

studio JaM

architecture & interior

1 Steeles Road Application.

Introduction

This document sets out the application for 1 Steeles Road London side return extension and the rebuilding of the Fellows lane wall and associated works.

Structural repairs to Wall along Fellows Road, New side extension and Kitchen window enlargement.

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 An application 2003/1564/T to add on a dormer window to the rear and side roof slope was withdrawn.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 Documents.

7. Relevant policies and guidance:
8. National Planning Policy Framework (2019)
9. The London Plan March 2016
10. Camden Local Plan (2017)
 - a. A1 - Managing the impact of development
 - b. D1 - Design
 - c. D2 - Heritage

11. Camden Planning Guidance
 - a. CPG Design (2019)
 - b. CPG Altering and extending your home (2019)
 - c. CPG Amenity (2018)
12. Eton Conservation Area Statement (2002)
13. In preparing this document we have been mindful of the detail and recommendations within the following documents from Camden Council.
14. *Eton Conservation Area Statement* specifically para ET37 and ET38.

ET37 Planning permission may be required for the erection of side extensions. Modest single-storey side extensions to single-family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height and location. It is advisable to consult the Planning Service to confirm if this is the case.

ET38 There are many semi-detached and detached villas in the Conservation Area and side extensions would only be acceptable where they do not upset the character and relationship between the properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single-storey and set back from the front building line.

15. *Camden Planning Guidance - Altering and extending your home* specifically Side Extensions para 3.9 -3.10.
16. *Camden Planning Guidance - Basements* specifically the section relating to lightwells.

Pre-application Advice.

17. We received pre-application advice under 2020/1507/PRE. We have sought to address the concerns of the overall height of the wall and have reduced slightly the overall size of the side extension.
18. We are still not at the 50% but we would suggest that given the scale of the property, the separation of the side extension it is subordinate to the original building and adheres to Para ET38 and 37 of the Eton Conservation area statement.

Heritage Statement.

19. 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

20. 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.

21. 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.

22. 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)

23. 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.

24. 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.

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

Existing Wall to Fellows Road.

27. The property was significantly refurbished over 15 years ago with maintenance works to the wall along Fellows Road. This included the addition of several reinforcing piers, repointing work and the addition of timber screening to provide additional security.
28. The wall has two openings to the street. A single timber Gate which is the primary entrance for the family - The grand entrance to the front is rarely used.
29. A second double gate at the bottom corner provides direct access to the garden at the rear of the property. There is a dropped curb to the highway. This entrance is not currently used.
30. There is a level change between the street and the demise of the property. This is nearly 1m towards the corner of Steele's Road and Fellows Road.
31. Despite the repairs to the wall, there has been significant movement and cracking in the wall since the last refurbishment works. There is now a significant gap between the wall and paving slabs in the garden which were originally cut in tight to the wall. There is a noticeable lean to the wall.
32. The wall is cracking where it adjoins the pier at the corner of Fellows Road and Steele's Road.
33. We believe this is caused by the level differential and poor drainage on the garden side which is causing a substantial load to be placed onto the wall.
34. The brick coursing of the wall follows the slope of the road rather than being laid flat with the wall stepping and movement joints as is characteristic of other walls on Fellows road which have been rebuilt.



Retaining wall to the Lower Ground floor Bay Window.

35. This is displaying significant cracking in the wall and must be rebuilt with proper drainage to relieve the stress imposed on the wall.



Side Yard.

36. The side garden is currently used as storage and a route from the front to the rear garden. Unlike many of the gaps between other villas on the street, this cannot be seen from the street.





Rear Elevation



The proposals.

38. The proposal is to reduce the level of the front and side garden to alleviate the load on to the wall along Fellows road. The wall will be carefully taken down and rebuilt using the original bricks and second-hand stocks. Improved drainage to the garden side will prevent the wall from being overloaded in the future.
39. Our preference is to rebuild the wall, rather than underpin in places and reinforce with additional buttresses on the roadside.
40. The wall can be rebuilt in three steps which relate to the front and back of 1 Steel Road when viewed in elevation. A similar stepping can be seen on the wall adjacent to 16 Eton Road at the bottom of Fellows Road.
41. The top of the wall has new timber screening in the same style as the screening currently in place.
42. The side yard is infilled with a single-storey extension which is 20sqm in area. This is set back from the primary facades of the property. The extension is to provide a new family entrance from Fellows road and from the front garden.
43. The roof is partially glazed so that the original volume of the house is not lost and there is still a clearly defined route from the front to the back of the property.
44. The roof will be an extensive green roof to provide water management and additional vegetation.
45. The Kitchen doors are opened out to form a single opening. Large format glazed sliding doors will be split into 3. These replace double doors which were originally installed about 15 years ago by the previous owners.
46. The 4 Tilia Lime Trees are retained and should be undisturbed by the works. Any roots will be spanned over.
47. The area of hard paving at the rear of the property is unchanged.

studio JaM

architecture & interiors

Other Works.

