



14 PROVOST ROAD, LONDON

NW3 4ST

This document is in support of our planning application for the creation of a garden pergola and design changes to the previously approved garden office and house refurbishment and remodelling works.

The document will discuss and incorporate design, access, heritage, and sustainability issues of the proposed scheme, including:

- The history of the area;
- Evaluation of the existing building;
- Explanation and story of the design development;
- Impact of proposed scheme including its immediate context and sustainability features proposed; and
- Consideration of relevant UDP and PPG policies.

2.0 THE APPLICANT AND ARCHITECT

2.1 ABOUT THE APPLICANT

Gillian Boccara and Laurence Page have recently purchased the house and wish to remain at 14 Provost Road with their young family into the future. In order for this to happen they require some adjustments to be made to the way in which the house functions as a dwelling, with a view to creating a living space flexible enough to accommodate their family as their children grow up.

2.2 ABOUT NAGAN JOHNSON

Gillian and Laurence have a great appreciation for their home and its historic significance, and they approached Nagan Johnson to explore possibilities for a sensitive extension and refurbishment of the dwelling. Nagan Johnson has experience of working with Listed houses in the Borough of Camden.

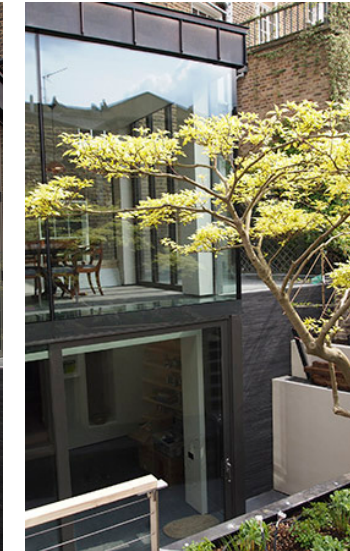
Relevant examples of naganJohnson's work



Extension to house in Maida Vale, London.



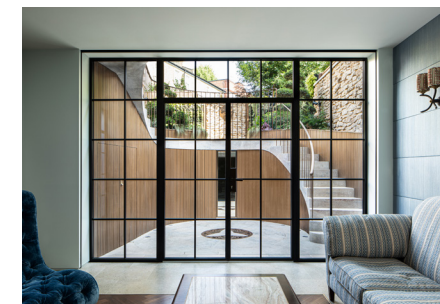
This modern extension to a Grade II listed house on Chalcot Crescent was shortlisted for Camden Design Awards, 2013



New extension to rear and new staircase to side of house on Gloucester Avenue, Primrose Hill

