

# BROD WIGHT Architects

Linton Studio, 35 Steele's Road, London NW3 4RG

**Design, Access and Heritage Statement: Ref: 1076-D+A+H**

31<sup>st</sup> August 2019  
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Front Elevation from the Street

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# **Linton Studio, 35 Steele's Road, London NW3 4RG**

## **Design, Access and Heritage Statement: Ref: 1076-D+A+H**

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This Statement should be read in conjunction with the submitted drawings and the Works Schedule.

### **Section 1.0 Heritage Background**

- 1.1 This planning and heritage statement is prepared by Brod Wight Architects, on behalf of Gary Miles, in support of an application for planning permission and listed building consent for the following development at Linton Studio, 35 Steele's Road, London, NW5 4RG:

*“Removal of front external staircase, replacement of upper front entrance door with a window, the formation of a new entrance door and new window to the lower floor below and front landscaping/paving works”*

- 1.2 The application property, Linton Studio, extends over three levels and comprises a former artist studio and residential accommodation. The studio adjoins the residential property at No. 35. No. 35 sits forward of the studio, closer to Steele's Road, and originally formed one single dwelling with Linton Studio. However, as set out in Section 3, the original property was sub-divided and extended in the 1980s. The application proposals relate solely to the divided part of the property that became called Linton Studio.
- 1.3 Linton Studio (and the adjoining house at No. 35) is Grade II Listed for its special architectural and historical interest, being built for the watercolour artist Sir James D Linton. The site also lies within the Eton Conservation Area. The property has been altered significantly since its construction in 1875 with conversion into two separate residential units, two storey extensions to the rear, the formation of internal staircases, creation of new internal walls, new windows and a series of internal alterations.

### **Section 2.0 Site Background**

- 2.1 The application site comprises residential accommodation set across three levels. Linton Studio, and the adjoining residential building of No. 35, are located on the northern side of Steele's Road, built in 1875 for Sir James Linton. Linton Studio sits to the rear/side of No.35 and is largely obscured from public views.
- 2.2 The property comprises a double-height studio space served by a large, double window with a gallery level and modern bathroom on the upper level. Two bedrooms plus circulation areas are located below the studio space, with the twin entrance lobbies and a staircase located to the front.
- 2.3 A two-storey extension dating from the 1980s projects to the rear. This accommodates the kitchen and dining room on the lower ground floor level and the master bedroom with study and en-suite above.
- 2.4 Linton Studio and No. 35 are Grade II listed in recognition of the building's special architectural and historical importance. The site also lies within the Eton Conservation Area.
- 2.5 The neighbouring properties along Steele's Road were built around the same time, and comprise similarly impressive, large residential units, a number of which were individually designed for poets and artists of the era. Trees line-along Steele's Road and there the frontage of the residential properties comprise a variety of front boundary treatments.

**Section 3.0 Relevant Planning History**

- 3.1 Linton Studio has been subject to numerous internal and external alterations since it was first built in 1875.
- 3.2 Listed building consent was sought for: '*Alterations in connection with change of use to form 5 self-contained flats*' (ref: G9/13/47/HB3312). However, this application was refused on 9 November 1983 owing to the scheme's impact upon the special and historical interest of the building. This 1983 application involved the construction of a number of new internal walls which would break up the openness of the original studio space. This was in addition to a series of other non-sympathetic alterations.
- 3.3 Planning permission and listed building consent was granted for: '*Change of use including works of conversion and the erection of a rear extension to form four flats on the basement, ground and first floors*' on 6 December 1984 (refs: PL/8401095 & HB/8470184). It is understood that these works were not implemented.
- 3.4 Planning permission and listed building consent was granted for: 'Change of use, including works of conversion, to form a self-contained flat and three bedroom maisonette with the erection of a rear extension' on 7 October 1985 (refs: PL/8500715/R3 & HB/8570134/R3). Notably, these works facilitated the conversion of the original house (No. 35) and studio into two separate dwellings in addition to the erection of a two-storey rear extension to Linton Studio and a series of internal alterations. The current proposals seek to sensitively refurbish and upgrade many of the non-original, contemporary features consented by the 1985 applications.
- 3.5 Subsequently, planning permission and listed building consent was granted for: '*Works of alteration including the formation of a new door from an existing window to front elevation at ground floor level the formation of a new window and the erection of a new glazed staircase enclosure to side elevation at ground/first floor level and the enlargement of an internal balcony at second floor level*' on 4 August 1995 (ref: PL/9500808 & HB/9570125). These works included the insertion of new and replacement windows within the original studio space, in addition to a number of contemporary elements comprising non-traditional, modern materials.
- 3.6 Finally, planning permission and listed building consent was granted on 22<sup>nd</sup> March 2019 (ref: 2018/6255/P & 2019/0427/L) for:

*"Replacement of lower ground floor side door with window; installation of new upper ground floor side door and associated timber decking, steps and balustrades to facilitate access into the rear garden; replacement of 2 x upper ground floor rear windows; installation of 2 x rooflights in main roof."*

and

*"Replacement of lower ground floor side door with window; installation of new upper ground floor side door and associated timber decking, steps and balustrades to facilitate access into the rear garden; replacement of 2 x upper ground floor rear windows; installation of 42x rooflights in main roof. Internal alterations comprising reconfiguration of layout at lower and upper ground and second floor levels; replacement of internal stairs between upper ground and first floor levels; installation of new insulation in loft."*

**Section 4.0 The Application Proposals**

4.1 The existing concrete and mild steel staircase to the upper floor level with its glazed canopy is clearly not original. It is also clearly and unpleasantly out of keeping with the character of the Listed Building and was obviously an intervention at some undocumented time in the 'pre-planning' era.



