



Heritage Statement

31 Steeles Road,
London, NW3 4RE

December 2018

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Introduction

1.0 INTRODUCTION

1.1 Montagu Evans LLP have been instructed by Mr. David and Mrs. Tara Alhadeff (hereby referred to as the 'Applicant') to produce this Heritage Statement in support of proposals for internal alterations and a single storey infill side extension with associated landscaping and boundary treatment at 31 Steeles Road, London, NW3 4RE (the 'Site').

1.2 The description of the proposals (the 'Proposed Development') is summarised as follows:

"Internal alterations and single storey infill side extension with associated landscaping and boundary treatment works."

1.3 A detailed description of the proposals is provided in **Section 5** of the report and within the Design and Access Statement, prepared by Heat Architecture.

Site description and background

1.4 31 Steeles Road is a privately owned detached residential property situated centrally within the street near an intersecting junction with Eton Villas. The Site is located within the planning authority of the London Borough of Camden (the 'Council'). The building was designed by architect J.M Brydon and constructed in 1874 alongside a number of other individually designed villas, which line Steeles Road.

1.5 The property was grade II listed on 27/05/1982. It comprises a two storey brick building with basement and attic level, orientated facing south east onto Steeles Road (**Figure 1.1**). The property is located within the Eton Conservation Area, which is the subject Conservation Area Statement adopted by the London Borough of Camden in 2002.

1.6 An aerial view of Steeles Road and the surrounding area is provided at **Figure 1.2**.



Figure 1.1 31 Steeles Road (source: Knight Frank property particulars)

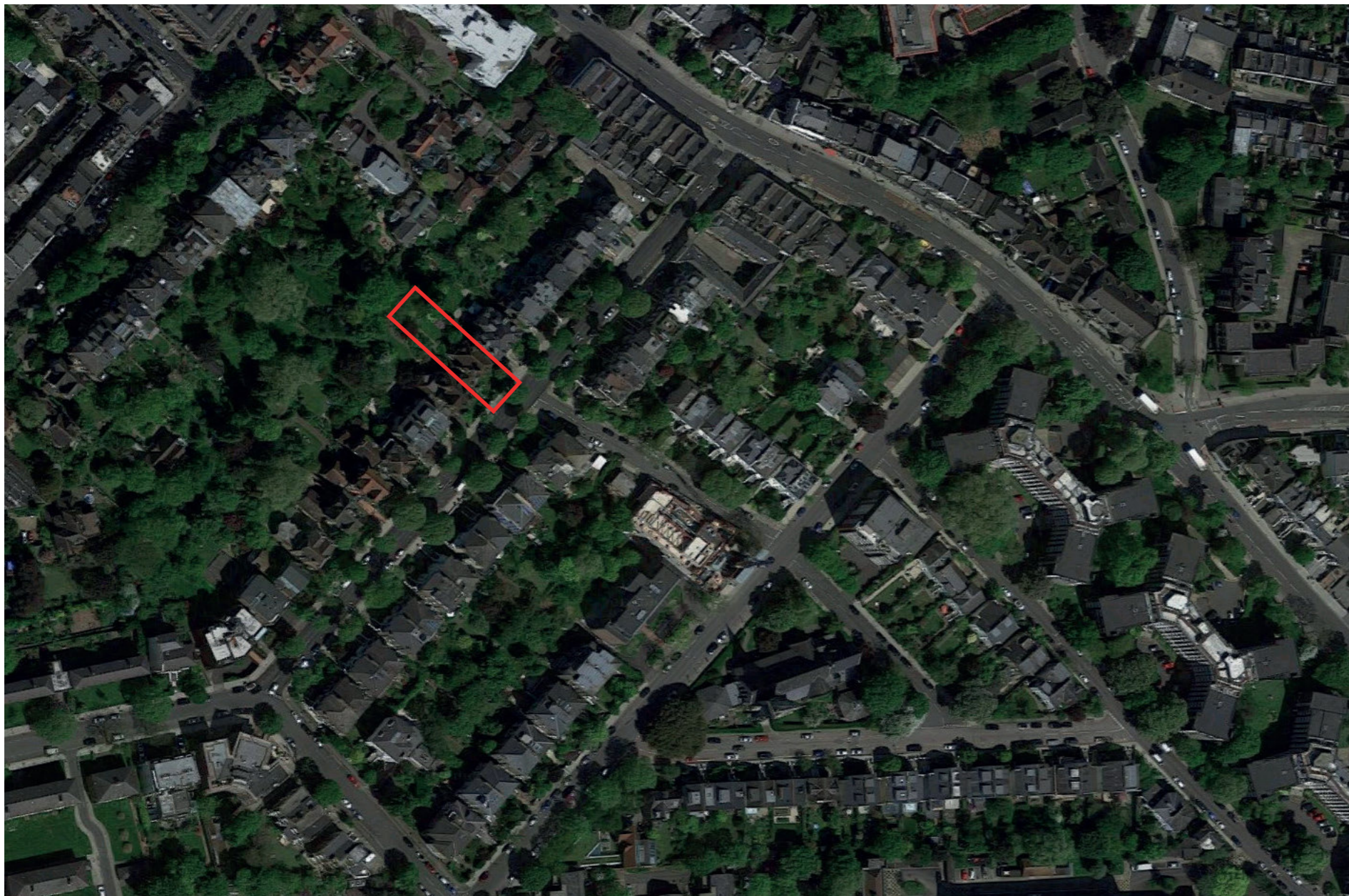


Figure 1.2 Aerial view (source: Google Maps)

