

13th October 2010

DESIGN AND ACCESS STATEMENT

1 – SITE ADDRESS

8 Provost Road, London, NW3 4ST

2 - INTRODUCTION

This application is requesting for Listed Building Consent for the following actions:

- Removal of the rear ground-floor WC, and the associated stud partition wall, and door.
- Removal of the closet, and the associated stud partition wall, and door, (which is immediately adjacent to the door which accesses the WC).
- Removal of the two x high-level storage units which are arranged above the door that accesses the WC, and the adjacent door that accesses the closet.
- We propose to re-instate corning, dado rails, and skirting boards (all to match the existing), in the area that will be opened up following the removal of the items above. We assume that the original corning, dado rails, and skirting boards, were removed many years ago as part of the installation of the WC.

We believe that this proposal will result in a more generous rear ground-floor landing being created in the main entrance hallway. It will also allow natural light to flood into the new landing space through an existing window, (which currently only provides natural light into the WC enclosure).

3 – SITE ASSESSMENT / HISTORICAL CONTEXT OF THE SITE

DESCRIPTION OF THE PROPERTY: Number 8 Provost Road is a semi-detached property arranged over four floors, (lower ground floor, ground floor, first floor, and second floor / loft conversion). It features six bedrooms, (three with en-suite), three reception rooms, (inc. one on the lower ground floor being used as a kitchen / diner), a family bathroom, a separate WC, utility room, and gardens to the front and rear of the property.

HISTORICAL CONTEXT: The property is located on the southeastern side of Provost Road, in the middle of a group of 7 pairs of semi-detached villas, (please refer to fig. 1 & 2). This section of the road is

characterized by similar houses with slated gable roofs, many with dormers (of differing sizes), all with painted stucco frontages with classical details such as architraved windows and doorways with pilaster jambs. They have central long slab chimneystacks and overhanging eaves, bracketed on angle returns and having plain bargeboards to gables. John Shaw built the majority of the south side of Provost Road circa 1844, and his group (along with a further group of five detached villas to the west of No 9), are all listed Grade II. Provost Road is situated within the Eton Conservation Area, which is dominated on its north side by St Saviour's Church, (circa 1855-56, by EM Barry), in a large, landscaped churchyard. The road retains much of its historic character and charm, with attractive, well-kept frontages and lush front gardens.

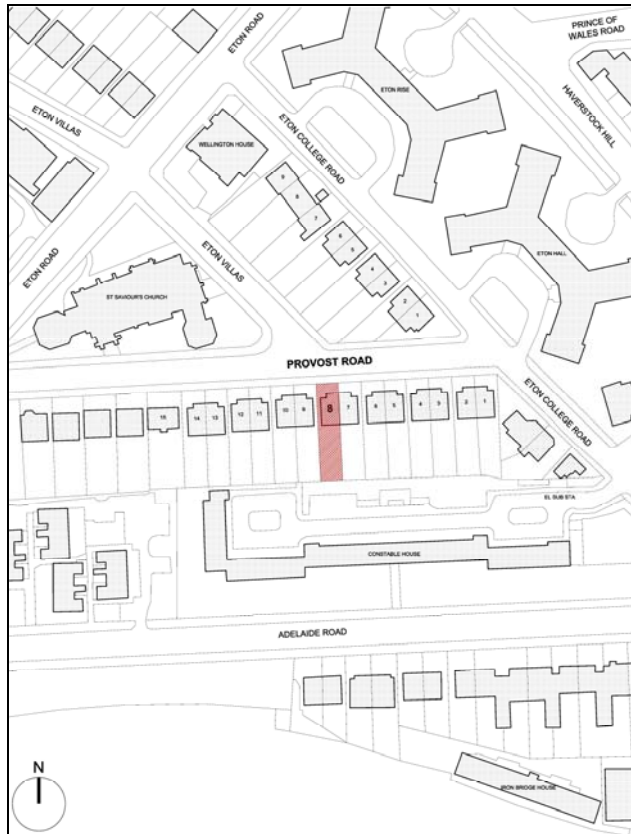


Fig. 1 – Site plan



Fig. 2 – Front elevation

4 - PHYSICAL CONTEXT: CONSERVATION AREA DESIGNATION AND CHARACTER

The following text is a series of relevant extracts from the Conservation area Statement for: Eton Sub Area 1: Eton Villas, Eton Road, Provost Road, Steele's Road (western side), and Fellows Road, (part of east side only):

SUB AREA 1 INTRODUCTION TEXT: This is the largest of the sub-areas, the core of which focuses onto the Conservation Area's set piece, St. Saviour's Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas.

LISTED BUILDINGS AUDIT: Provost Road: No's 1-14 (cons) – Paired villas with shared gables in stucco. Two principal storeys.

STREETSCAPE AUDIT: Mature trees within the curtilage of No. 21, and within the gardens of the properties on Eton Road. York Stone paving adjacent to Church. Tiled Signage to Provost Road. Original

gate piers and low level frontage walling are generally retained in Provost Road and provides consistency to the frontage. These are buff brick and stucco.

CURRENT ISSUES: ALTERATIONS AND EXTENSIONS TO EXISTING DWELLINGS: Where extensions and alterations are permitted (including rear extensions), the quality of design will be important. Normally this will mean paying careful attention to the scale of extensions, so that they remain sub-ordinate to the main building, and the use of materials.