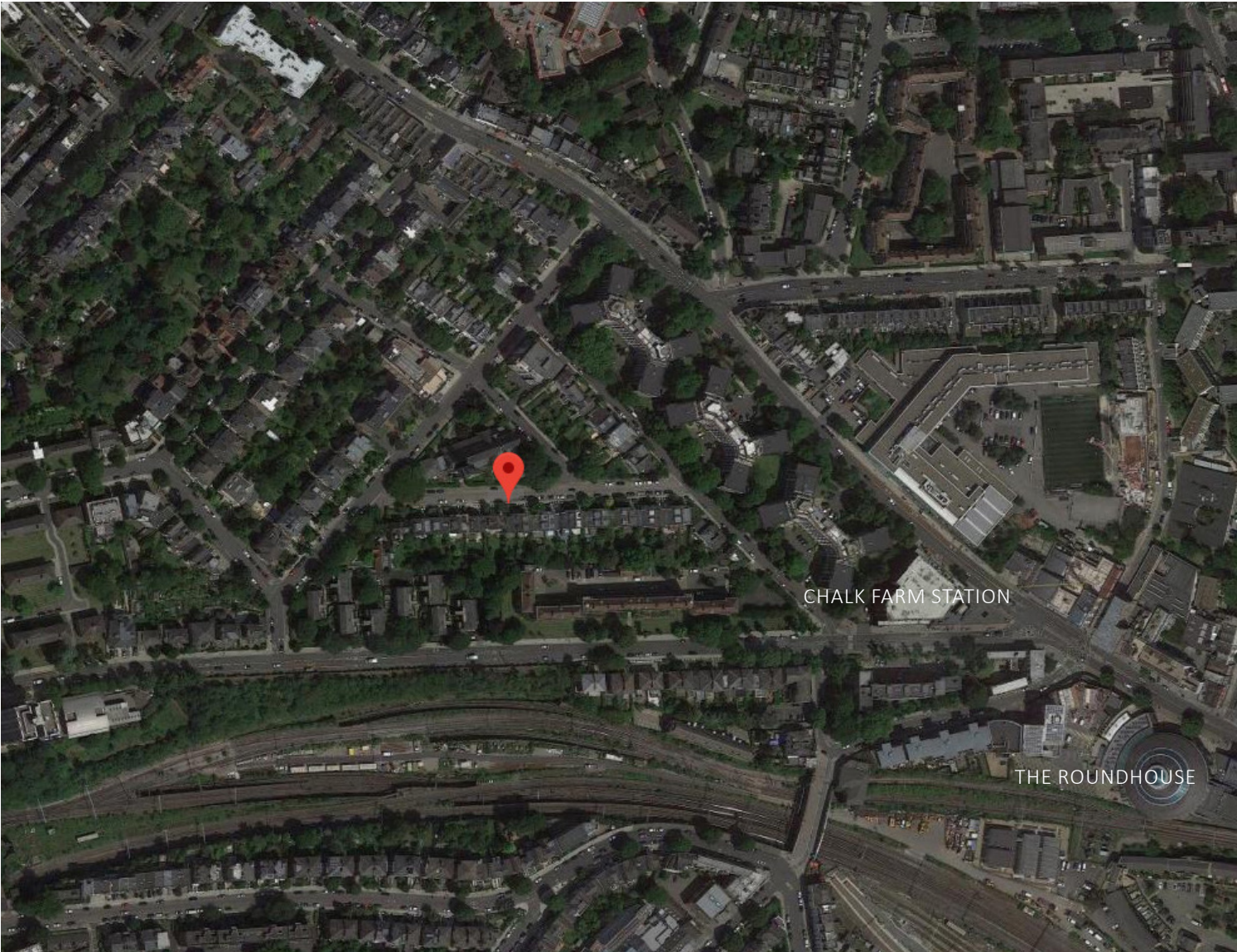


New extension to rear of Grade II listed house in a London conservation area

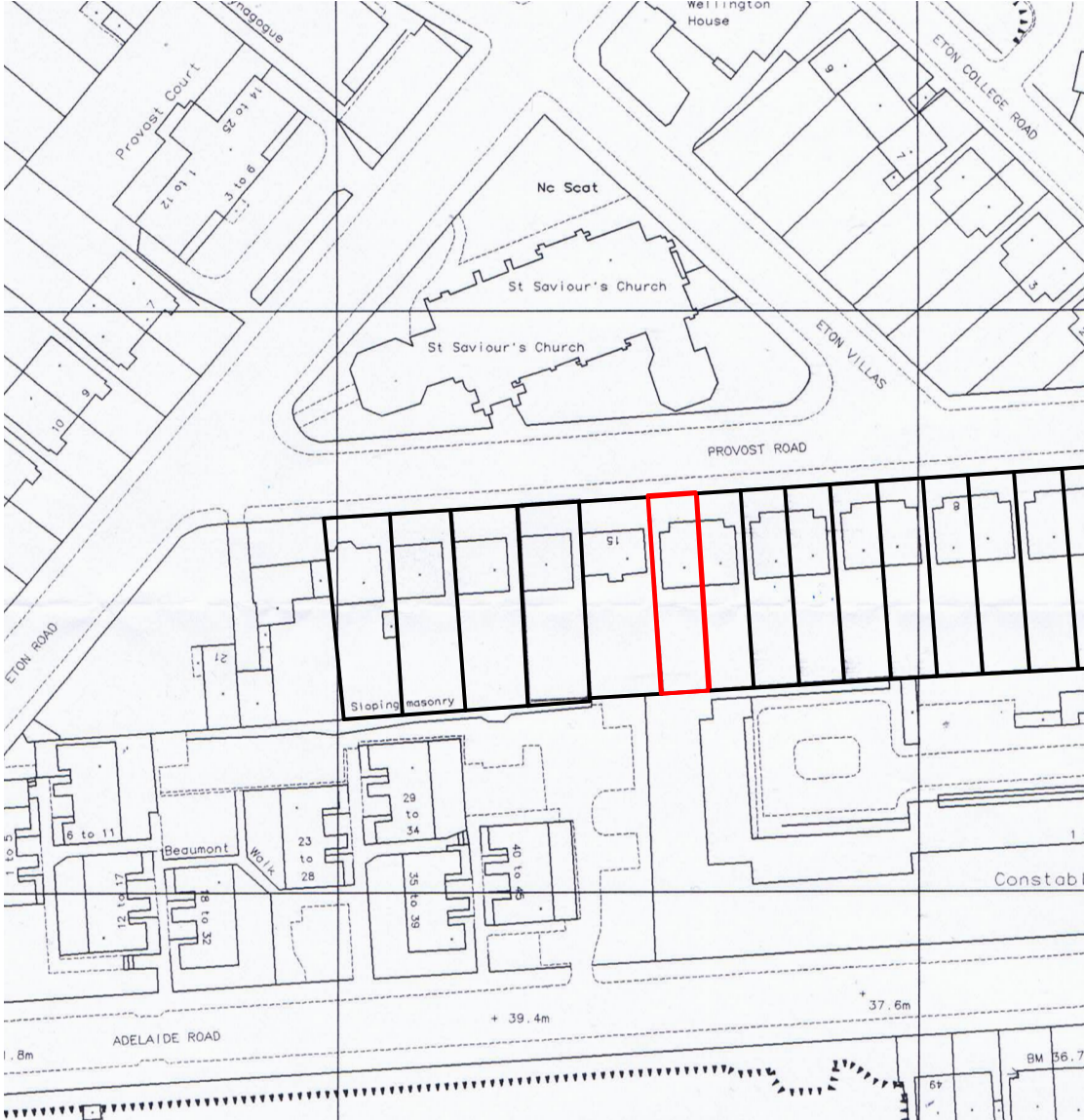


New extension to a property within a Conservation Area in Camden

3.0 THE SITE

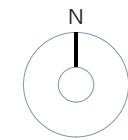


Satellite image of 14 Provost Road and local context



OS PLAN

Scale 1:1250 @ A3



KEY

— Site ownership boundary

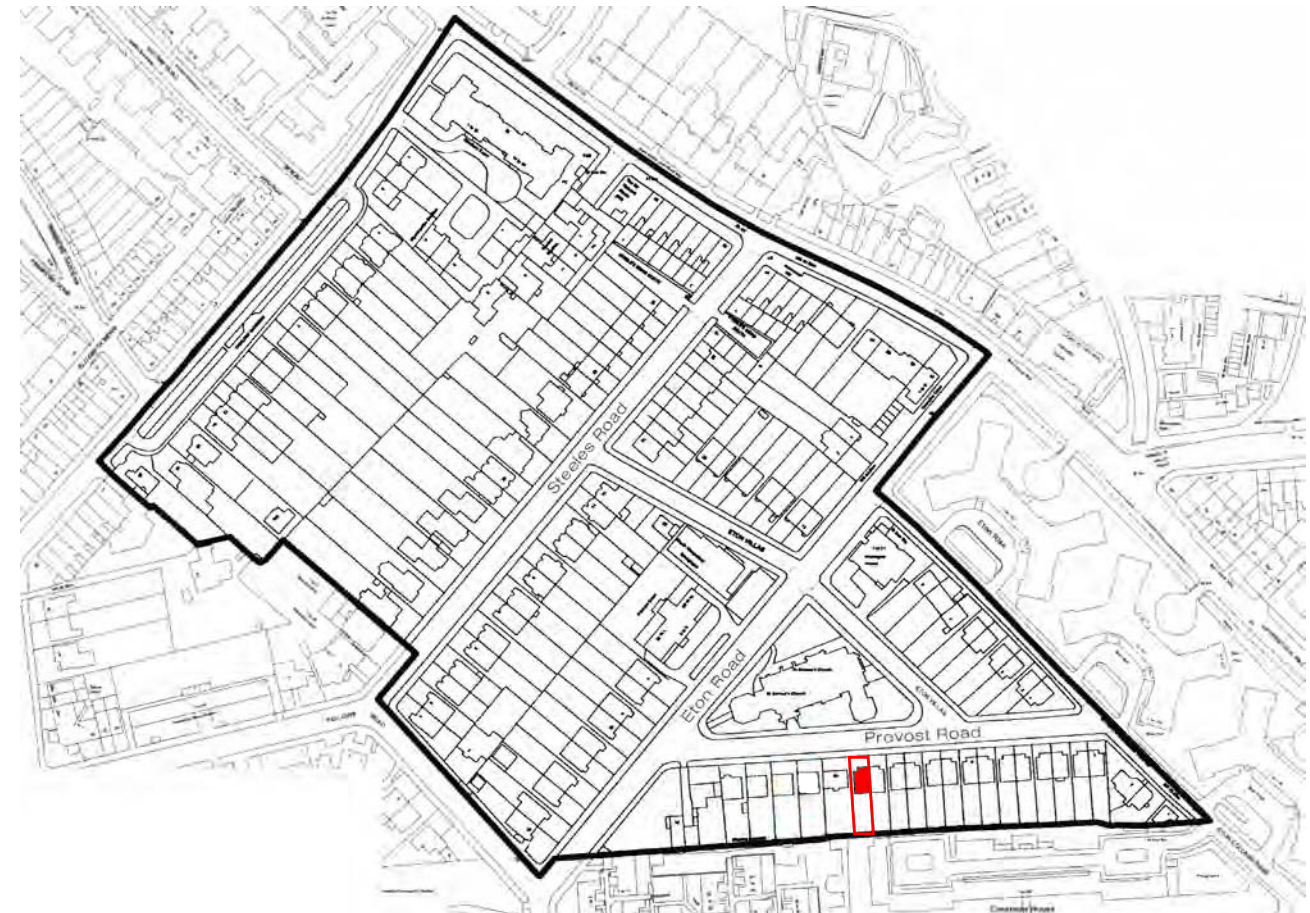
3.1 LOCATION

3.2 A BRIEF HISTORY OF THE AREA

The Eton Conservation Area sits centrally within the London Borough of Camden and is comprised of land that once belonged to Eton College. As described in the Eton Conservation Area Statement, the land surrounding Provost Road was recognised as being ripe for development in 1796. However, it was not until John Nash's Regents Park was under construction that the necessary surveys were carried out on the land. In 1826, an Act of Parliament was passed, authorising Eton College to grant leases for building. In 1844 Eton College further promoted the land to the west of Eton College Road – what would become the Provost Triangle – and development began. St. Saviour's church, 1850, formed the centrepiece of the development in an attempt to attract the upper middle classes to the area. The villas along Provost Road were considered modest in scale, accommodating fewer servants than other larger properties nearby, and were built to appeal to 'the younger and less affluent reaches of the professional classes and higher reaches of clerical and shopworkers'.