Description the proposals

- 1.7 The proposals include internal alterations and structural improvements to the property, a single storey infill and rear extension to the existing side extension and new hard and soft landscaping to the rear of the property.
- 1.8 The proposals have been informed by a structural review of the property undertaken by Conisbee, Structural Engineers. The Structural Statement, submitted as part of the application, details the structural appraisal of the existing building that was undertaken, including visually investigating existing cracking and movement, and details proposed structural alterations and repairs to the existing property to address the structural issues identified.
- 1.9 The existing garden steps and retaining wall between the property and the rear garden are proposed to be moved back and replaced with new stone steps and retaining structures to provide improved outdoor space and more natural light to the lower ground floor. The accompanying Structural Statement and drawings, prepared by Conisbee Structural Engineers, includes details of the relevant structural works for the proposed rear retaining wall.
- 1.10 Other external alterations to the rear elevation of the property include the like for like replacement of the first floor rear balcony balustrade and lower ground floor french doors that are defective, and new steps down to the rear garden from the ground floor rear side balcony with painted white timber balustrades to match the existing and cast iron treads to match the existing balcony.
- 1.11 The proposed infill and rear extension to the existing side extension would be subordinate to the main house and is of a design that reflects the style of the existing building and uses materials consistent with that of the existing building. The proposed roof of the rear extension would be a green roof, providing ecological benefits and be of a natural appearance. The accompanying Structural Statement and drawings, includes details of the relevant structural works for the rear extension.

1.12 The proposed internal alterations allow for an improved layout of residential accommodation and have sought to reinstate historic features and preserve existing significant architectural detailing where practicable and to resolve structural issues identified with the property.

1.13 In addition, general repair works to the property are proposed. These are detailed in the Structural Statement and include repairs to existing brickwork arches and to brickwork above windows to the lower ground floor.

1.14 The proposals are detailed in the plans that form part of this application submission (see drawing schedule), the Design and Access Statement prepared by Heat Architecture, and the Structural Statement prepared by Conisbee.

Purpose of the Report

1.15 By virtue of paragraph 189 of the NPPF, applicants for development proposals which have an effect upon the historic environment are required to describe the significance of the identified assets so that the impact of the proposals may be understood. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance. This report fulfils this requirement by presenting a detailed historic and architectural appraisal of the property based upon documentary research and a site visit, as well as an assessment of the contribution made by the property to the significance of the Eton Conservation Area. We then use this understanding to assess the impact of the proposals on that significance at **Section 5.0**.

1.16 In forming a judgement on the heritage significance of the identified heritage assets, including their setting, due regard has been paid to the relevant Historic England guidance, in particular, the guidance provided in 'Historic Environment Good Practice Planning Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment' (GPA2) (2015).

1.17 The assessment is qualitative, describing the effects of the development within the context of planning policy and best practice guidance. Narrative text is necessary because such assessment is not a strict quantitative process and some considerations will depend on professional judgment.

1.18 The salient considerations for the proposals are:

- The effect of the Proposed Development on the special interest of the grade II listed 31 Steeles Road and its setting;
- The effect of the Proposed Development on the character and appearance of the Eton Conservation Area; and
- The effect of the Proposed Development on the setting of other identified designated heritage assets.

Structure of this report

1.19 This report is structured as follows:

- A summary of the legislative and planning policy context relevant to heritage considerations is set out at Section 2;
- An overview of the historic development of the surrounding area, the historic context and the planning history of the property is provided at Section 3;
- An assessment of the significance of the property, and its contribution to Eton Conservation Area is set out at Section 4;
- Our assessment of the impact of the proposals on the significance of the building is provided at Section 5; and
- We provide a summary and conclusion at Section 6.

1.20 This report should be read in conjunction with the Design and Access Statement prepared by Heat Architecture and Structural Statement prepared by Conisbee, Structural Engineers.

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Legislation and Planning Policy

2.0 LEGISLATION AND PLANNING POLICY

2.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance and other material considerations.

Legislative Framework

2.2 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”);

Planning (Listed Buildings and Conservation Areas) Act 1990

2.3 Legislation relating to the protection of the historic environment is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have special regard to the desirability of preserving the special interest of listed buildings, conservation areas and their settings.

2.4 No. 31 Steeles Road is a statutorily listed building and is located in the Eton Conservation Area.

2.5 With respect to this application, the applicable statutory provisions are:

- **Section 16(2)** which regards listed building consent for any works;
- **Section 66(1)** the determination of applications; and
- **Section 72(1)** with regard to conservation areas.

