

# Heritage Statement

## **11 Provost Road, Belsize Park**

Proposed reinstatement of roof, dormers and internal features



on behalf of Khalil & Kane Ltd



August 2015



## Document Control

Project: Reinstatement of the roof structure, dormers and internal features at 11 Provost Road, Belsize Park

Client: Khalil & Kane

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Document Checking:

Prepared by:	Kate Hannelly	Signed:	
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Checked by:	Chris Surfleet	Signed:	
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Verified by:	Vivienne Goddard	Signed:	
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## 1.0 Introduction

- 1.1.1 This Heritage Statement has been prepared on behalf of Khalil & Kane Ltd to accompany the applications for Full Planning Permission and Listed Building Consent for the reinstatement of the roof, dormers and internal features at 11 Provost Road, Belsize Park.
- 1.1.2 11 Provost Road is a Grade II listed building and is located within the Eton Conservation Area.
- 1.1.3 This assessment identifies the individual heritage assets which may be potentially affected by the proposed development. This is a requirement of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) where the impact of development on a heritage asset is being considered (Paragraphs 128-135).

### Structure of Assessment

- **Section 1** provides an introduction to the site and its context.
- **Section 2** summarises the policy background.
- **Section 3** provides an overview of the history
- **Section 4** outlines the heritage assets.
- **Section 5** reviews the findings of the report and their relevance to decision making.



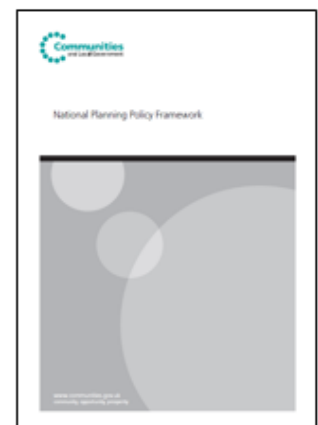
## 2.0 Heritage Policy and Guidance Summary

### 2.1 Legislation

- 2.1.1 The primary legislation relating to listed buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- 2.1.2 Section 16(2) states *"In considering whether to grant listed building consent for any works 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."*
- 2.1.3 Section 66(1) reads: *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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."*
- 2.1.4 In relation to conservation areas, Section 72(1) reads: *"Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

### National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012. The over-arching aim of the policy, expressed in the Ministerial foreword, is that *"our historic environments... can better be cherished if their spirit of place thrives, rather than withers."*
- 2.2.2 The NPPF directs local planning authorities to require an applicant to *"describe the significance of any heritage assets affected, including any contribution made by their setting"* and the level of detailed assessment should be *"proportionate to the assets' importance"* (Paragraph 128).





- 2.2.3 This gives rise to the need for a Significance Assessment which identifies and then sets out the relative nature and value of affected heritage assets. It also stresses the importance of proportionality both in the extent to which assessments are carried out and in the recognising the relative merits of the assets. Planning Authorities should then *"take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid conflict between the heritage asset's conservation and any aspect of the proposal"* (Paragraph 129). This paragraph results in the need for an analysis of the impact of a proposed development on the asset's relative significance, in the form of a Heritage Impact Assessment.
- 2.2.4 Paragraph 132 of the NPPF states that *"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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting."*
- 2.2.5 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 133 states the following:
- *"Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
  - *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
  - *the harm or loss is outweighed by the benefit of bringing the site back into use."*
- 2.2.6 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development.



2.2.7 In the case of proposals which would result in "*less than substantial harm*", paragraph 134 provides the following:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

2.2.8 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.2.9 In the case of non-designated heritage assets, Paragraph 135 requires a Local Planning Authority to make a 'balanced judgement' having regard to the scale of any harm or loss and the significance of the heritage asset.

2.2.10 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

### 2.3 National Planning Practice Guidance (NPPG)

2.3.1 The National Planning Practice Guidance (NPPG) was published in March 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the NPPG stresses the importance of determining applications on the basis of significance, and explains how the tests of harm and impact within the NPPF are to be interpreted.

2.3.2 In particular, the NPPG notes the following in relation to the evaluation of harm: "*In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.*" (Ref ID: 18a-017-20140306)

2.3.3 This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a "*high test*".

## 2.4 English Heritage 'Conservation Principles: Policies and Guidance' 2008.



- 2.4.1 Historic England (formerly English Heritage) sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. It advises that the contribution made by setting and context should be considered when assessing heritage significance.

*"Setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.*

*Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance."*(page39).

## 2.5 Historic England: Historic Environment Good Practice Advice in Planning Note 2 (March 2015)

- 2.5.1 This advice note, "*Managing Significance in Decision-Taking in the Historic Environment*", sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). "*These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.*"





## 2.6 Historic England: Historic Environment Good Practice Advice in Planning Note 3 (March 2015)

2.6.1 This document replaces Historic England's previous document 'The Setting of Heritage Assets' and presents their guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes.

2.6.2 Section 12 (page 7) provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:

- *"Step 1 - identify which heritage assets and their settings are affected;*
- *Step 2 - assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*
- *Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance;*
- *Step 4 - explore the way maximizing enhancement and avoiding or minimizing harm;*
- *Step 5 - make and document the decision and monitor outcomes."*

2.6.3 We have applied this methodology in undertaking the assessments within this document.

## 2.7 Camden Council Core Strategy (adopted 2010)

2.7.1 The most relevant policy in the Camden Core Strategy is Policy CS14:

### ***Policy CS14 – Promoting high quality places and conserving our heritage***

*"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*  
*a) requiring development of the highest standard of design that respects local context and character;*  
*b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens; c) promoting high quality landscaping and works to streets and public*



*spaces; d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible; e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views".*

## 2.8 Camden Local Development Framework (Adopted 2010)

2.8.1 Policy DP25 aims to conserve Camden's Heritage and helps to implement Core Strategy policy CS14.

### **Policy DP25 - Conserving Camden's heritage**

**Conservation areas** - *In order to maintain the character of Camden's conservation areas, the Council will: a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas; b) only permit development within conservation areas that preserves and enhances the character and appearance of the area; c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

**Listed buildings** - *To preserve or enhance the borough's listed buildings, the Council will:*

*e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention; f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and g) not permit development that it considers would cause harm to the setting of a listed building.*

**Archaeology** - *The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.*

**Other heritage assets** - *The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares."*



## 3.0 History of the site and context

3.1.1 Provost Road<sup>1</sup> exemplifies corporate built endeavours initiated in London by landowning educational establishments during the 19<sup>th</sup> century. Eton College, investor and benefactor, was responsible for 'a dozen other roads in the capital named for the school which has produced half of all Britain's prime ministers.'<sup>2</sup> It was not alone in its ventures: the principal universities were also engaged in speculative building developments, along with Harrow School and others. The culmination of their efforts were clusters of architecturally and aesthetically-unified properties, the patronages of which were commemorated in their street names – which, here, included Eton Villas, Provost Road and Fellows Road.

## 3.2 Sources

3.2.1 Few documents apparently survive which relate to the inhabitants of Nos 1-14 Provost Road, with the exception of the Will of George Harkness of No. 13, dated June 1854 (*Hackney Archives Department; M3428*), and correspondence from architect Robert Philip Pope of No. 3 to John Goldsworthy Shorter offering his services to design the cemetery in 1855 (*East Sussex Record Office; dhbe/DH/B/128/25*). Among the considerable collection of 'Manorial and estate papers' held by Eton College Archives (*ECR/GB1472*) are documents which refer to the land at Camden and early to mid-19<sup>th</sup> century development proposals. Photographs of Provost Road are among those collected by Sir John Summerson, retained by the RIBA at the V&A, and available to view from summer 2015 (*PP002878/12259-12304*) along with architectural drawings demonstrating structural and aesthetic changes effected at No. 8 in 1960 (*Alison & Peter Smithson Collection, Roll III*). A number of other references including plans and section drawings for 'alterations and additions' at No. 6 (*Historic England Archive; MD96/04217*) provide verification of the trend for modifying the original architectural form of Eton Estate Surveyor, John Shaw Jnr's buildings in the mid-20<sup>th</sup> century.