3.3 ETON CONSERVATION AREA

The application site is located in the largest sub-area in the Eton Conservation Area (sub-area 1). The area has since been extended numerous times, with the final designation being made in 2002. Provost Road was one of the first roads within this Conservation Area to be designated in 1973, and no. 14 Provost Road was Grade II Listed in 1974. While the front of the house faces St. Saviour's Church across Provost Road, the south of the property faces Adelaide Road, which is not part of the Conservation Area. 14 Provost Road can therefore only be viewed as being part of the Conservation Area's public realm to the front (north) of the property.



Map showing location of 14 Provost Road in relation to Conservation Area boundary.

(Map taken from Eton Conservation Area Statement).

— Site ownership boundary

3.4 THE EXISTING BUILDING

14 Provost Road is part of seven pairs of semi-detached villas. It was designed as a speculative build in the rustic Italian style with restrained Grecian detailing by architect John Shaw in 1844. As early Victorian designs, the villas bear the hallmarks of Georgian architecture – simplicity and elegance in elevation with gable-fronted rendered stucco facades and well-proportioned sash windows. Numbers 1-14 Provost Road share a similar elevational style, each with architraved entrances to recessed doorways with pilaster jambs and partially-glazed doors approached by steps, and the windows are surrounded by a raised stucco architrave, cill, and cornice. No. 14 marks the end of the semi-detached and the transition into the detached villas. All seven villas have raised ground and first floor levels, which act as principal floors containing the more significant rooms. The lower ground floor basement area and a second floor attic space provide subsidiary accommodation. It is likely that the dormer infill behind the chimney breasts at roof level is original, particularly on the east elevation, as height over the staircase for access to the second floor would not be achieved without it.



No. 12

No. 13

No. 14

No. 15

Provost Road

Nagan Johnson architects, acting on behalf of the owners, submitted a proposed design to Camden for full planning permission in mid-2020 (2020/3405/P, 2020/3388/L). This scheme included the erection of a single storey rear extension, a garden outbuilding and pergola, covered side passage, replacement dormer windows, and internal remodelling works.

4.1 GARDEN ROOM

In the proposed scheme, the footprint of the garden room remains the same as previously approved, but the garden office design has been developed.

4.3 REAR GARDEN LEVEL

The proposed scheme includes lowering the rear level of the back garden by 200mm overall. This reduces the level difference between the garden and the kitchen/rear extension (as approved in the previous planning application) from 600mm to 400mm, and also allows for a more generous ceiling height within the garden room without affecting its height above the garden walls.

4.3 ADDITIONAL CHANGES

This application also include some other minor proposals and changes to the previously approved scheme, some of which are visible from the street, including the gate to the side passage, a security camera, and the material of the cheeks to the dormers.

Instead of the previously approved metal security bars over the side gate, we are now proposing a timber screen and gate, the top of which is the same as the existing timber trellis.

A security camera is proposed on the side elevation, looking onto the side passage gate. It can be glimpsed from along the street, but it will be set back from the front elevation.

Lastly, we propose that the dormer cheeks be constructed from standing seam zinc, rather than hanging tiles.