2.6 In considering whether to grant listed building consent for any works Section 16 (Decision on application for listed building consent) requires that the local planning authority or the Secretary of State have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.7 Section 66 (general duty as respects listed buildings in exercise of planning functions) of the 1990 Act, requires that when determining applications, the local planning authority or the Secretary of State, “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

2.8 Having regard to the above, the statutory provision is satisfied if development proposals preserve a listed building and/or the setting of a listed building. The meaning of preservation in this context is taken to be the avoidance of harm.

2.9 Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act requires that, in the exercise of all planning functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. The statutory provision is satisfied if development proposals preserve or enhance the character or appearance of a conservation area. Character relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible qualities of the area.

2.10 In preparing our assessment we are mindful of relevant Court of Appeal judgements. Including *Palmer v Herefordshire Council & ANR* [2016] (*Palmer v Herefordshire Council & ANOR* [2016] EWCA Civ 1061), which confirmed that where a development would affect a listed building or its setting in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, the overall effect is taken on the basis of the development as a whole.

2.11 Improvements to setting, enhancing the significance of an asset or our ability to appreciate that, attract great weight in the planning decision making process under the terms of paragraph 193 of the NPPF.

Development Plan

2.12 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications must be determined in accordance with the adopted Statutory Development Plan, unless material considerations indicate otherwise. The currently adopted Statutory Development Plan for the Site is formed from the following documents:

- London Plan (2016); and
- Camden Local Plan (2017).

London Plan (2016)

2.13 The London Plan is “the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years” (p10). The policies pertinent to the assessment of heritage are contained in Chapter 7 (London’s Living Places and Spaces).

2.14 Policies 7.4 (Local Character) and 7.6 (Architecture) require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

2.15 Policy 7.8 (Heritage Assets and Archaeology) advises that development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan (2017)

- 2.16 Local planning policy relating to the historic environment generally reflects national policy. The relevant heritage policies contained within the Camden Local Plan are set out below.
- 2.17 Policy D1 (Design), which requires that development:
- a. respects local context and character;*
 - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 – Heritage;*
 - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
 - d. is of sustainable and durable construction and adaptable to different activities and land uses;*
 - e. comprises details and materials that are of high quality and complement the local character;*
 - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct accessible and easily recognisable routes and contributes positively to the street frontage;*
 - g. is inclusive and accessible for all;*
 - j. responds to natural features and preserves gardens and other open space;*
 - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening, for example through planting of trees and other soft landscaping;*
 - l. incorporates outdoor amenity space;*
 - m. preserves strategic and local views;*
 - o. carefully integrates building services equipment.*
- The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

- 2.18 Policy D2 (Heritage) outlines the Council’s approach to designated and non-designated heritage assets and their settings. With regard to conservation areas, the policy states that the Council will:
- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
 - f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
 - g. resist development outside of a conservation area that causes harm to the character or appearance of the conservation area;*
 - and*
 - h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.”*
- 2.19 The key issue therefore is do the proposals preserve or enhance the character and/or appearance of the conservation area. This focuses attention on the architectural qualities of the proposed alterations and extension.
- 2.20 The following parts of the policy relate to listed buildings.
- “To preserve or enhance the borough’s listed buildings, the Council will:*
- i. resist the total or substantial demolition of a listed building;*
 - j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
 - k. Resist development that would cause harm to the significance of a listed building through an effect on its setting.”*

Material Considerations**National Planning Policy Framework (NPPF) (2018)****Heritage**

- 2.21 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised on 24 July 2018. It sets out the government’s planning policies for England and how these are expected to be applied.
- 2.22 Chapter 16 of the NPPF (paragraphs 184 to 202) sets out the Government’s policies relating to the conservation and enhancement of the historic environment. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 184). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.
- 2.23 ‘Conservation’ is defined in Annex 2 of the NPPF as “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” In this case, which involves an EIA assessment, we refer to ‘significance’ as ‘heritage value’ in order to minimise any potential confusion with the significance of an environmental effect.
- 2.24 The NPPF places considerable weight on understanding the ‘significance’ of designated and non-designated heritage assets and the contribution made by their setting as a basis for development control decisions. The requirement for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting is set out at paragraph 189:
- “local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

