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DESIGN, ACCESS, AND HERITAGE STATEMENT

5 Provost Road, London, NW3 4ST



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INTRODUCTION:

This Design and Access Statement is to be read in conjunction with the documents attached in this planning application. The purpose of this planning application is to seek listed building consent for the installation of interior fitted shutters in the two first floor bedrooms, (one to the front of the building and one to the rear).

DESIGN STATEMENT

The proposed design of the new first floor shutters follows the design, arrangement, and material pallet of the existing shutters located at upper ground floor level. There are not any existing interior shutters installed at first floor level.

ACCESS STATEMENT

The proposals have no impact whatsoever regarding access to - or circulation within - the property.

HERITAGE STATEMENT

According to Historic England's website, the property was first listed on the 14th May 1974 and enjoys a grade II listing. The property forms part of a development of semi-detached Victorian villas as described on the Historic England's website as follows:

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.

The Eton Conservation Area Statement provides the following information relating to the property within the context of the seven semi-detached villas:

The paired, rendered villas along Provost Road were more modest in scale than the earlier development along Adelaide Road by Cuming (subsequently demolished to enable widening of the railway). These houses with their shallow, shared gables are described by Pevsner as 'rustic Italian' with 'restrained Grecian detailing' of the window surrounds. The introduction of a horse drawn omnibus along Adelaide Road may, in part, account for the lack of significant mews development in the area. However, the modest scale of development seems to have been aimed at a sector of the market that would not be carriage owners. The villas developed in the Provost triangle were smaller and accommodated fewer servants. Thompson suggests that these properties were aimed at "the younger and less affluent reaches of the professional classes and higher reaches of clerical and shop workers"

The east side of Eton Villas (south) and part of Provost Road are also 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.



Fig 1: Image of upper ground floor existing shutter,
(which the new / proposed first floor shutters are based upon).

PRECEDENT

There is an eclectic mix of window treatments in the adjacent properties that make up the seven sets of semi-detached villas along Provost Road. The treatments vary between curtains, blinds, and shutters, and appear to date from post war to recent interventions. Therefore there is no consistent design approach or dominant arrangement.

CONCLUSION

Given that the proposals have no impact to the exterior of the building, and that the shutters have minimal impact to the interior fabric also, and as the design is based upon the existing design arrangement, and materials of the existing ground floor shutters, and given that there is no consistent design approach featured within the other semi-detached properties that make up the seven pairs of properties, we believe that this request will not have any negative impact on the listed quality or appearance of the building, and would enhance the appearance. Therefore we formally request that this proposal be granted consent.