3.2.2 The London Metropolitan Archives holds a series of 20<sup>th</sup> century images dating from *circa* 1950 to the 1970s which demonstrate the gradual addition of dormers to the formerly plain slate roofs of the semi-detached villas along Provost Road – and the subsequent variability in their design and

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<sup>1</sup> Provost is the term for Headmaster of Eton

<sup>2</sup> Tames, Richard, *London: A Cultural History*, 2006, p61



style. Camden Local Studies Library holds historic drainage plans of the houses on Provost Road – including No. 11.

### 3.3 Eton Conservation Area and Listed Buildings

3.3.1 'Almost the whole of Eton Villas and Provost Road consisted of listed buildings, pairs or groups of stucco villas approved by John Shaw in the 1840s<sup>3</sup>, most of which have modern dormers or extended roofs – referenced in the list entry descriptions. Designated Grade II listed status in May 1974, Nos. 1-14 Provost Road comprises a series of seven semi-detached villas of circa 1844 by John Shaw Jnr, surveyor to Eton College, defined by their stucco façades, architraved entrances and sashes, the whole embodying his interpretation of the Tuscan architectural model. With 'slated gabled roofs with dormers, central long slab chimney stacks and overhanging eaves', Nos. 1-14 are most closely related to 1-6 Eton Villas of circa 1849, also by Shaw and Samuel Cuming, builder, for Eton College, and similarly Grade II listed, along with 15-19, Provost Road; 7, 8 & 9 Eton Villas; 13-20 Eton Villas; and No. 20 Provost Road – the only detached villa in the scheme. Each of these buildings is the outcome of the collaboration between Shaw and Cuming whose adaptation of the Tuscan villa style lead to an architecturally coherent enclave of houses which have, for the most part, endured without significant encroachment.

3.3.2 The Eton Conservation Area was designated in December 1973 (with extensions in 1978, 1979, 1984, 1988, 1991; a transfer in 2002 of the north side of England's Lane, and other buildings, to the Belsize Conservation Area was 'reciprocated' with the transfer from Belsize to Eton of the 1930s modern movement block of flats, Stanbury Court, partly fronting Haverstock Hill). The Eton Conservation Area Statement was adopted in November 2002: Provost Road is part of Sub-area 1, along with Eton College Road, Steele's Road and Eton Villas where the 'pattern of development was largely complete by the time of the 1866 OS.'<sup>5</sup> That pattern of development is characterised by semi-detached villas demonstrating simplicity of architectural detailing, and the clever use of

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<sup>3</sup> Baker, T.F.T., Bolton, Diane K., & Croot, Patricia, E.C., *A History of the County of Middlesex, Volume 9, Hampstead, Paddington*, Victoria County History, 1989, pp63-66

<sup>4</sup> Historic England, List Entry No. 1139086

<sup>5</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p9

proportion to produce buildings which correspond with their environment, unifying town and country.

The area was 'substantially developed by the beginning of the 20th century', and there have been several changes since 1900, including the replacement of 'the vicarage at the junction of Eton Villas and Eton Road' and the demolition of two pairs of villas on Eton Road to make way for Provost Court. Despite the intermittent loss of related structures, and despite the aesthetic changes made to houses, the typical early Victorian stucco-fronted villas on Provost Road which were intended to be 'read as a single architectural unit' remain stylistically coherent: many of the attics have subsequently been adapted for living space (as at Eton Villas from the 1960s onwards), requiring the addition of dormer windows, and although there are variations in the designs of these causing Shaw's balanced elevations to become asymmetrical, the precedent has been set.

### 3.4 History of the Area



Figure 1 – Map of the County of Middlesex, John Rocque, 1754: the site of No. 11 Provost Road is to the south east of 'Hill', British Library, Crace Maps XIX/20



- 3.4.1 Provost Road was established on land belonging to Eton College, acquired in 1449 via bequest from Henry VI, and which became part of the agricultural landscape associated with Lower Chalcot Farm, shown (although not annotated) on Rocque's map of 1754. An etymological derivation of the Anglo-Saxon Chaldecot ('cold cottages'), Chalcot 'suggests that habitations existed there in early centuries'<sup>6</sup>; indeed, the bucolic environment here endured well into the 18th and early 19th century. Cary's 'New and Accurate Plan of London and Westminster' of 1795 illustrates the remoteness of this pastoral setting, predominantly given over to farmland, and little-changed since the 16th century when its nucleus was the manor house of Belsize (rebuilt in 1663, and again in 1746 and 1812). Areas peripheral to London, including Haverstock Hill, were increasingly popular with 'wealthy lawyers and merchants wishing to escape from the polluted city'<sup>7</sup>, but here development was a protracted process, first being mooted in the late 18th century in 1796, when the College surveyors advised a 'considerable part of this estate is eligibly situate for building'<sup>8</sup>.
- 3.4.2 It was not until 1829, however, that the land, 'combining the advantages of Town and Country'<sup>9</sup> was 'advertised as being for sale in "lots of no less than half an acre for the erection of single or double detached villas"<sup>10</sup>; but because of uncertainties about the route of the proposed London to Birmingham railway, the momentum of building was slow to start. Constable's depiction of Hampstead of circa 1832 shows that Haverstock Hill and surrounding lands were still predominantly countryside, even though building works had commenced: what was produced 'must have been disappointing to all concerned... some rather wretched pairs of villas sprang up on one side of the Estate. Nothing more happened until 1842'<sup>11</sup>.
- 3.4.3 Just prior to 1840 John Shaw had presented his scheme to the College, a complete proposal combining roads and houses with access to the Hampstead Road, yet upholding privacy being

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<sup>6</sup> Hibbert, Christopher & Weinreb, Ben, *The London Encyclopaedia*, 2008, p146; Chalk Farm is an 18<sup>th</sup> century phonetic interpretation

<sup>7</sup> Nottage, Averil, *History of Belsize*, 2008, p2

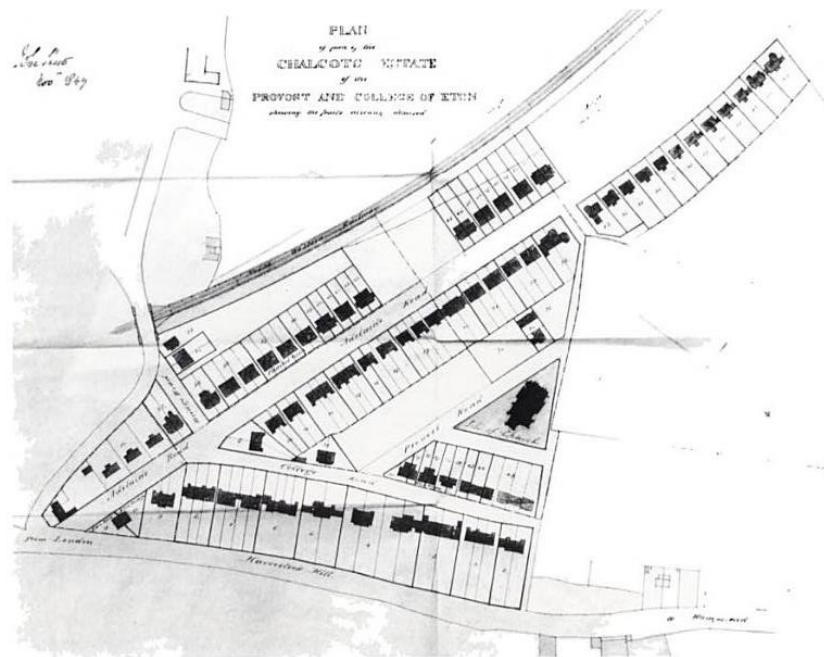
<sup>8</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p6