- 2.25 Under NPPF Paragraph 190 local planning authorities are advised to: *“identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 2.26 The historical information set out in this report provides such an understanding, proportionate to the significance of heritage assets and the impact of the proposals.
- 2.27 Paragraphs 193-196 need to be read together and applied in cases where development would cause harm to the special interest of a heritage asset, distinguishing degrees of harm and providing related threshold tests for the planning decision maker.
- 2.28 Paragraphs 193 and 194 highlight that a proportionate approach should be taken when considering the impact of development proposals on the significance of heritage assets. Paragraph 193 states: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 2.29 Paragraph 194 clarifies that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.30 Paragraph 200 of the NPPF states that local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 2.31 Additional Material Considerations include:
- Planning Practice Guidance (First Live 2014) (“PPG”)
 - Historic Environment Good Practice Advice in Planning, Note 2, Managing Significance in Decision-Taking in the Historic Environment
 - Camden Planning Guidance: CPG 1 Design (2018)
 - Eton Conservation Area Appraisal and Management Strategy (2011)
- [Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment \(2015\)](#)
- 2.32 Managing Significance in Decision-Taking in the Historic Environment (GPA2) was published by Historic England on 27 March 2015. The guidance acknowledges the primacy of relevant legislation and is intended to support the implementation of national policy.
- 2.33 GPA2 sets out a framework of four inter-related key values for assessing the significance of historic buildings and places. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest.
- 2.34 The advice in the guidance emphasises that activities to conserve or investigate heritage assets need to be proportionate to the significance of the heritage assets affected and the impact on that significance.
- 2.35 The note advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets, and proposes six ‘stages’ to follow, stating ‘it is good practice to check individual stages of this list but they may not be appropriate in all cases and the level of detail applied should be proportionate’. These are set out in paragraph 6 as follows:
- “Understand the significance of the affected assets
Understand the impact of the proposal on that significance
Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
Look for opportunities to better reveal or enhance significance
Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected”.*
- [Eton Conservation Area Statement \(2002\)](#)
- 2.36 The Eton Conservation Area was originally designated in December 1973 and subsequently extended in 1978, 1979, 1984, 1988, 1991 and 2002. The area to the north of Steeles Road, which includes the application site was included within the CA on 01/11/1979.
- 2.37 The CA Statement details the historic development of the CA. The land within the Eton Conservation Area was entirely within the ownership of Eton College, and had been given to the estate in 1449 by Henry VI. It was an area of farmland associated with Chalcot Farm that began to make way for residential development in the early to mid-19th century. The area to the north of Steeles Road with the exception of the England’s Lane frontage remained undeveloped until the 1870s. During the 1870s and 1880s individually designed detached houses were built for successful artists of the time along Steeles Road and Chalcot Gardens.

- 2.38 The CA Statement divides the CA into four areas which have their own particular characteristics. No. 31 Steeles Road falls within 'Sub-area 1 Eton Villas, Eton Road, Eton College Road and Provost Road, Steeles Road (west side), Fellows Road (part of east side only)'. It 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. The Statement describes the Steeles Road as follows:
- "... attractively lined with mature plane trees, is partly comprised of grade II listed dwellings, developed for occupation by artists, in some cases for specific occupants. The properties were all developed in the 1870s by the architects Brydon, Batterbury and Huxley and, while exhibiting variety in detailing, employ a consistent approach to building line, height, massing and the general use of materials. Front gardens are in most cases enclosed by good quality brick walling."*
- 2.39 No. 31 Steeles Road is described in the CA statement as a, "detached house in red stock brick built in 1874 by JM Brydon (architect of Chelsea Town Hall). Asymmetrical picturesque arrangement of elevation."
- 2.40 With regard to alterations and extensions to existing dwellings within the CA the CA Statement states that the quality of design will be important and need to pay careful attention to the scale of extensions so that they remain sub-ordinate to the main building, and the use of materials. With regard to the streetscape, it is considered important that surviving elements of the Victorian townscape are retained where possible and replaced in a sympathetic manner.
- 2.41 The CA Statement seeks to ensure that architectural features and detailing characteristic of the CA are retained and kept in good repair, and only replaced where necessary or to enhance the appearance of the building through the restoration of missing features. Original, traditional materials should be retained wherever possible and repaired if necessary.
- 2.42 With regard to the rear extensions the CA Statement aims to ensure these are as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area.
- 2.43 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- CPG 1 Design (2018)**
- 2.44 The CPG provides guidance on aspects of urban design including building form, layout, massing and architectural detailing. The guidance advises that new development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places.
- 2.45 Section 3 relates to Heritage considerations. The following are included in the 'key points':
- The Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area; and
 - Historic buildings can and should address sustainability and accessibility.
- 2.46 Paragraph 3.22 states that the Council will consider the impact of proposals on the historic significance of listed buildings, including its features, such as:
- original and historic materials and architectural features;
 - original layout of rooms;
 - structural integrity; and
 - character and appearance.
- 2.47 Section 4 provides guidance on extensions and alterations, seeking to ensure that proposals take into account the character and design of a property and its surrounding. The guidance states that windows, doors and materials should complement the existing building and that rear extensions should be subservient to the main building being extended.
- Emerging Policy**
- New Draft London Plan showing Minor Suggested Changes (August 2018)**
- 2.48 The 'New Draft London Plan' was published for public consultation in December 2017 and on 13 August 2018 the Mayor published a version of the draft plan that includes minor suggested changes. The next formal step will be the holding of an Examination in Public (EiP), which is likely to be held in January 2019.
- 2.49 The draft policies pertinent to the assessment of heritage are contained in Chapter 3 (Design) and Chapter 7 (Heritage and Culture). They broadly reflect existing policy and include Draft Policy HC1 (Heritage conservation and growth), which generally reflects Policy 7.8 of the existing London Plan and states that proposals affecting the setting of heritage assets should conserve their significance and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 2.50 The plan remains at an early stage and is therefore afforded limited weight.

