

DESIGN & ACCESS STATEMENT and HERITAGE STATEMENT

No.7 Provost Road
London NW3 4ST

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fig 1. 7 Provost Road front view

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1. Introduction

The Design & Access statement including Heritage statement has been prepared by Brian O'Reilly Architects in support of proposals at no.7 Provost Road. The building is Grade II listed and situated in the Eton Conservation Area.

The application proposal is to fully renovate the property with the careful and appropriate adaptation of the existing fabric to suit the needs of a modern family. This will include a small garden room extension to the rear, enlarged dormer windows on the roof, replacement side conservatory, reconfiguration of the front lightwell, façade windows and door repairs and internal renovations including new bathrooms and kitchen.

The Design and Access statement summary is supported by the following documents:

Drawings as listed below:

Existing drawings:

1. OS Map / Location plan @ A3
2. Lower ground and ground floor plans @ 1:100 A3
3. First floor and second floor plans @ 1:100 A3
4. Roof / site plan @ 1:100 A3
5. Front and rear elevations @ 1:100 A3
6. Side elevation @ 1:100 A3
7. Section A-A @ 1:100 A3

Proposed drawings:

8. Lower ground and ground floor plans @ 1:100 A3
9. First floor and second floor plans @ 1:100 A3
10. Roof / site plan @ 1:100 A3
11. Front and rear elevations @ 1:100 A3
12. Side elevation @ 1:100 A3
13. Section A-A @ 1:100 A3

2. Site Location and Context

The application site is located in the Eton Conservation Area which was first designated in December 1973. No. 7 Provost Road was Grade II Listed in 1974.

The conservation area has been incrementally added to over time, with the latest additions in 2002. The Eton Conservation Area is a small designation, taking in sections of the residential streets to the west of Haverstock Hill which were developed during the second half of the 19th century.

Provost Road is located in Chalk Farm and runs in an east-west alignment connecting Eton College Road and Eton Road. No.7 Provost Road forms part of a large group of 7 pairs of semi-detached villas typical early Victorian dating from c1844 by John Shaw which line the south side of the road.