<sup>9</sup> Dyos, Harold James & Wolff, Michael, *The Victorian City: Images and Realities*, Volume I, 1998, p348; referring to the 'Proposals for Building' printed in 1829

<sup>10</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p6

<sup>11</sup> Dyos, Harold James & Wolff, Michael, *The Victorian City: Images and Realities*, Volume I, 1998, p348; quoting Sir John Summerson

secluded from the main road (although 'the initiative for setting out the actual pattern of streets lay with the building developers, notably Samuel Cuming'<sup>12</sup>). Development which occurred initially was almost exclusively along Haverstock Hill rather than on streets behind, which then functioned as service roads to the principal building works. It was not until the mid to late 1840s that the area was established with all the appropriateness of middle class decorum defined by 'leases [which] generally prohibited the use of houses as other than gentlemen's private residences'<sup>13</sup>. Eton College could be strict in its administration of its estates, preventing the unsuitable use or conversion of these houses: tenants were prohibited from 'destroying the uniformity of the said premises'<sup>14</sup> as well as stopped from permitting 'any open or public shew of business'<sup>15</sup>. The building of St Saviour's Church, completed in 1856 in the Early English style, as an integral part of the speculative scheme had been 'promoted by the Eton College surveyor as being necessary to give the new development the respectability to attract the upper middle classes...'<sup>16</sup>



*Figure 2 – Plan by John Shaw, 1849, for Eton College:  
Provost Road is planned,  
the site of St Saviour's is  
proposed  
From *The Victorian City: Images and Realities*,  
Volume I, Harold James Dyos & Michael Wolff,  
1998*

<sup>12</sup> Dyos, Harold James & Wolff, Michael, *The Victorian City: Images and Realities*, Volume I, 1998, p350

<sup>13</sup> Dyos, Harold James & Wolff, Michael, *The Victorian City: Images and Realities*, Volume I, 1998, p348

<sup>14</sup> Dyos, Harold James & Wolff, Michael, *The Victorian City: Images and Realities*, Volume I, 1998, p350

<sup>15</sup> Dyos, Harold James & Wolff, Michael, *The Victorian City: Images and Realities*, Volume I, 1998, p350

<sup>16</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p6



3.4.4 The modest scale of the development, however, despite its allusions to the triumph of the nearby Eyre Estate ('streets of villas... such a speculative and social success'), seems to have been aimed at a sector of the market that would not be carriage owners<sup>17</sup>, or have many servants, and that therefore the typical demographic would be 'the younger and less affluent reaches of the professional classes and higher reaches of clerical and shopworkers'<sup>18</sup>. Indeed, the Census records of the mid to late 19<sup>th</sup> century confirm the social pattern of middle class occupiers, whose tenures were most usually transient, and whose professions were practical, clerical, commercial including John Leath, 'Sugar Baker' at No. 10; and William Ellerton, Agent & Merchant for the Sale of Hosiery at No. 12 in 1861. Other occupations recorded at the houses on Provost Road in 1861 included 'Attorney', 'West India Merchant', 'Landed Proprietor', 'Lecturer on Botany', 'Scientific Chemist B.A.', 'Goldsmith's Storekeeper', and the 'Incumbent at St Saviour'. Employments in 1871 included 'Coal and Ship Merchant', 'Artist', 'Accountant', 'West Indian Merchant', and 'Architect'.

### 3.5 History of No. 11 Provost Road

3.5.1 Constructed in *circa* 1850 by Samuel Cuming, builder, developer and 'Devonshire carpenter who evolved an integrated business, following the trend set on a much larger scale by Cubitt, employing some 80 men by 1851...'<sup>19</sup>, No. 11 Provost Road represents the early Victorian suburban spread encouraged by the high-quality and highly successful speculative Regent's Park developments to the south. Cuming was building to designs by Eton Estate Surveyor John Shaw, whose edifices are characterised by the crispness of painted stucco, and the regularity and symmetry of the architecture. Evidently influenced by Nash, the deliberate simplicity of Shaw's seven pairs of semi-detached houses with their Tuscan eaves, shared gables and half-basements is entirely redolent of the countryside villa – yet, despite the increasingly built-up environment, these were alluding to an

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<sup>17</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p6

<sup>18</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p6; Thompson quoted

<sup>19</sup> Baker, T.F.T., Bolton, Diane K., & Croot, Patricia, E.C., *A History of the County of Middlesex, Volume 9, Hampstead, Paddington*, Victoria County History, 1989, pp63-66



ideal existence merging prevailing urban and rustic architectural style. The 'restrained Grecian detail for the window surrounds'<sup>20</sup> demonstrates Shaw's sophistication and delicacy of design.

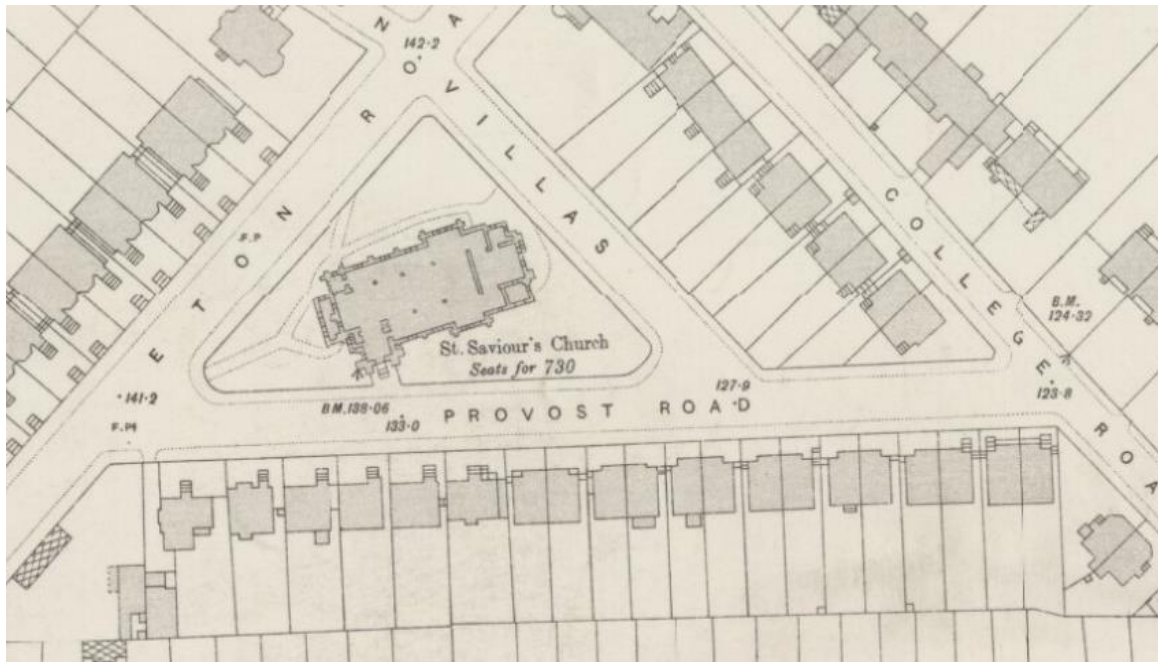


Figure 3 – OS Map 1894: near-regularity of Provost Road on plan – with some exceptions

