs/Documents
Interior Finishes	<p>All existing skirtings, architraves and cornices will be retained. Where missing or where required for new walls, new mouldings will match the original. Floor finishes proposed:</p> <p>Lower Ground: Oak plank flooring</p> <p>Upper Ground: Oak plank flooring, (ceramic tiling to hallway)</p> <p>First Floor: Carpet over existing boards</p> <p>Second Floor: Carpet over existing boards</p>	HEAT Drawings 1808/012, 013
Services	<p>Electrical, lighting, ventilation, central heating, and domestic hot water services will be renewed. Please see the attached report and drawings from Peter Jones Associates. Services will be run in existing voids/service runs unless annotated on the drawings.</p>	Peter R Jones Associates Drawings: PJA/9899/ME1, ME2, ME3, ME4

6.0 Access

Access from the street remains unchanged

Circulation within the lower ground floor is improved

Access to the garden from the Upper Ground Floor is provided.