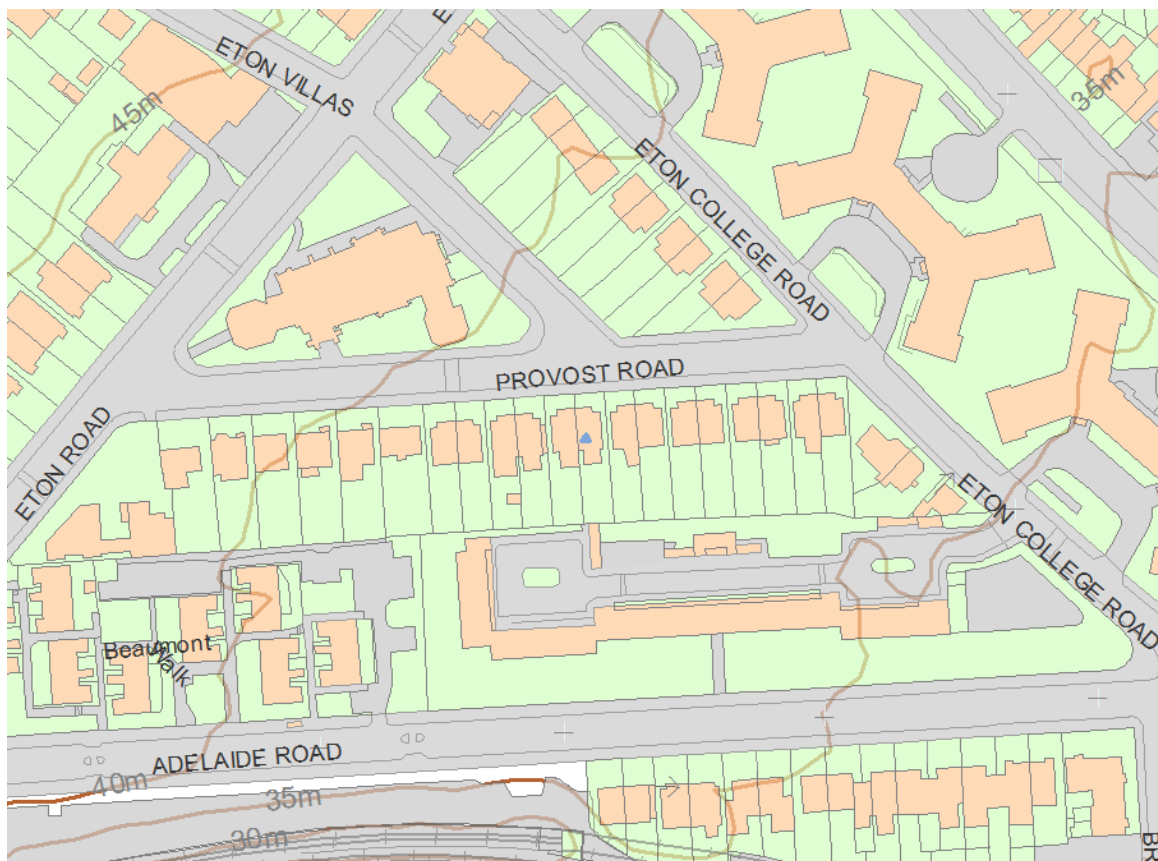


fig 2. Listed building and Conservation area map

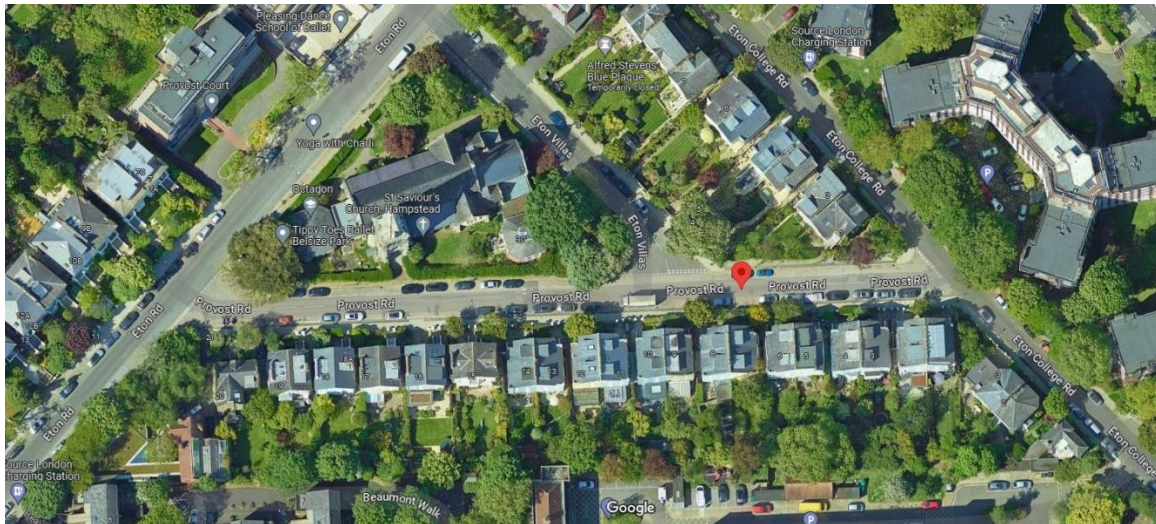


fig 3. 7 Satellite image of Provost Road

3. Historic development of the site and area

Provost Road forms part of the Chalcot Estate, owned by Eton College since the mid 15th century. The area remained as open fields and farmland, used as hay meadows for London's horses, until well into the 19th century. Greenwood's map of 1828 shows the built-up edge of Camden Town to the south of the Regent's Canal and some arterial development lining the NE side of Haverstock Hill, the main road between Camden Town and Hampstead. The only notable buildings in the area at the time were Chalk Farm, which was accessed along Primrose Lane which met Haverstock Hill near its junction with modern day Adelaide Road.

Plans began to be made for the development of the estate for housing in the early decades of the 19th century when an Act of Parliament in 1826 authorized Eton College to grant building leases.

Development was slow, with buildings on the SW side of Haverstock Hill appearing from the 1830s onwards. Uncertainty regarding the route of the London & Birmingham Railway during the 1830s hampered development and it wasn't until 1844 that Provost Road was laid out by John Shaw, Surveyor to the estate and the houses constructed by Samuel Cuming, a Devonshire carpenter. Cuming ran a large operation, employing 80 men in 1851 and going on to build 104 houses in the area between 1845 and 1852.

The houses on Provost Road were relatively modest, particularly the semidetached properties at its eastern end, and were intended for clerks, the lower middle classes and those in the lower ranks of the professions.

The land for St Saviour's Church was provided by Eton College and a church that seated 730 parishioners was finished by 1856, providing the surrounding new development with an air of respectability and increasing its attractiveness to the middle classes.

3.1 No.7 Provost Road / Heritage

The description below is from Historic England and includes no.7 Provost Road.