4.4 ACCESS AND ACCESSIBILITY

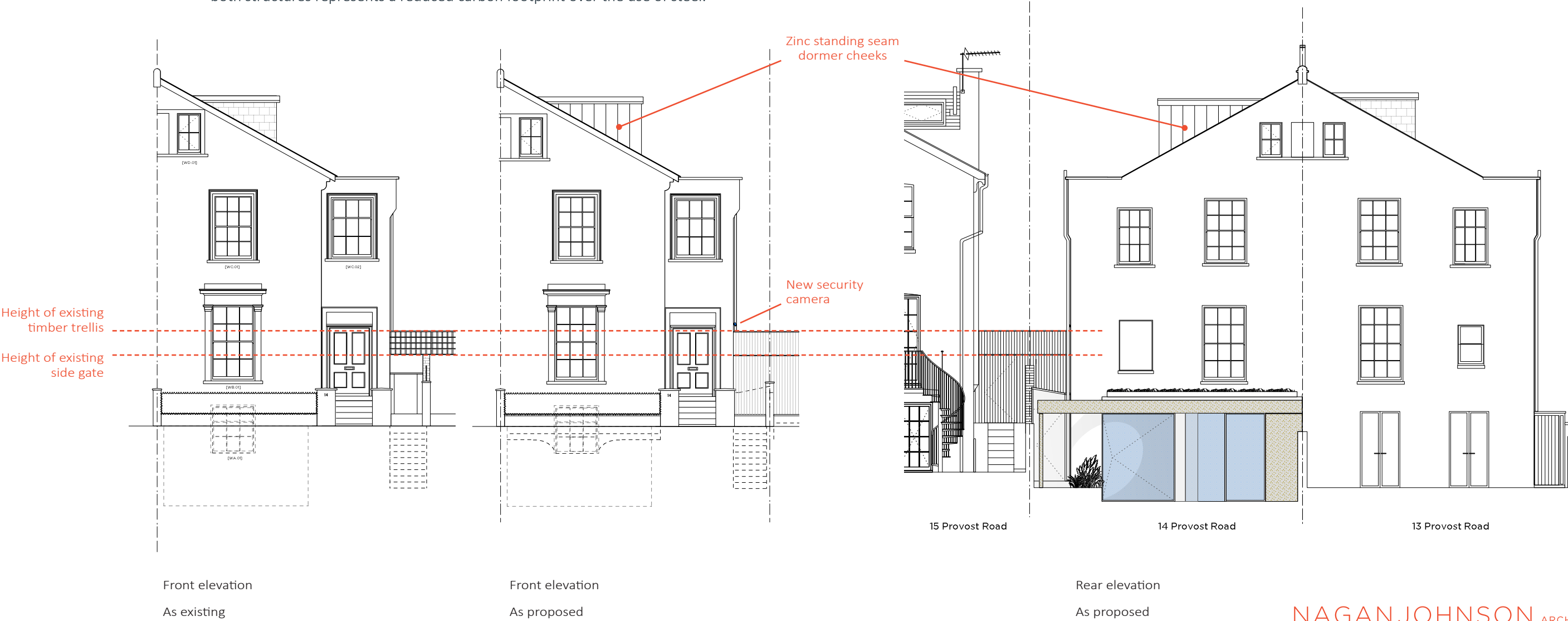
Access to the house is still primarily through the front door and remains unchanged.

4.5 SUSTAINABILITY

Careful consideration has been given to use of the sustainable materials within the design of the garden office and pergola. The use of FSC timber for both structures represents a reduced carbon footprint over the use of steel.

TREES

The proposed works include the removal of a magnolia sapling, as mentioned in the previous application. The diameter of the trunk – when measured at 1.5m above the ground – is less than 7.5cm.



5.1 RECENT PLANNING HISTORY

10th September 2020- Ref (2020/3405/P)