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Historic Development

3.0 HISTORIC DEVELOPMENT

3.1 This section provides a description of the historic development of 31 Steeles Road.

3.2 This section, and **Section 4.0**, have been informed by the following secondary sources:

- Baker, Bolton and Croot, 'Hampstead: Belsize', in A History of the County of Middlesex: Volume 9, Hampstead, Paddington (1989)
- Camden Council, Eton Conservation Area Statement (2002)
- Camden History Society, Streets of Belsize, (2009)
- Gray, Edwardian Architecture: A Biographical Dictionary, (1986)

Historical Overview

3.3 The land which comprises Steeles Road was formerly owned by Eton College, gifted to the estate in 1449 by Henry VI. It is likely that Steeles Road was named after an early 18th century house within the estate, Steeles Cottage, the residence of MP, author, playwright and publisher, Sir Richard Steele (Camden Council, Eton Conservation Area Statement, 2002).

3.4 Up until the late 18th century, the rural character of the estate was preserved, serving agricultural purposes. In the early 19th century, it was identified as an area suitable for building due to its 'proximity to London and the roads leading north through Hampstead (Haverstock Hill) and later the main turnpike road' (Camden Council, Eton Conservation Area Statement, 2002).

3.5 In 1826, an Act of Parliament was passed which enabled the college to grant building leases, the land being deemed suitable for villa development. Numerous delays relating to advertisement and selling of the land stalled development for a number of years however the construction of the London and Birmingham Railway in 1837 indicates that by this time the area was urbanising.

Development of Steeles Road

3.6 Speculative development by carpenter Samuel Cuming in the mid-19th century initiated the construction of villas on Eton and Provost Roads, as shown in **Figure 3.1**, the street form providing a central focus on St Saviour's Church, built by Edward Barry in 1850-56 (**Figure 3.2**).



Figure 3.1 5-9 Eton Villas, 1960 (source: Collage)



Figure 3.2 St Saviour's Church, 1850-56 (source: Collage)

- 3.7 **Figure 3.3** shows that by the 1870s, Steeles Road had been laid out to the north of the railway line, now the London and North Western line. Villas on the south side of Steeles Road had been completed, 'intended to attract the wealthy middle classes' (Camden Council, Eton Conservation Area Statement, 2002). The north side of the road was still undeveloped, comprising open green space, orchards and smaller enclosed plots of land to its eastern end.
- 3.8 The Eton Conservation Area Statement interestingly notes that the laying out of a horse drawn omnibus along Adelaide Road resulted in a lack of mews development in this area. One exception is Steeles Mews South, situated between Steeles Road and Eton Road, serving the large villas to either side.