7 pairs of semi-detached villas. c1844. By John Shaw. Painted stucco. Slated gabled roofs with dormers, central long slab chimney-stacks and overhanging eaves, bracketed on angle return and having plain bargeboards to gables. 2 storeys, attics and semi-basements. 1 window each plus 1 window recessed entrance bays. Architraved entrances to recessed doorways with pilaster jambs and part-glazed doors approached by steps. Architraved sashes, ground floor windows with pilasters and cornice. Nos 3 & 4 have 3-light canted bays rising from semi-basement through 2nd floor with pilasters. All have architraved 3-light attic windows, central window blind, in apex of gable.



fig 4 & 5. Views showing Provost Road

4. Existing Interior

The layout of no.7 Provost Road is similar to the neighboring houses. The raised ground floor is the primary space with two connected reception rooms.

The entrance is set back from the front line of the building and a staircase in the entrance lobby leads to upper and lower floors. The loft level and the lower ground floor would be seen as secondary spaces in the house and of lower hierarchy.

The more pronounced and important architectural elements in the house such as fireplaces, windows, cornicing and timber architraves, shutters and skirting are located at the ground and first floor.

The main staircase is an attractive feature within the building with an open string at ground to first floor level, carved balusters and newels and a continuous mahogany handrail. The staircase to loft level is more basic with a steel angle and narrow width. The stairs to the lower ground are also simplified.

4.1 Lower Ground

This is an area of lower significance in terms of the original hierarchy of the building and its surviving fabric and detailing. The lower ground floor has been altered over time with new finishes and windows and doors as well as partitions removed.



Fig.6. LG view towards kitchen



fig.7 view towards rear garden



fig.8 view towards side conservatory

4.2 Ground Floor

The building retains its original floor plan and spatial quality at this floor level. There would likely have originally been doors fitted to the wide opening in the spine wall where the front and rear rooms connect. There are a small number of architectural features at this floor level, including cornicing to the rear room and hallway, as well as original timber window shutters to the front and rear room. Both rooms have what appear to be their original fireplaces. Historic cornicing and skirting survive in some areas.



Fig.6. GF entrance hall



fig.7 GF front reception room



fig.8 GF rear reception room

4.3 First Floor

The plan form and spatial quality of this part of the building remains in what appears to be its original condition. The large front bedroom has simple moulded cornices and there are historic four paneled doors throughout. The rear room has modern coving. No cornice is present to the bathroom and hallway.

The secondary staircase to the attic accommodation rises steeply in the centre of the

plan, however this is an unsympathetic modern replacement with an unpainted wood finish. Both main bedrooms retain their fireplaces. The windows to the front of the house are original while those at the rear have been replaced.



Fig.9. staircase view from 1st floor



fig.10 first floor landing



fig.11 stairs to second floor



Fig.12. FF bedroom at front



fig.13 FF bedroom at rear

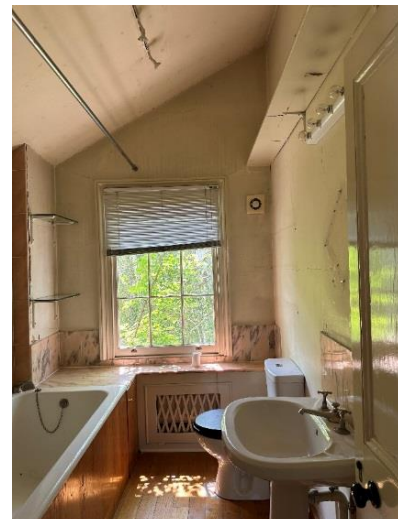


fig.14 FF bathroom

4.4 Second Floor

The loft space consists of two symmetrical rooms set within dormers and accessed via the central narrow stairs. The windows have been changed over time but original modest fireplaces remain.



Fig.15. SF bedroom at front



fig.16 SF bedroom at rear



fig.17 staircase view from second floor

External front and rear

The front of the house has a stepped side conservatory and a lightwell to the front.



fig.18 front view showing no7 & no.8 Provost Road



fig.19 front gate



fig.20 front view side conservatory



fig.20 front gate lightwell



fig.21 front window and lightwell



fig.22 rear view of no.7 and no.8



fig.23 existing non original doors to garden



fig.24 boundary wall with no.8



fig.25 rear garden

No.7 Provost Road still has many original features and our proposal is to retain the character of the existing house while adding a rear extension and enlarged dormers and renovating the kitchen and bathrooms and providing a new shower room in the loft.



The proposal at lower ground floor is to create a kitchen, dining room and conservatory space together with utility room and space for services. The existing opening between kitchen and dining will be enlarged to create a linear kitchen with a central island. The dining space will open up to the proposed garden extension on the right. The garden extension will be modern glass and aluminium structure with green roof and roof light. The extension will match the depth of the neighbouring extension which it backs onto. The width of the extension is equal to half the width of the house/plot. The open half is delineated by a timber pergola.