5 - INVOLVEMENT: CONSULTATION WITH PLANNERS AND WITH THE LOCAL COMMUNITY

Belsize Architects carried out pre-application consultations with Caroline Carr in Camden Council's Conservation and Urban Design Team. We prepared drawings explaining the proposal, which Caroline commented upon. This application supports the replies that Caroline had made. Please refer to Appendix A for copies of this correspondence between Caroline Carr, and ourselves.

The proposed changes are entirely contained within the interior hallway / landing of the ground floor. They do not include any work to structural elements, or party walls. The proposed changes are not going to be visible from outside of the building. Therefore, taking these facts into consideration, our client has not consulted the neighbours as the proposed changes are all internal.

6 – RELEVANT PLANNING HISTORY

We have also been acting on behalf of the client for other works that are due to commence in the near future at the same property. In this capacity, we /the client have received Planning Permission and Listed Building Consent earlier this year, as per the following:

- **2010/1379/P:** Request for Planning Permission for: Erection of ground floor rear extension and demolition of existing conservatory to existing house. This application was granted Planning Permission on 25.05.2010.
- **2010/1381/L:** Request for Listed Building Consent for: Internal and external works in association with the demolition of existing conservatory and erection of ground floor rear extension to dwelling house. This application was granted Listed Building Consent on 25.05.2010.

Our client purchased the property with an existing enforcement notice already in place, to remove a UPVC rear lower-ground floor conservatory (which had been erected several years before our clients bought the property). We have worked with the enforcement officers, (originally with Ms. Jenna Litherland, and more recently with Mr. Ben LeMare), and also with Caroline Carr in Camden Council's Conservation and Urban Design Team, to come up with an appropriate replacement for the UPVC conservatory.

You will see from the planning history listed above that we have recently been granted Planning Permission and Listed Building Consent for the works relating to the removal of the existing UPVC conservatory and for the erection of a replacement extension.

If this new application for the removal of the ground floor WC, and associated wall and storage units, were to be granted consent, then these would ideally take place at the same time as the works relating to the rear lower-ground floor extension.

Taking this into account, the enforcement officer dealing with the rear extension, has kindly agreed to extend the period of the Enforcement Notice to allow time for this new application to be prepared and considered, in the hope that all the works can be carried out at the same time, thus minimizing disruption to the property, the clients, and to the neighbours.

7 - DESIGN EVALUATION

FRONT ELEVATION: There are no alterations to the front elevation.

REAR ELEVATION: There are no alterations to the front elevation.

SIDE RETURN / ELEVATION: There are no alterations to the front elevation.

INTERIOR CHANGES: The internal alterations are minor, and seek permission to remove a WC, and associated storage / closet spaces, thus reinstating a more generous sized and improved naturally lit landing space to the rear of the property on the ground floor level.

8 - ACCESS

TRANSPORT: Provost Road is accessed by public transport via underground and buses from very nearby Chalk Farm, and also from Belsize Park, which is also only a few minutes walking distance.

ACCESS: Access to the ground floor – as per the existing conditions.

DISABLED ACCESS: As the property is an existing listed building, and we are not planning to make any changes to the pedestrian access, considerations regarding disabled and wheelchair access are not applicable to this application.

9 - SUSTAINABILITY ISSUES

The proposed works will have no impact on the sustainable performance of the property.

10 - LIFETIME HOME STANDARDS

The existing house is a listed building and the internal alterations that are proposed are minimal. Therefore this would not be applicable to this application.

Appendix A:

Please find below copies of the correspondence between Belsize Architects and Camden Council's Conservation Department:

From: Carr, Caroline [mailto:Caroline.Carr@Camden.gov.uk]
Sent: 12 August 2010 10:42
To: Jason Warren
Subject: RE: 8PR_10.08.05_Possible Removal of Ground Floor WC

Hi Jason – sorry it's in my 'to do' pile – a very brief response following a quick scan of the dwgs but this work looks fine and do go ahead with applying for LBC.

Caroline

Caroline Carr
Conservation & Urban Design

Telephone: 020 7974 1944

From: Jason Warren
Sent: 05 August 2010 16:21
To: 'Caroline Carr (caroline.carr@camden.gov.uk)'
Cc: shahriar@belsizearchitects.com; Massimo Conca
Subject: 8PR_10.08.05_Possible Removal of Ground Floor WC

Dear Caroline

With regards 8 Provost Road, and having received planning permission and listed building consent for the works that you reviewed earlier this year, we are now preparing the detailed design / and tender documents.

During the conversations we have recently held with the client, one item has come up that they now wished they had requested when we applied for the consents. On the ground floor at the rear of the building there is a WC, which they would like to remove entirely, thus creating a landing space, and opening up the ground floor hallway to become a brighter more generous area. We think this would likely have been more in keeping with the original layout of the building and there is already a WC in the basement and several others on the 1st and 2nd floor in the bathrooms / en-suite bathrooms, so the client could easily afford to lose the ground floor WC from a practical point of view.

We have explained to the clients that this would of course require listed building consent, and that prior to applying for this, that I would run this proposal past you to see what you thought?

I have attached the current planning approved ground floor plan and also a plan which shows what the layout would be with the WC completely removed, creating the landing space.

We would of course plan to make good all the cornicing / skirting boards / etc, to match the existing, should we at a later date be granted consent to carry out the work.

I am going to be out of the office from Monday through Wednesday next week, but I would be very keen to discuss this with you when you get a chance, and to hear via email – if possible – what your initial response to this suggestion is?

Kind regards

Jason

Jason Warren

Belsize Architects

48 Parkhill Road
London NW3 2YP

t. 0207 482 4420

f. 0207 482 4186

www.belsizearchitects.com