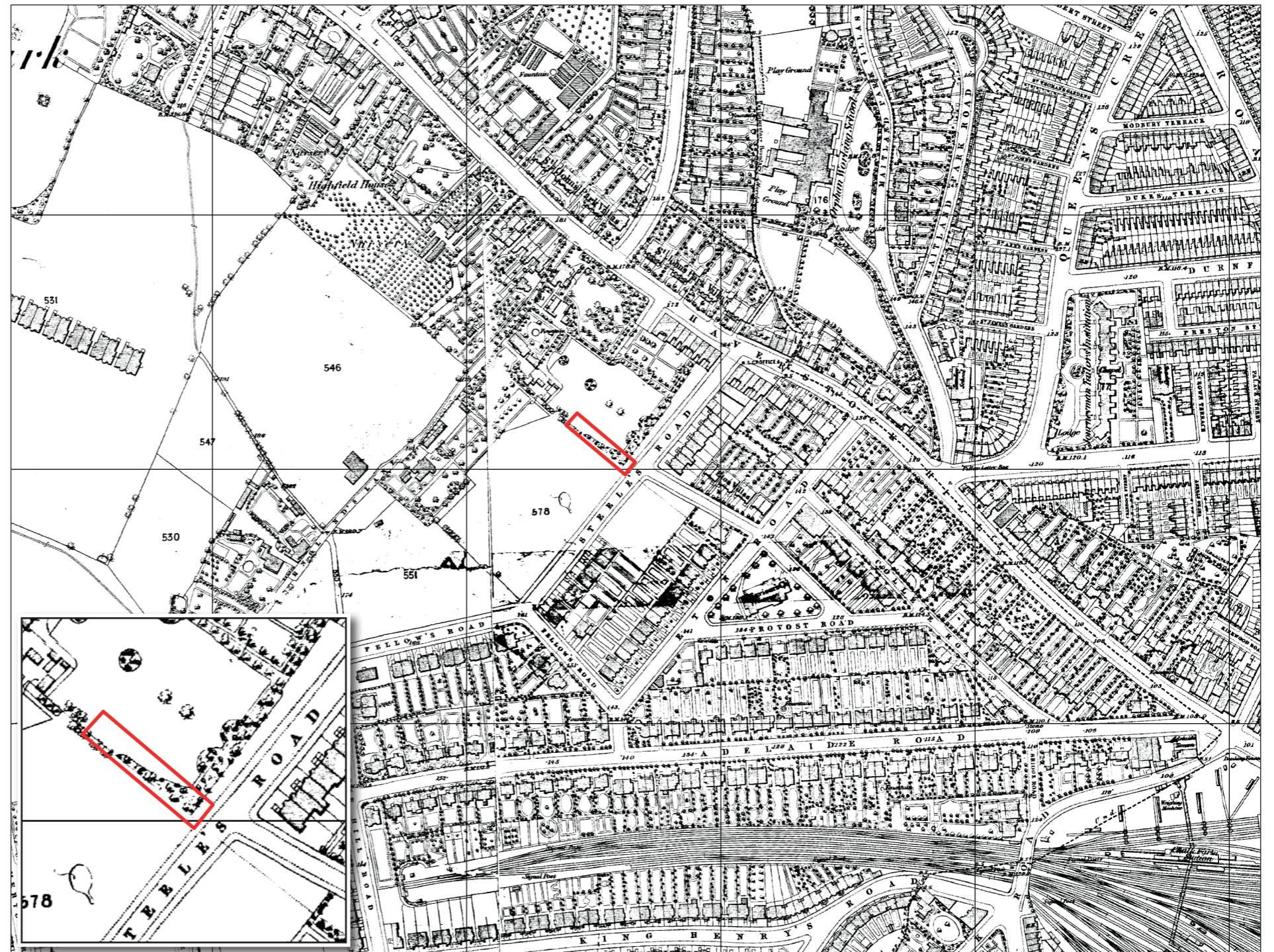


Figure 3.3 1871-75 OS Map

31 Steeles Road

3.9 Development on the north side of Steeles Road commenced mid-way through the 1870s, primarily by developers William Willett and Son, in conjunction with architects J.M Brydon and Batterbury and Huxley. The ideology for the new development on Steeles Road was to create a marked transition from the repetitive villa development that largely characterised the immediate surrounding area by introducing individualistic properties with an artistic character. The comparison between the restrained and repetitive designs of the villas on the south side of Steeles road and the individualistic properties on the north side is presented in **Figures 3.4 and 3.5**.

3.10 31 Steeles Road was built in 1874, along with its neighbour No. 32 in 1876, to designs by J.M Brydon. Brydon was a Scottish architect, establishing his independent practice in London in 1871. He was initially involved in small-scale domestic projects, reflecting his personal interest in interior and furniture design (Gray, *Edwardian Architecture: A Biographical Dictionary*, 1986). He later acquired a reputation as an architect of public buildings, designing galleries, libraries and schools, with hospitals becoming his particular focus. Chelsea Public Library and St Peter's Hospital formed part of his portfolio, as did the Old Vestry Hall in Chelsea, buildings which express the architect's taste for Wren-style architecture.

3.11 A number of the properties on the north side of Steeles Road were designed for artists, with some being specifically commissioned. Many featured north-facing studios at the rear, maximising levels of natural light. Brydon himself lived in No.31 from 1874 until his death in 1901, suggesting the property was designed and built for him and therefore indicative of his personal tastes and styles.

3.12 His neighbours will have included popular artists of the late 19th century including James Linton, watercolourist, at No. 35, Frederick Barnard, Punch artist and illustrator for Charles Dickens' at No. 37 and Edwin Hayes, maritime painter, at No.38 (Camden History Society, *Streets of Belsize*, 2009).



Figure 3.4 South side of Steeles Road, 1977 (source: Collage)



Figure 3.5 North side of Steeles Road, 1978 (source: Collage)

- 3.13 Charles Booth's Poverty Map of 1899 (**Figure 3.6**) distinguishes the north side of Steeles Road from the surrounding villa development, showing that the occupants were wealthy and predominately of the upper-middle and upper classes as opposed to surrounding middle class homesteads.
- 3.14 From 1929, 31 Steeles Road became residence to celebrated cabaret entertainer, Leslie Hutchinson, or 'Hutch'. Starting his career in New York in 1916, he established himself at the centre of a number of elite social circles in London from the 1930s, cavorting with international celebrities and causing a high-profile scandal through an affair with English heiress, socialite and Vicereine of India, Edwina Mountbatten. Hutch sold the property in 1967 after living there for 42 years due to overwhelming bank debts.
- 3.15 In 2011 planning permission was granted for the installation of an English Heritage Blue Plaque to commemorate Hutch's life and residency at the property. It is positioned centrally on the principal façade.
- 3.16 The Camden History Society quotes in 'Streets of Belsize' that 'Steeles Road has attracted many stars of stage, screen and pop to its handsome houses in recent years'; a statement that is particularly true of No. 31 which, in addition to being home to Leslie Hutchinson, was also residence to Sir Dereck Jacobi, a prominent English stage and screen actor (Camden History Society, Streets of Belsize, 2009).