3.5.2 Provost Road is considered, along with Eton Road and Eton Villas, to be a 'more complete street' of 'smaller middle-class villas built in the 1840s-1850s, reminiscent of Nash's earlier Park Villages and the contemporary St John's Wood... [which] reflect the refined taste of... Shaw.'<sup>21</sup> Shaw and Cuming did not only build Nos 1-14, but Nos 15-19 (also Grade II designated<sup>22</sup>) from the late 1840s: this, a series of detached villas, was part of the same conception, and was therefore characterised by the same architectural proportion and motif including architraved sashes, and pilasters. The 'extent of the Cumings "empire" on the Chalcots Estate may roughly be defined as the greater part of Adelaide Road, all the houses in Bridge Road, Eton College Road, Provost Road, and Eton Villas, some two hundred houses in all'<sup>23</sup> and which therefore strove for homogeneity in design, and

<sup>20</sup> Pevsner, Nikolaus & Cherry, Bridget, *The Buildings of England: London North*, 1998, p241

<sup>21</sup> Pevsner, Nikolaus & Cherry, Bridget, *The Buildings of England: London North*, 1998, p241

<sup>22</sup> Historic England, List Entry 1139087, May 1974

<sup>23</sup> *London Topographical Record*, Volume 27, 1995, p33



because of this they are, therefore 'evidence of a unique archive in social history'<sup>24</sup>. It is not until the 20<sup>th</sup> century that his scheme, the most important element of which is arguably the principal façade, begins to be eroded by modern accoutrements.

- 3.5.3 The 19<sup>th</sup> century demographic changes demonstrated by the Census confirm the social pattern: at No. 11 in 1861 lived James Gould, 39, 'Australian Agent', with his wife, daughter, son, and 'Monthly Nurse' and domestic servant, replaced in 1871 by the Harris family comprising widowed mother, Maria M. Harris, 65, her daughter and two sons – for whom no occupation was noted except for Arthur G. Harris, 21, solicitor. They were living at No. 11 accompanied by a solitary servant, Mary Ann Harris, 28. By the recording of the Census in 1881, the inhabitants of No. 11 had, again, changed: the house was then occupied by J.F.S. Kaugh, Merchant at the Corn Exchange, along with his wife, Constance, two daughters and Nurse, Helen Gribaston from Scotland, and Cook, Emily Spencer, from Sussex. The pattern of changing residencies continued as demonstrated by the 1891 Census which recorded Frederick Hills, 38, 'Scalesman in Meat Market', and his wife, Mary, 'Mistress in Board School', as occupiers, along with Susannah Newson, 'mother-in-law, living on own means', and Samuel Hill, 47, farmer from Suffolk, and brother to Frederick. By the 1894 OS map, No. 11 had been built out with a small extension to the south, as had No. 10 and No. 6.
- 3.5.4 Charles Booth's poverty survey carried out in the 1890s recorded '... Provost Road, Eton Road and Eton Villas... all good upper middle class, detached and semi-det 3½ st with gardens as a rule. Very doubtful whether all the roads in this neighbourhood should not be in yellow rather than red'<sup>25</sup>, but the findings of the 1901 Census suggest Booth may have missed the subtleties of the social demographic. No. 11 was then inhabited by Thomas W.J. Coffin and family – of which two of his sons were involved in his building company as 'Builder's Clerk' and 'Engineer's Clerk' – but no servants were recorded at the house unlike previous decades when the same survey was taken.
- 3.5.5 Photographs of the mid to late 20<sup>th</sup> century reveal variation in the style, but also the incidence of dormer windows to the villas on Provost Road, indicating that they were not part of Shaw's original scheme. Indeed, the road as depicted in an image of *circa* 1957<sup>26</sup> shows that the entirety of the

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<sup>24</sup> *London Topographical Record*, Volume 27, 1995, p36

<sup>25</sup> Booth, Charles, *Poverty Notebooks and Map*, 1898, pp79-81, B357, London School of Economics

<sup>26</sup> London Metropolitan Archives; 1-14, Provost Road, SC\_PHL\_01\_141\_SL5474, 1957



houses is relatively little changed; not one has apparently been altered to accommodate a dormer window to the roof. Only two decades on, however, and a photograph of 1977 demonstrates the creeping architectural inconsistency: several houses are still without dormer windows (including No. 12 to the other side of No. 11), while those that do (No. 10 and No. 14) are irregular in style and materials. No. 1 is shown with a disproportionately sizeable tile-clad dormer with modern fenestration entirely out of synch with Shaw's originals, while others, including No. 8, have been fitted with skylights. A drawing dated August 1961<sup>27</sup> by Ian H.D. Jones 'for Mrs D. Macleod' shows the addition of dormer windows to the second floor of No. 6, and other works including new air bricks, cement rendering to rear and main façades, and 'existing skylight enlargement' concurrent with changing domestic arrangements of the period, and the trend for extending family living area into the roof space.

3.5.6 By 1974 (date of listing), No. 11 had succumbed to the same changes: photographs show the same addition of dormer, matching the scale and proportion of that to No. 10 and No. 9; No. 12 had yet to be altered. Although 'the size, materials and detailing of dormers often reveals information about the development of the building, and should not be changed arbitrarily'<sup>28</sup>, those which have been built on to houses on Provost Road are not part of the original scheme, but have been accepted as a satisfactory, if not agreeable addition, as per their inclusion in listing designations.

3.5.7 Other changes which occurred between 1957 and 1977 include the replacement of windows to the ground floor of No. 13, and the apparent loss of some of the stacks to the central slab of the roof ridge line dividing it from No. 14. Decorative modifications include the loss of ironwork fencing to the front garden, as well as the variation in paintwork colour to the stucco: it is almost certain that Shaw intended for his entire scheme to be architecturally and aesthetically harmonised, and the villas would have been painted the same colour when first built, although 'the current mixture of paint colours and unpainted properties does not significantly detract from the group value'<sup>29</sup>. Furthermore, the 'original gate piers and low level walling are generally retained in Provost Road

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<sup>27</sup> Historic England Archives, No. 6, Provost Road, Plans showing Alterations and Additions, 1961, MD96/4217

<sup>28</sup> English Heritage: *Energy Efficiency and Historic Buildings: Insulating dormer windows*, February 2010, p8

<sup>29</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p11

and provides consistency to the frontage.<sup>30</sup> The proposed harmonisation of the scale of new dormer windows at No. 11 with its neighbour – to the main façade – is therefore appreciated.



*Figure 4 – 1-14, Provost Road, 1957  
London Metropolitan Archives; SC\_PHL\_01\_141\_SL5474*



*Figure 5 – 1-14 Provost Road, 1977  
London Metropolitan Archives; SC\_PHL\_01\_141\_77\_9567*

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<sup>30</sup> *Eton Conservation Area Statement*, Conservation & Urban Design Team, London Borough of Camden, first designated 1973, p21



*Figure 6 – 9-12 Provost Road, 1977: No. 11 is second from the right; note the extant dormer  
London Metropolitan Archives; SC\_PHL\_01\_141\_77\_9568*



## 4.0 Heritage Assets

- 4.1.1 The property in question is a grade II listed semi-detached villa located to the south side of Provost Road, within Eton Conservation Area. The semi-detached villa is statutory listed with six other pairs of semi-detached villas under a single entry:
- 4.1.2 *"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. INTERIORS: not inspected."*
- 4.1.3 The villa in question is a good example of a 19th century building designed by the noted architect John Shaw. It is two storeys in height with an attic and basement and stucco to all elevations. The significance of the building is considered to be **good**.

## 4.2 Eton Conservation Area

- 3.1 The Eton Conservation Area is accompanied by a detailed appraisal which provides an inventory and assessment of the characteristics which constitute the Area's special character. The Audit document responds to guidance from English Heritage which recommends this approach as providing a 'baseline' assessment of the Area's character which can be used to assist with decision-making.
- 3.2 The Conservation Area was originally designated on December 1973 and included Provost Road. The Conservation Area has since been extended a number of times to include neighbouring areas of interest.