Photo of Upper Level Staircase



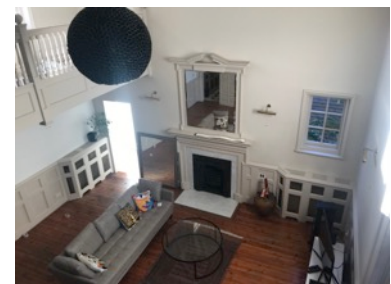
Photo of Upper Level Entrance Door

4.2 The proportions and relative sizes of the entrance door and adjacent window at that level suggest that one of these is non-original. The upper floor level entrance door also appears to have some rebuilding of brickwork to the jambs.

4.3 The current internal layout of Linton Studio around the main studio space is also non-original (refer to 7<sup>th</sup> October 1985 permissions ref: PL/8500715/R3 & HB/8570134/R3 – “*Change of use .... to form a self-contained flat and three bedroom maisonette...*”).

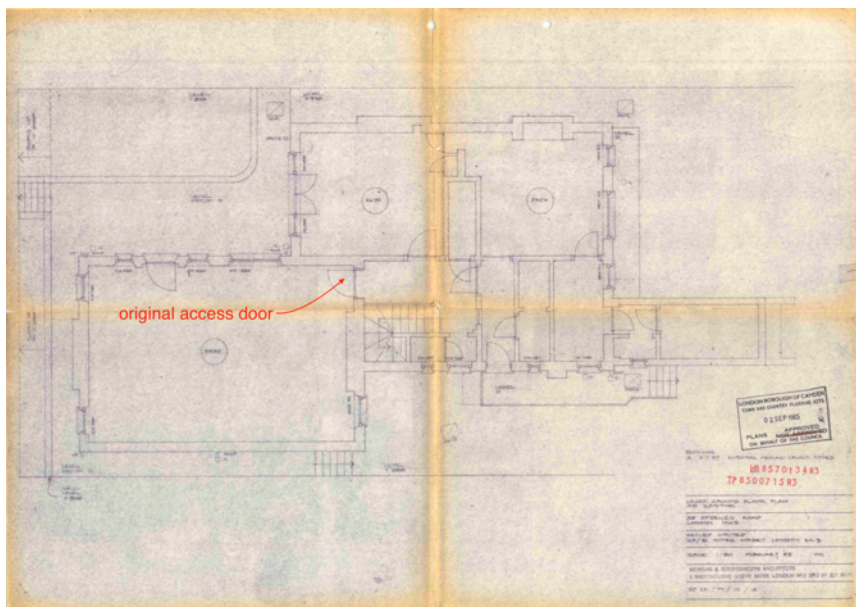
4.4 The main studio space of Linton Studio was originally accessed from the main house prior to that conversion.

The Existing floor plan from those applications is shown overleaf with the access door noted in red on it:



View of main studio space

4.4 Application Proposals Continued:



Existing Floor Plan from Permissions PL/8500715/R3 & HB/8570134/R3

4.5 The addition of the upper level entrance created a duplicity of entrances. Externally this causes visual and practical confusion and is wholly unnecessary internally.

4.6 The proposals are therefore for the removal of the upper level entrance and the associated staircase together with the re-landscaping of that area in a style in keeping with the character of the Listed Building.

4.7 The lower level entrance is also non-original, presumably having been formed from the original window which appears in the above plan.



Photo of Lower Level Entrance Door

Application Proposals Continued:

- 4.8 The opportunity is therefore being taken to redress the historic imbalance to this elevation by:
- 4.8.1 The repositioning of the lower entrance door so that it centres on the opening above (formally the upper entrance door)
  - 4.8.2 The creation of a new window next to this which will balance with the existing window directly above: as shown on the extract from the proposed elevation below:



Extract from the proposed elevation (submitted drawing 1076-AP2-04)

- 4.9 Finally a porch canopy is proposed. This is proposed in painted timber with a tiled roof in keeping with the Arts and Crafts style of the whole house. The canopy size and style has been designed to be subservient to the main house entrance:



**Section 5.0 Appearance and Materials**

- 5.1 Building Materials: Traditional style white-painted timber windows and a painted timber door are proposed. Brickwork being used for making good works and infilling is to match the existing brick type, bonding and mortar. Existing bricks are to be re-used wherever possible.
- 5.2 Landscaping Materials: Traditional materials are proposed – yorkstone, cobbles and gravel (bound gravel is proposed to allow wheelchair access), all in keeping with the character of the house.

**Section 6.0 Amenities**

- 6.1 Neighbouring amenities would be improved as a result of the proposals. The removal of the staircase would reduce overlooking of the first floor windows of the main house.

**Section 7.0 Impact on the Street Scene**

- 7.1 The proposals to remove the incongruous metal staircase would be a positive benefit to the streetscape.

**Section 8.0 Access**

- 8.1 Access to the property is improved because of the new landscaping finishes and level entrance door threshold. Access within the property is improved by the proposals because of the reduction on the amount of steps in the entrance vestibule.

**Section 9.0 Refuse & Recycling**

- 9.1 The existing arrangement will remain unaltered.

**Section 10.0 Sustainability**

- 10.1 The existing metal work from the staircase will be recycled.

**Section 11.0 Conclusion**

- 11.1 These proposals would have a positive visual and a positive practical impact on the Listed Building externally and internally.