Figure 3.6 Charles Booth's Poverty Map (source: lse.ac.uk)

Architectural description and planning history of 31 Steeles Road

- 3.17 The grade II listed 31 Steeles Road is a detached red stock brick property of two storeys with attic and semi-basement. The house has an asymmetrical layout and a picturesque arrangement, incorporating Queen Anne style elements, as presented in the original plans of the building shown in **Figure 3.7**. A single-storey two window bay side extension supports a tall, hipped roof. There is a projecting brick pilastered porch underneath a cornice and a brick pedimented parapet featuring a terracotta plaque of sunflowers in a vase, a fashionable motif of the time and reflective of the Queen Anne style, and the date '1874', shown in **Figure 3.8**.
- 3.18 The front door is approached by steps. A sash-window sits in the wall of the recessed bay, above the main entrance, and has a shaped brick gable which terminates in a segmental pediment. In the main bay, on the right hand side of the façade, there is a bowed window which rises from basement level to first floor. There is a small window with an apron to the right of the entrance way on the ground floor and a narrow sash above it at first-floor level.
- 3.19 There is a prominent stuccoed covered eaves cornice below the pyramidal roof which is topped with a ball finial and features a dormer window with segmental pediment containing a Classical plaster head and wreath design. Two tall brick chimney stacks protrude from the roof.
- 3.20 The original internal layout and plan form is illustrated in **Figure 3.7**. The lower ground floor originally comprised a kitchen and breakfast room, with ancillary scullery and pantry. The principal rooms, drawing and dining room, were situated on the ground floor whilst bedrooms were located on the two upper floors. A photographic study from a recent site visit has identified the presence of some historic features. These include some decorative architraves and corning, wooden panelling, balustrades and windows, as presented in **Figures 3.9 to 3.15**.