Figure 7 – Map showing extent of the Eton Conservation Area with 11 Provost Road highlighted in yellow.

- 3.3 The appraisal provides a summary of the historical development and character of the Eton Conservation Area. The following extract discusses the character of Provost Road:

*“The east side of Eton Villas (south) and part of Provost Road are developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge. Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value” (page 11).* The significance of the conservation area is considered to be **good**.



## 5.0 Planning History

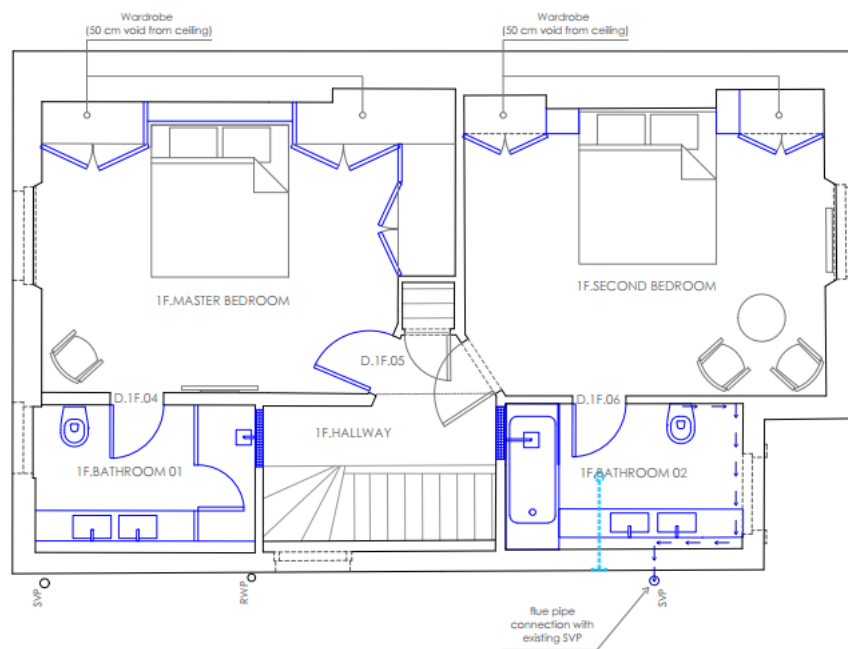
5.1.1 11 Provost Road has a limited planning history with the following applications having been registered and determined.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2015/3995/L</a>	11 Provost Road London London Camden NW3 4ST	Enlargement of 2x existing side dormers and associated internal work.	REGISTERED	21-07-2015	
<a href="#">2015/3583/P</a>	11 Provost Road London London Camden NW3 4ST	Enlargement of 2x existing side dormers and associated internal work.	REGISTERED	21-07-2015	
<a href="#">2014/7200/L</a>	11 Provost Road London NW3 4ST	Internal alterations to premises at first and second floor levels.	FINAL DECISION	01-12-2014	Granted
<a href="#">2006/2953/L</a>	11 Provost Road London NW3 4ST	Erection of a conservatory at rear ground floor level of single dwelling house (Class C3).	FINAL DECISION	18-07-2006	Granted
<a href="#">2006/2950/P</a>	11 Provost Road London NW3 4ST	Erection of a conservatory at rear ground floor level of single dwelling house (Class C3).	FINAL DECISION	18-07-2006	Granted
<a href="#">2006/0825/L</a>	11 Provost Road London NW3 4ST	Erection of timber conservatory to rear of existing dwelling house (Class C3).	FINAL DECISION	20-03-2006	Refused
<a href="#">2006/0823/P</a>	11 Provost Road London NW3 4ST	Extension of timber conservatory to rear of existing dwelling house (Class C3).	FINAL DECISION	20-03-2006	Refused

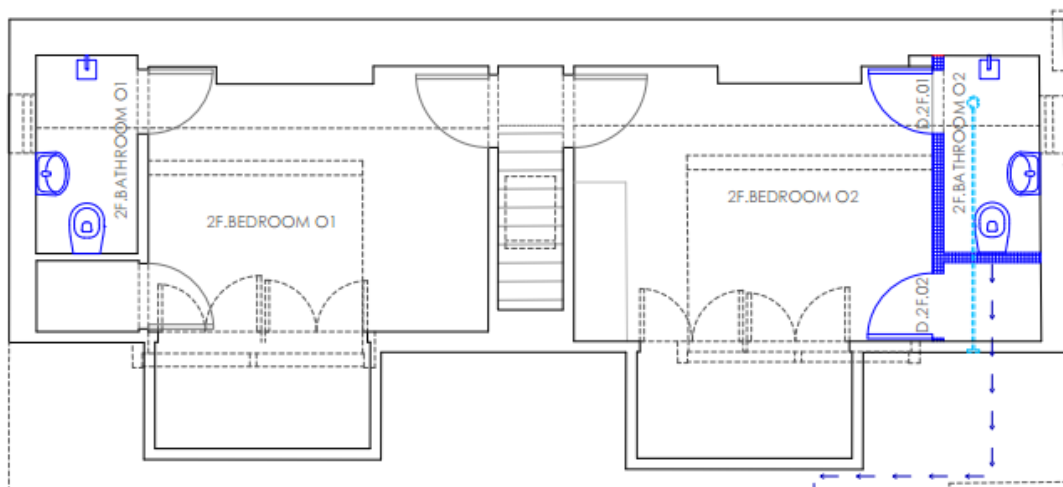
5.1.2 The most recently approved application (Ref 2014/7200/L) sought internal alterations at first and second floor, to create one additional bathroom and an additional shower room.



5.1.3 The approved plans for the first floor show the relocation of two doors and the blocking up of the previous openings. This work was minor in nature and did not impact significantly on the building (as shown below).



5.1.4 The approved plans for the second floor show the installation of a partition to create a separate shower room within bedroom 2 to match that seen in bedroom 1 (as shown below).

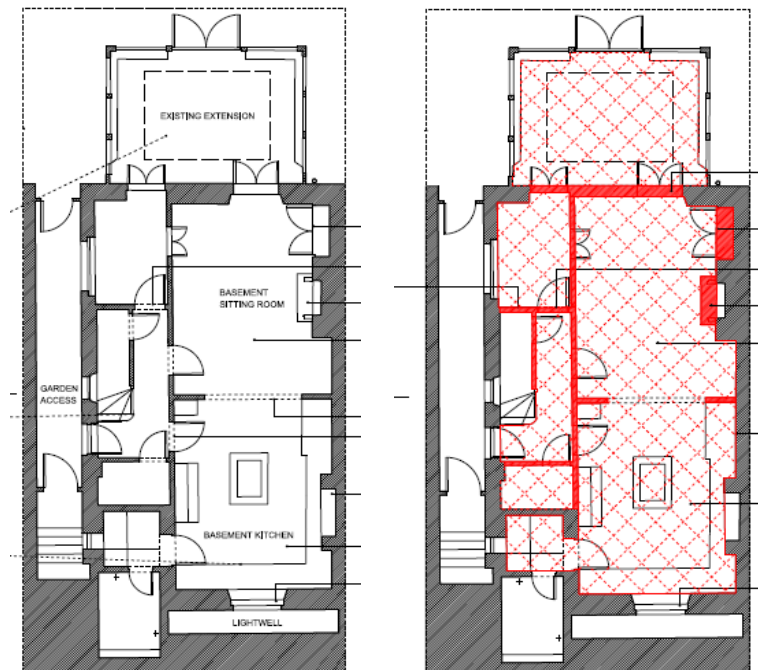


## 6.0 Proposals

6.1.1 In the course of works undertaken to implement the recent consents, additional works of alteration have been undertaken which now require regularisation.

6.1.2 The current application therefore seeks the full reinstatement of the roof structure, dormers and internal features and finishes at all levels of the building.