Decision- GRANTED

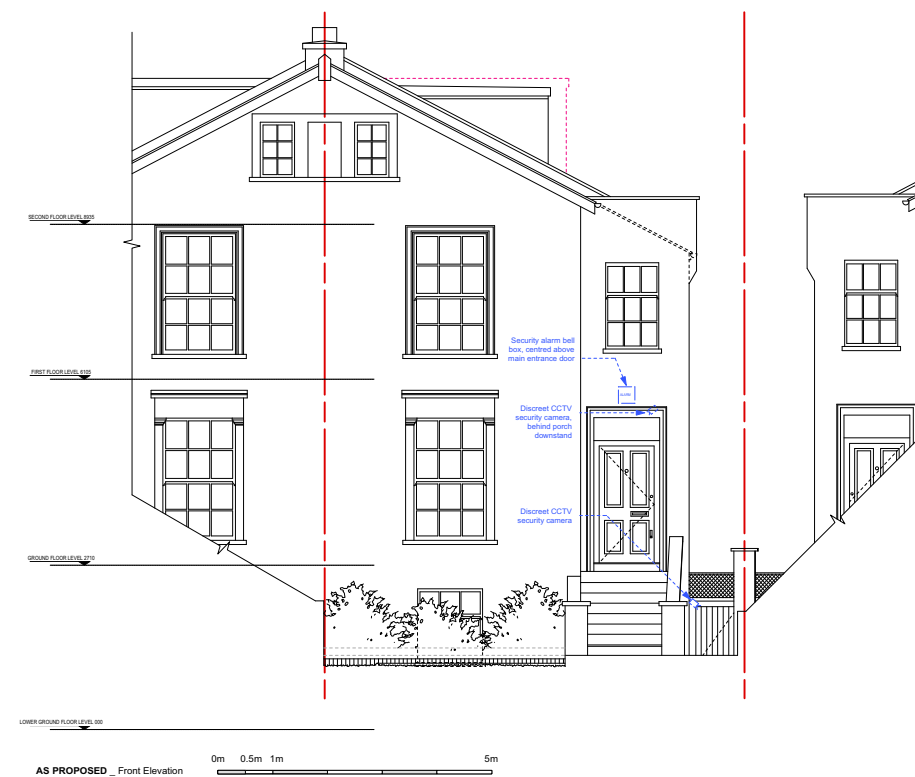
Proposal: Erection of a single storey rear extension, a garden outbuilding, roof extension over the side passage and replacement side dormer windows and associated works.

5.2 RELEVANT PLANNING APPLICATIONS

2 Provost Road

2018/4671/P and 2018/5907/L- Granted

Erection of lower ground extension and addition of a spiral staircase to the rear of the dwelling. Alterations to the front, side and rear elevations and erection of 2no dormers to the side roof slope. Installation of alarm bell boxes to the front and rear elevations and CCTV cameras to the front porch and side and rear elevations.



Application 2008/4671/P for 2 Provost Road

As proposed front elevation showing security features

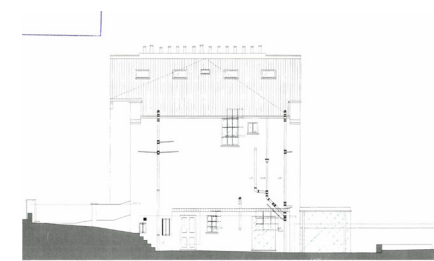
12 Provost Road

2012/3931/P- Granted

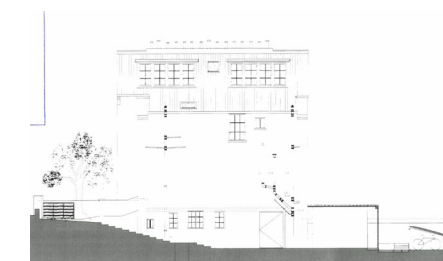
The granted works at 12 Provost Road involved works to the dormers, a modern single storey extension and excavation of the lower ground floor, along with other internal remodelling.

A garden shed and an overhanging glass sculpture above a firepit and seating area were approved at the bottom of the garden, along with various soft and hard landscaping works.