The steps to the side of the house are to be replaced with safer shallower steps and the existing lightwell to the front of the house is to be enlarged to allow more light into the lower ground floor

4.2 Ground floor

The ground floor reception rooms will remain unchanged but with new timber floor boards to replace the non-original timber boards.

The ground floor proposal also includes a new cloakroom/WC at the rear (currently study).

4.3 First floor

At the first-floor level, the proposals include installation of a new bathroom at the front of the house, re-instating an existing door opening to the existing bathroom which will now be an en-suite and creating a dressing area.

The first-floor carpets will be replaced with new carpets.

4.4 Second floor

At the second floor, the existing dormers will be enlarged to create a more habitable size bedrooms and to allow space for a small shower room. The handrail on the stairs is to be replaced with a safer handrail.

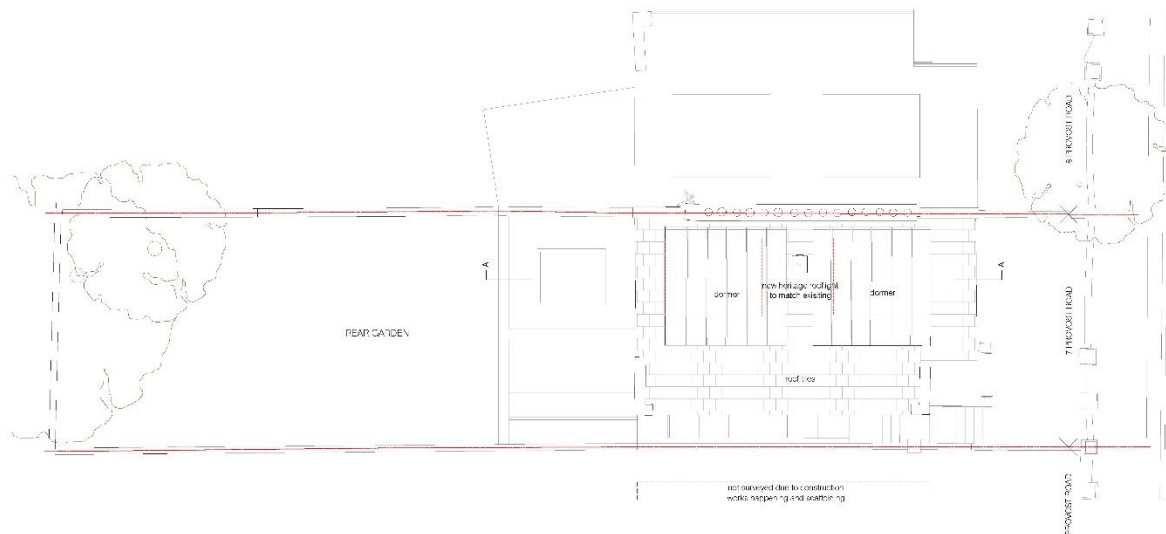


fig.26 proposed roof /site plan

4.5 External (front)

The proposal includes repair and external decoration of all stucco walls, doors, gutters and down pipes in existing colours and using traditional techniques.

The front lightwell and side steps are to be reconfigured.

An electric charger will be placed inside the front garden wall.