## 6.2 Basement



*Basement plan as existing on  
19/11/2014*

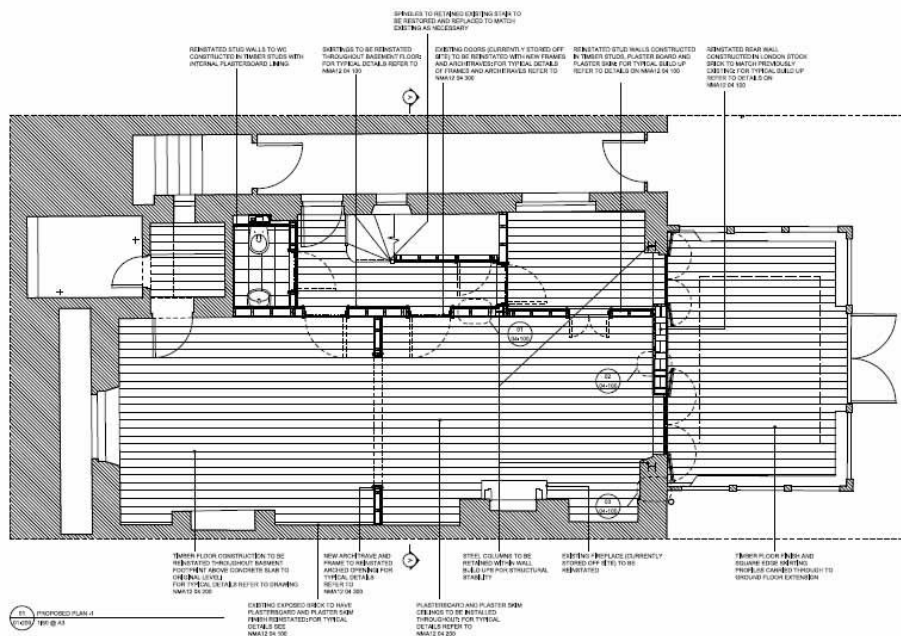
*Basement plan as existing  
12/06/2015 red lines denote  
demolition*

6.2.1 The works at basement level will involve the complete reinstatement of features and finishes as listed below:

- Reinstatement of a section of the rear wall in brickwork;
- Reinstatement of timber stud walls and plasterboard coverings;

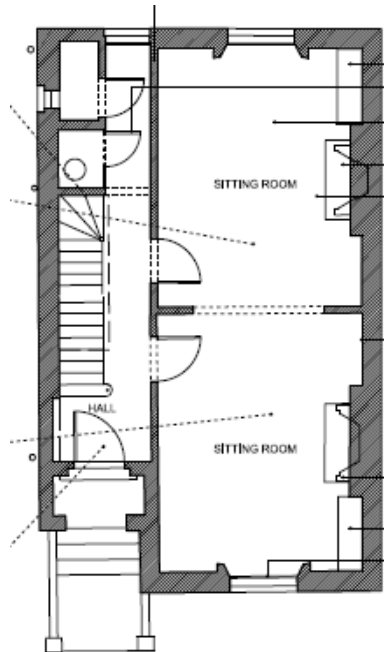
- Existing doors to be reinstated (held off site) with new frames and architraves (see architectural drawings for details);
- All skirtings reinstated, no corncicing at this level (see architectural drawings for details);
- Suspended timber floor construction to be reinstated, above installed concrete slab, to original levels;
- Opening between the front and rear rooms reinstated;
- Reinstatement of plasterboard ceilings;
- Inserted steelwork retained to ensure structural stability;
- Former fireplace reinstated;
- Floor finishes to conservatory extension reinstated.

6.2.2 It is also proposed at this level to retain the Sika waterproofing render which has been applied to the faces of the internal walls. It is considered that removal of this would damage the face of the bricks to their detriment.

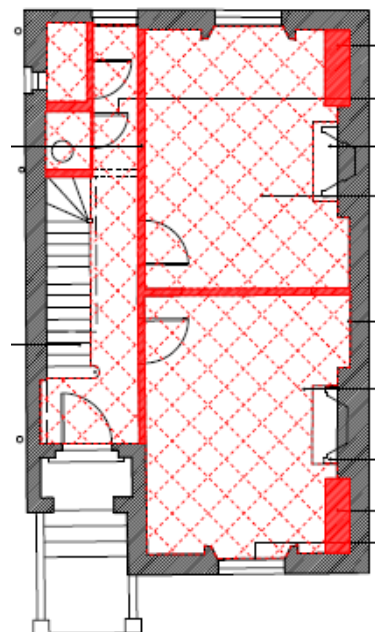


*Proposed basement reinstatement plan – please see full architectural drawing for details.*

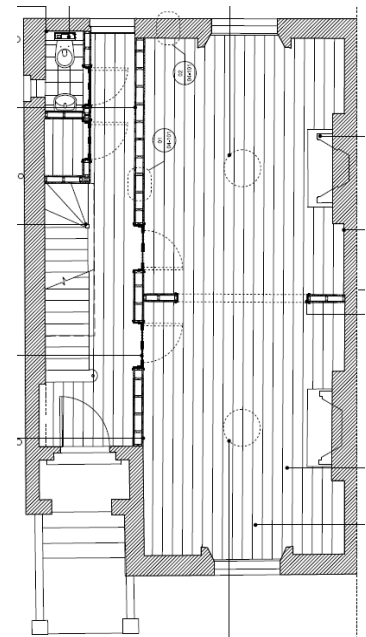
### 6.3 Ground Floor



*Ground floor plan as existing on 19/11/2014*



*Ground floor plan as existing on 12/06/2014 – red lines denote demolition*

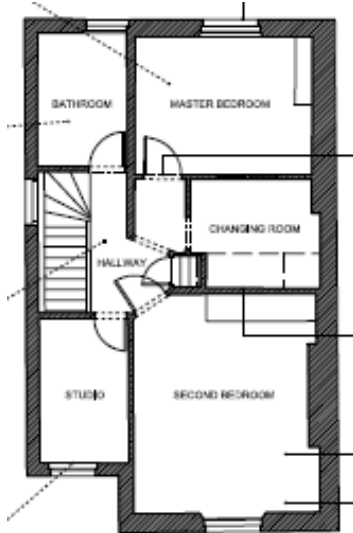


*Proposed ground floor reinstatement plan – please see full architectural drawings for details.*

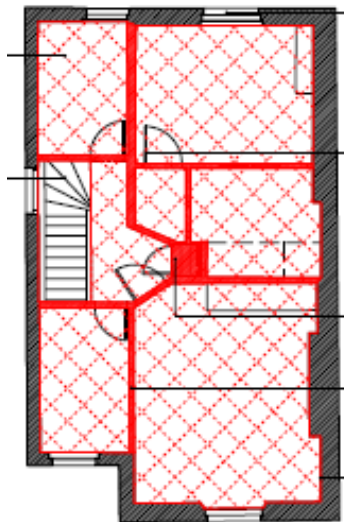
6.3.1 The works at ground floor level will involve the reinstatement of features and finishes as listed below:

- Timber floorboards to be reinstated throughout on existing joists;
- Lath and plaster ceilings reinstated throughout, with ceiling roses to front and rear rooms also reinstated;
- Stud walls reinstated and all walls to have lime plaster finish reinstated;
- Former subdividing partition reinstated between front and rear room with matching architrave and frame (see architectural drawings for details);
- Skirtings and cornicing reinstated throughout ground floor (see architectural drawings for details);
- Former doors to be reinstated with new frames and architraves (see architectural drawings for details);
- Reinstated WC using existing drainage runs.