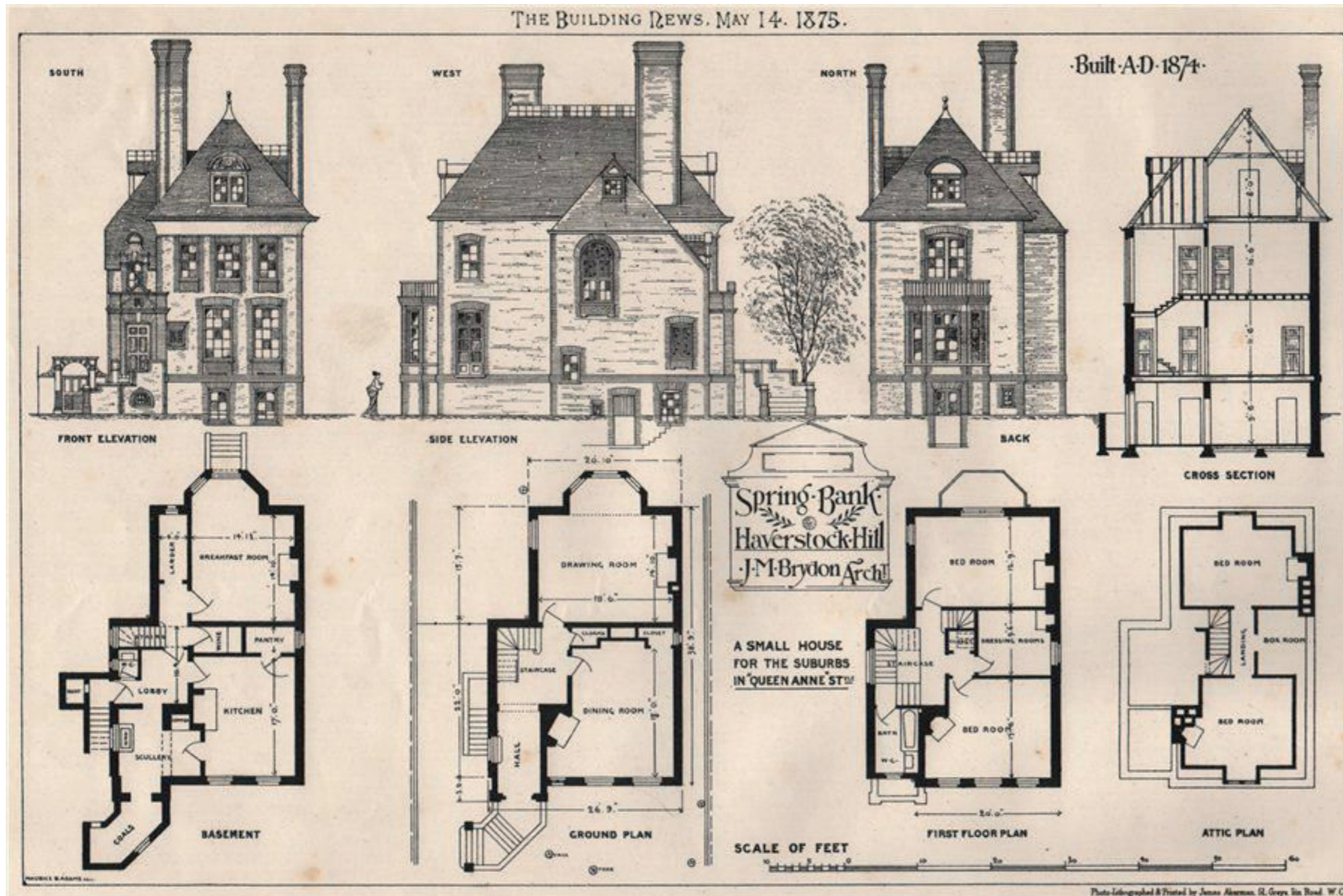


Figure 3.7 Exterior elevations and plan form, The Building News (1875)

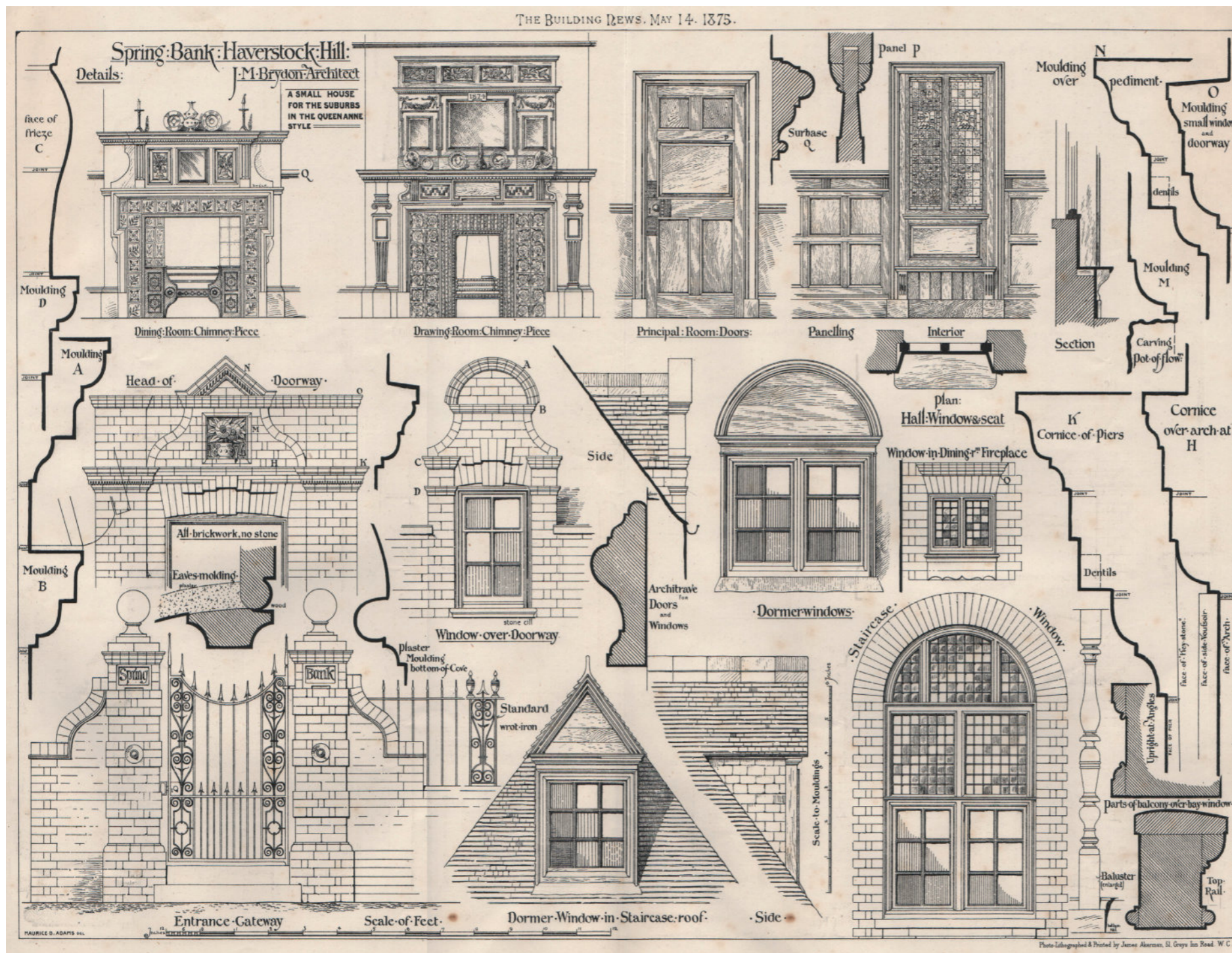


Figure 3.8 Exterior and interior architectural features, The Building News (1875)