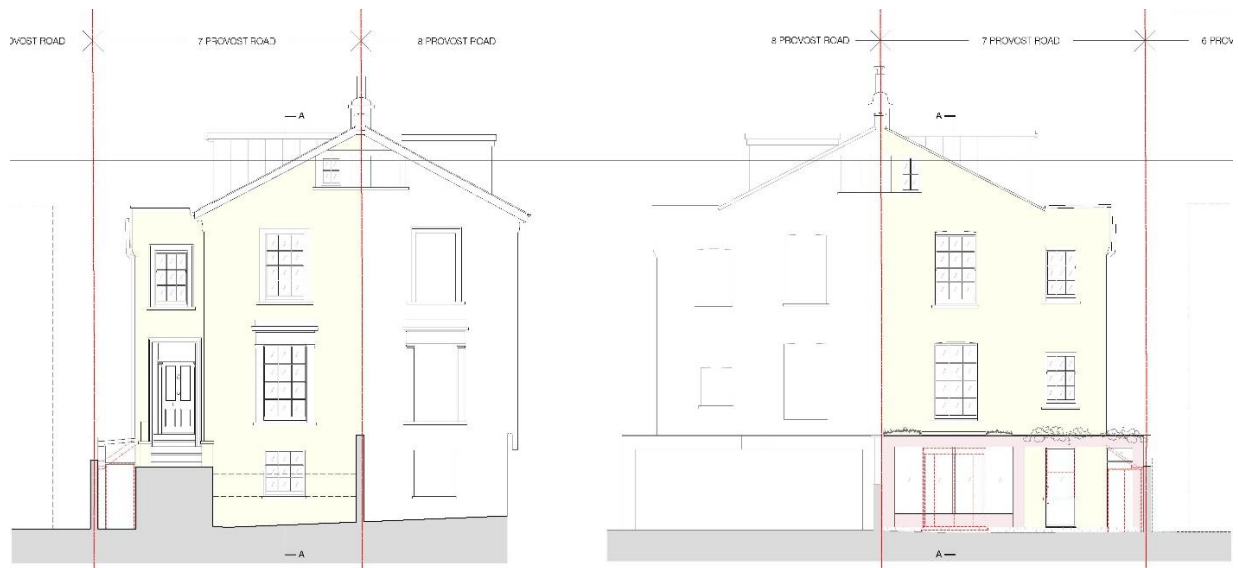


fig.27 & fig.28 front elevation & rear elevation with proposed extension



fig.29 proposed side elevation

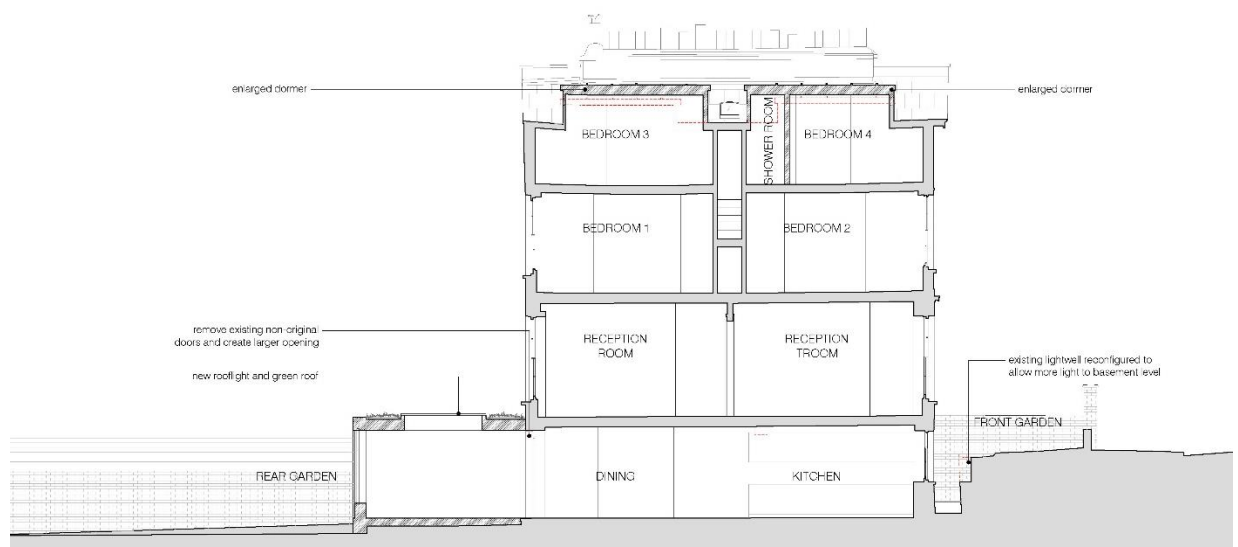


fig.30 proposed section A-A

6. Materials

Throughout the renovation, a limited palette of high-quality materials will be used, selected for their robustness and ability to compliment the character and appearance of the existing building and surrounding structures.

Overall, the design intention is to restore the house using conservation methods and materials to produce an external appearance that fits in with the square. Internal modifications are also traditional and restorative so that the house balances from outside to inside.

7. Access

Access to the property is unchanged from the street, however remodeled stairs to the side will give safer access. At lower ground floor the new extension will provide level access to the garden. Improved natural light and artificial light will improve the lighting conditions in the house. A new handrail to the top floor will make the steep staircase safer.

8. Sustainability

It is our aim to use the opportunity to minimize the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulation of roofs and floors
- Use glazing with high thermal performance for the new conservatories
- Install a high-performance boiler and employ water saving appliances
- Use low energy lighting solutions
- Use durable and natural materials where possible
- Soft landscaping to provide surface water drainage
- Green roof to the extension and water recycling

7. Conclusion

The proposal is to maintain and improve the appearance of the house so that it remains an important element of the conservation area and protect its architectural heritage. In addition, the house is to be improved to provide a durable space for modern family living and a sustainable future for the building.