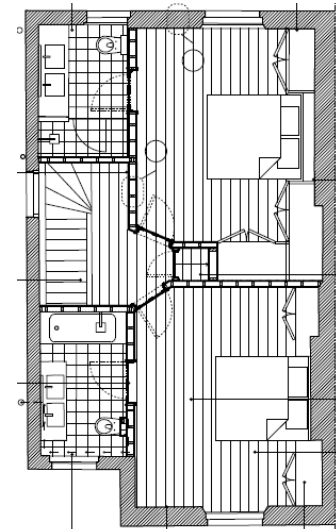
## 6.4 First Floor



*First floor plan as existing on 19/11/2014*



*First floor plan as existing on 12/06/2014 – redlines denote demolition*



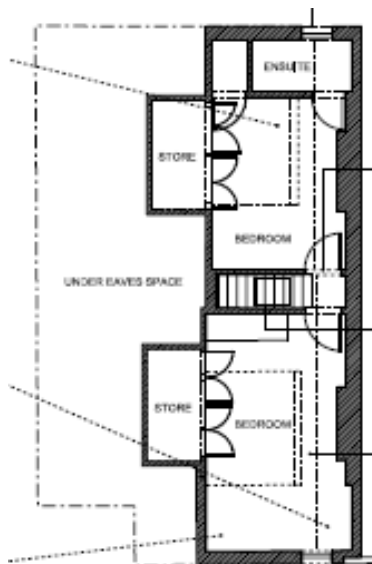
*Proposed first floor reinstatement plan – please see architectural drawings for details.*

6.4.1 The works to the first floor level will involve the reinstatement of features and finishes as listed below:

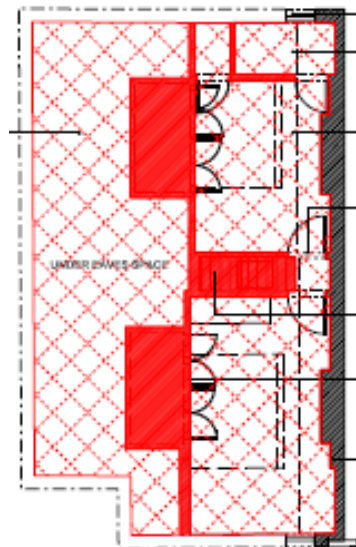
- Reinstatement of plasterboard ceilings;
- Floorboards throughout reinstated on existing joists;
- Plasterboard to walls reinstated;
- Stud partition walls reinstated;
- Softwood timber stair to second floor reinstated (see architectural drawings for details);
- Skirtings and cornices reinstated (see architectural drawings for details);
- Former doors reinstated (currently stored off site).

6.4.2 It is also proposed to install two new bathrooms and two joinery units as per the previous consent granted (ref: 2014/7200/L).

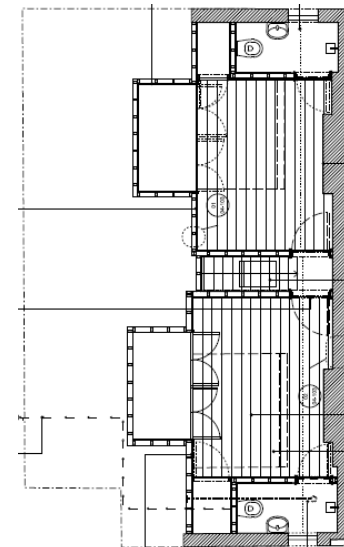
## 6.5 Second Floor



*Second floor plan as existing on 19/11/2014*



*Second floor plan as existing on 12/06/2014 – red line denote demolition*



*Proposed second floor reinstatement plan – please see full architectural drawings for details.*

6.5.1 The works to the second floor level will involve the reinstatement of features and finishes as listed below:

- Reinstatement of plasterboard ceilings;
- Timber floorboards reinstated throughout;
- Stud partition walls reinstated;
- Plasterboard to all walls reinstated;
- Skirtings reinstated, no corncing at this level (see architectural drawings for details);
- Existing doors reinstated;

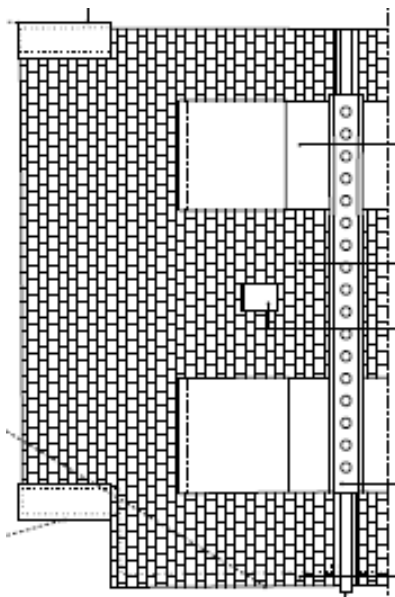
6.5.2 It is also proposed to install two shower rooms as per the previous granted consent (ref: 2014/7200/L).

## 6.6 Roof

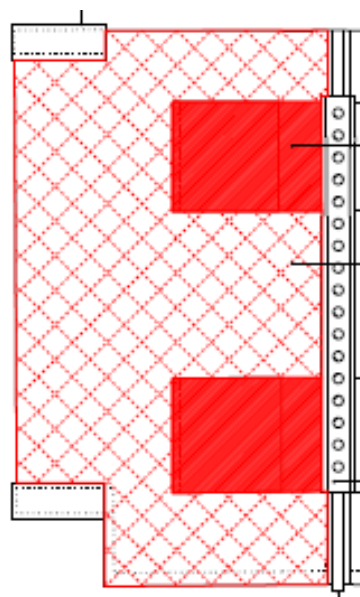
6.6.1 The works at roof level will involve the complete reinstatement of the roof structure and dormers as listed below:

- Reinstatement of roof structure to former detail and profile;
- Dormers reinstated with lead clad flat roofs, timber framed single glazed windows and lead cheeks;
- Conservation roof light reinstated;
- Reinstatement of the over-sailing eaves and bargeboards;
- Lead flashings to roof perimeter;
- Roof bracket on front elevation reinstated.

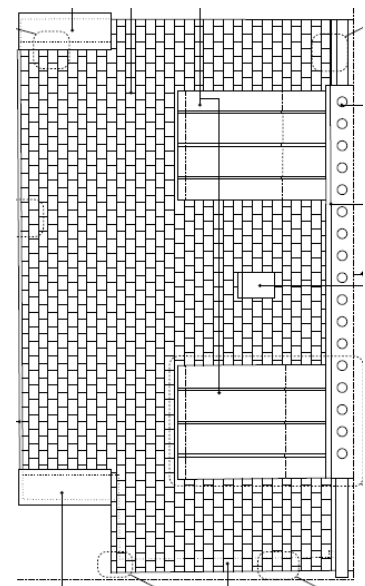
6.6.2 It is also proposed to carry out minor patch repair work to external render, chimneys, corncicing and corbels if required, utilising matching materials, finishes and appearance.