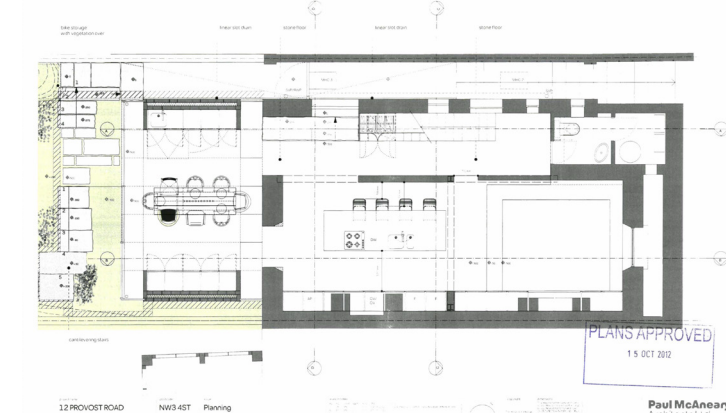
As Existing



As Approved



As Approved



Approved application 2012/3931/P for 12 Provost Road

As Existing and As Proposed/Approved elevations

The proposed scheme set out in this Heritage, Design and Access Statement is the result of consultation and a careful reconsideration of the previously approved scheme. It presents improvements to the design of the garden room and a reintroduction of the pergola, focused on making the structure feel less imposing and appear more proportionate to its role as a garden structure rather than an enclosure. Other minor changes to the rear garden level, the side passage gate, an additional security camera, and the dormer cheeks are also proposed in this scheme.

7.0 PLANNING POLICY: CONSIDERATION AND EVALUATION

7.1 PLANNING POLICY

The national, regional and local planning documents that are applicable to the Southwark Council and the application site are:

- National Planning Policy Framework 2019;
- The London Plan March 2019;
- Camden Local Plan 2017;
- CPG Altering and extending your home (March 2019)

Some of the above planning policy documents are introduced below, along with the more relevant policy points.

7.2 NATIONAL PLANNING POLICY FRAMEWORK 2019

The National Planning Policy Framework (NPPF) 2019 replaces the Planning Policy Statements and sets out the Government's planning policies for England. We refer to the NPPF specifically as it is relevant to the application.

As part of its core principles, the NPPF states that:

"Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings."

Under Section 12, 'Achieving well-designed places', Paragraph 124 states:

"The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 states:

"Planning policies and decisions should ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;"*

In Paragraph 130:

"Permission should be refused for 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development."

And in Paragraph 131:

"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Under Section 16, "Conserving and enhancing the historic environment", Paragraph 185 states:

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place."*

7.3 CAMDEN LOCAL PLAN 2017

The Camden Local Plan plays a key role in Camden's development plan. In this document we reference points that refer design and heritage, on guidelines to preserve and enhance historic context and the policies regarding working with listed buildings.

On Design and Heritage, Local Plan Policy D1 states that

"The Council will require that development:

- *Respects local context and character;*
- *Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- *Comprises details and materials that are of high quality and complement the local character;*
- *Promotes health;*
- *Responds to natural features and preserves gardens and other open space;*
- *Preserves strategic and local views."*

Paragraph 7.2 states:

"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the character and proportions of the existing building, where alterations and extensions are proposed;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value."*

Also on Design and Heritage, Local Plan Policy D2 states that to preserve or enhance the borough's listed buildings, 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 that conservation area;

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. It also states that the Council will resist development that would cause harm to significance of a listed building through an effect on its setting; and

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."

7.4 CPG ALTERING AND EXTENDING YOUR HOME (MARCH 2019)

Under heading Sheds and other garden buildings (outbuildings), Paragraph 5.21 states:

“The construction of garden buildings, including sheds, greenhouses and other structures in rear gardens and other undeveloped areas can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally ‘soft’ and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.”

Paragraph 5.22 states:

“Large garden buildings may also affect the amenity value of neighbours’ gardens, and if used for purposes other than storage or other domestic uses, may intensify the use of garden spaces and cause loss of amenity through overlooking, overshadowing and noise nuisance.”

And paragraph 5.23 states:

“Development in rear gardens should:

- ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate within, the host garden;*
- not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;*
- use suitable soft landscaping to reduce its impact;*
- ensure building heights will retain visibility over garden walls and fences;*
- ensure the size of the outbuilding will not result in excessive loss of garden amenity space;*
- ensure the siting of the outbuilding will not harm existing trees of high amenity value*
- use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see CPG on Trees), or adjacent structures*
- address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG on Water and flooding.”*