49. The front lightwell wall is rebuilt using where possible using the existing bricks. The wall is moved back 1.5m further away from the front facade to encourage more light into the lower ground floor. The small area of planting is replaced at the lower level and also at the top.
50. The cills to the windows are dropped to near floor level and large format timber sash windows are installed, similar to the Sash in the Upper Ground floor at the Rear of the property. These windows are not to provide access to the property.
51. A new door in the side of the undercroft provides access for maintenance. There is no access to this door from the street.
52. A new conversation grade rooflight is installed in the rear roof slope to provide natural light into the loft space. The roof light will have 4 vertical mullion bars to replicate the fenestration of the windows below.
53. This cannot be viewed from Fellows road adjacent to the property. The roof slope is only visible from past 2 Fellows Road. There are many other examples of the roof lights on the Steel's road and the adjoining Road.

Environmental design

54. The building is to be designed to be as low energy as possible in its design, construction and operation.
55. The performance standards are to greatly exceed the basic building regulations. The proposals should investigate Passive-House levels of airtightness and insulation.

Visual Impact

57. 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 Fellows Road opposite 2 Fellows Road.



Existing View of Fellows Road Wall adjacent to the garden gate. (summer)



Existing View of Fellows Road Wall adjacent to the garden gate. (winter)

studio JaM

architecture & interiors



Existing Rear View from 1 Steele's Road



Existing View from the garden to the side yard.



Existing View from the front to the side yard to the garden beyond.



Existing View up to the side elevation from the side yard.

studio JaM

architecture & interiors



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



Proposed View From Fellows Road opposite 2 Fellows Road.



Proposed View From Fellows Road opposite 2 Fellows Road.



View of Fellows Road Wall adjacent to the garden gate. (summer)

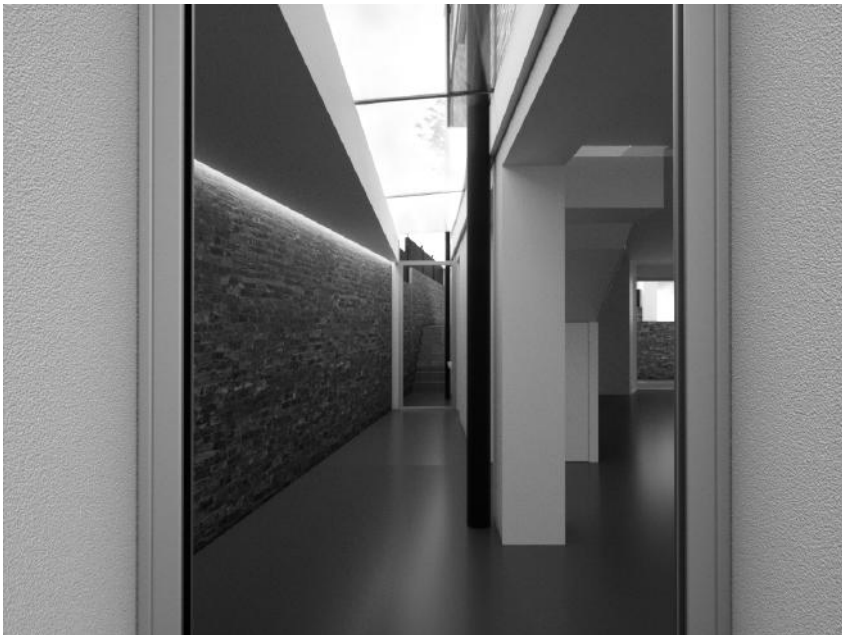


View of Fellows Road Wall adjacent to the garden gate. (winter)



Rear View from 1 Steele's Road

Existing Rear View from 1 Steele's Road



Proposed view View from the garden to the side yard.



Proposed View from the front to the side yard to the garden beyond.



Proposed View up to the side elevation from the side yard.

studio JaM

architecture & interiors