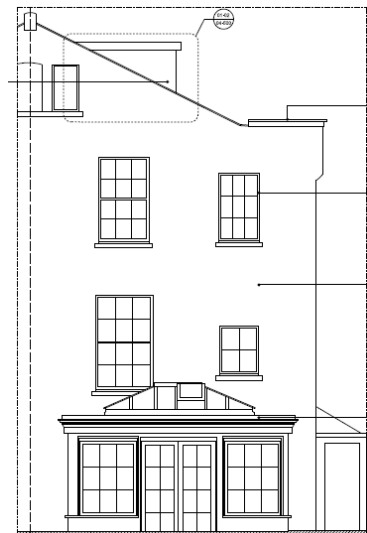
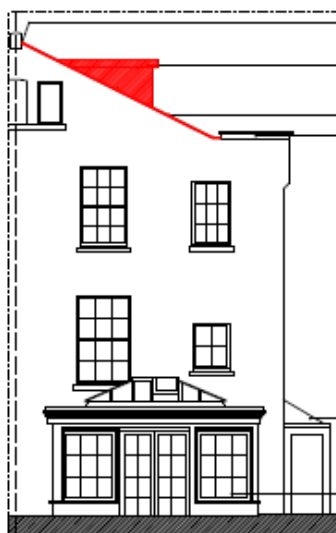
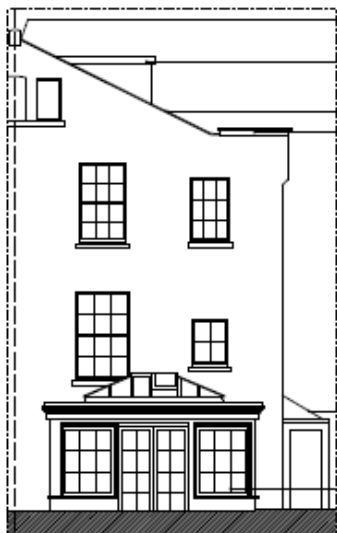
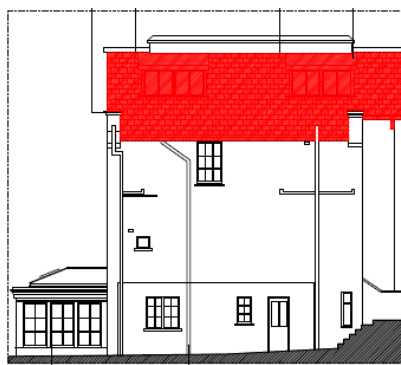
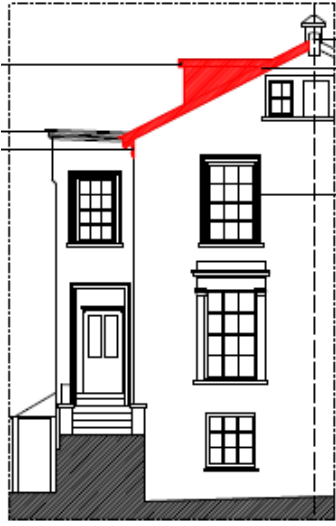
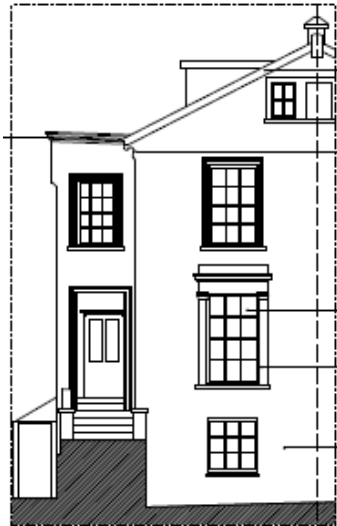
*Roof plan as existing on  
19/11/2014*



*Roof plan as existing on  
12/06/2014 – red lines denote  
demolition*



*Proposed roof reinstatement plan –  
please see full architectural drawings for  
details.*



*Elevations as existing on 19/11/2014*

*Elevations as existing on 12/06/2014 – red lines showing demolition*

*Proposed elevation reinstatement plans – please see full architectural drawings for details.*





## 7.0 Impact Assessment

7.1.1 The impact of the proposed development on heritage assets is considered in this section of the Statement.

### 7.2 11 Provost Road

7.2.1 As a result of the recent stripping-out works, a large number of former internal finishes and features have been removed. The current proposals are therefore required to re-instate the previous condition and appearance of the building.

7.2.2 It is therefore proposed to reinstate features such as skirtings, cornicing and ceiling roses, where appropriate, as well as reinstate plaster finishes and floorboards at all levels. A number of floorboards have been retained on site for re-use; however, it is likely that additional boards will be required. Where new boards are required they will match the existing in terms of thickness, width and appearance.

7.2.3 Although the proposed reinstated features and finishes are not original, they are all of an appropriate style and, where photographic evidence allows, will match the former detailing.

7.2.4 The existing roof structure, dormers and roof coverings were also removed without prior consent.

7.2.5 Although protected by scaffold, the existing building is not currently protected by a permanent roof covering. It is therefore **highly beneficial** to reinstate this permanent covering in order to protect the building. Rectifying the currently unauthorised situation, including re-provision of internal detailing, is considered to have a **highly beneficial** impact on the significance of the building in its current state.

### 7.3 Eton Conservation Area

7.3.1 The reinstatement of the roof structure, dormers and roof coverings will represent an enhancement to the appearance of the building in its current state, and a consequent enhancement of the character and appearance of the Conservation Area.



7.3.2 The impact of the current proposals on the Eton Conservation Area is therefore considered to be **highly beneficial.**



## 8.0 Conclusion

### Summary

- 8.1.1 The application proposes to fully reinstate the roof structure, dormers coverings and internal finishes and features at all levels of the building.
- 8.1.2 As the building is not currently protected by a permanent roof structure (although it is wind and weather tight), the proposed reinstatement of the roof structure, dormers and slate covering is considered to be beneficial to the principal building and the wider Eton Conservation Area.
- 8.1.3 The reinstatement of the internal features and finishes of the building are also considered to be beneficial as they rectify the existing situation and return the building to its former condition and appearance.
- 8.1.4 As a result, this application therefore satisfies the provisions of Sections 16(2), 66(1) and 72(1) of the Planning (Listed Building & Conservation Areas) Act 1990 and paragraphs 131-135 of the NPPF, in addition to meeting the requirements of Policy CS14 of Camden Council's Core Strategy.



## **Appendix 1 – Proposed lime specification**



## Internal plastering using *Tradlym* products

### **Specification**

#### **Laths**

Riven oak, sawn oak or sawn larch lath in various lengths. Fix using stainless steel screws or nails. Leave 8mm gap between laths.

#### ***Tradlym* Mortar BM2**

A mix of mature lime putty and 3mm sharp, washed, well graded sand at a ratio of 3:1(3 sand to 1 lime)

#### ***Tradlym* Backing with Hair/Fibre**

A mix of mature lime putty and 3mm sharp sand at a ratio of 3:1 with the addition of animal hair (Goat, Horse, Yak as specified) or fibre

#### ***Tradlym* Fine Finish**

A 2:1 mix of mature sieved lime putty with silver sand.

### **Application**

Fix laths if required. Allow 25 no metre lengths to the square metre

Make sure surfaces are sound. Dampen surfaces thoroughly. Dub out any large voids using *Tradlym* Mortar BM2. Allow dubbing out to cure.

#### **First coat**

Dampen surface thoroughly. Apply 1<sup>st</sup> backing coat of *Tradlym* Backing with Hair/Fibre to a maximum depth of 10mm. If application is to laths sufficient mortar

must be pushed through the lath to form “hooks” to take the weight of the remaining mortar. There must be no insulation across the laths and if floorboards can be lifted above the lath this will allow air to circulate and aid carbonisation. Allow to cure (up to 10 days) misting occasionally if plaster starts to dry out. Scratch to receive 2<sup>nd</sup> coat.

### **Second coat**

Dampen 1<sup>st</sup> coat. Apply 2<sup>nd</sup> coat of **Tradlym** Backing with Hair/Fibre and straighten up. Allow to cure again misting if necessary. Scratch with devil float

### **Finish coat.**

Dampen 2<sup>nd</sup> coat. Apply **Tradlym** Fine Finish plaster to a maximum depth of 4mm. Use plastic float for textured finish or steel trowel for polished finish.

Protect all work from strong sunlight.

See the **Tradlym** on-site guide for further advice.

The most common cause of lath and plaster ceiling failure is vibration from other works above the plastered ceiling. The plastering contractor must advise the site agent to notify other trades that lime is being used and therefore utmost care is to be taken whilst working above lath and plaster ceilings.

