

# DESIGN AND ACCESS STATEMENT IN SUPPORT OF FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION

## 2 Provost Road, London NW3 4ST

### Introduction

2 Provost Road is a semi-detached villa situated in the Eton Conservation Area and is a single family dwelling formed over four floors, lower ground, ground, first and second with a rear garden accessed from the lower ground floor and via the steps in the narrow passageway to the flank (side) of the property. Three floors each have a foot print of circa 647ft<sup>2</sup>, the second floor is circa 300ft<sup>2</sup> (with restricted head height) The proposed works include external repairs and redecoration to all elevations, the removal of the existing and reinstatement of a new staircase to replicate the original arrangement between the ground and lower ground floors, the removal of the existing and creation of a new kitchen, new bath/shower rooms, WC's and a utility room, additional storage and all associated interior joinery and redecorations throughout. New external doors to the rear elevation at both ground and lower ground levels are proposed with a balcony and spiral staircase externally linking the two levels, and existing heating and electrical services will be updated to suit the internal arrangements.

### Location

Designed by John Shaw, this property dates back to circa 1844 and is positioned within one of seven pairs of semi-detached villas on Provost Road. Located in the London Borough of Camden these early Victorian villas are Grade II Listed Buildings and form part of the Eton Conservation Area within Sub-area 1. This is the largest of the sub-areas and the villa is positioned on the southern side of Provost Road diagonally opposite the Conservation Area's set piece, St Saviours Church. The villas are notable because they remain largely unaltered with shallow shared gables, entrances within porticoes and rendered elevations with decorative window surrounds.

A separate **Heritage Statement** has been provided to the London Borough of Camden which includes details of the **Heritage Assets** and a list of the full **Planning History** for 2 Provost Road. This property has limited planning history and retains many original decorative features. Internally these are most notable in the ground floor rooms and hallway and include cornices and ceiling roses, skirting, picture and dado rails, sash windows and panelled shutters, chimney breasts and fireplaces. Whilst many of these features are also apparent in the first floor principal rooms and landing, the lower basement and second floors are much less formal. Alterations in 1979 included the relocation of the staircase from ground to lower ground floors thus requiring the kitchenette at the rear of the property to be elevated to provide sufficient head height within the staircase, raising the position of the existing window to the kitchenette on the rear elevation and the introduction of a new window at lower ground level on the flank (side) elevation. Approval was granted in 2000 for the installation/renewal of roof lights to the second floor rooms and construction of internal partitions to the eaves and whilst the original proportions of the rooms on all floors has been retained, modern fitted joinery to most areas has been installed including shelving, wardrobes and bathrooms.

**Photographs** are provided in a separate document as part of this application.

## **Proposal**

### **External works**

#### **All elevations**

- The render to the masonry walls to all elevations will be repaired to match the existing using a lime based render and the elevations will be redecorated a new warmer grey tone in keeping with the houses in the same group listing as 2 Provost Road

#### **Front elevation**

- The entablature around the windows and entrance portico, overhanging eaves and all soft wood timber framed windows will be repaired as required and redecorated white to match the existing
- The front door, metal gate and handrail to front steps will be redecorated a new darker grey tone to compliment the rendered elevations

#### **Front garden**

- Within the front garden a solution will be proposed for the lack of housing for the recycling bin storage which will be decorated to match the masonry walls to ensure its appearance is discreet

#### **Flank (side) elevation**

- Redecoration of the trellis above the gate into the garden to match the masonry walls, the gate will be redecorated to match the front door
- Gutters and down pipes will be repaired to match the existing as required and redecorated to match the masonry walls
- Soft wood timber framed windows will be repaired as required and redecorated white to match the existing
- Side door into the property at lower ground level will be repaired as required redecorated to match the front door

#### **Rear elevation**

- At ground floor level the existing 2 pane sash window (altered in 1979 reference HB2220) will be removed and replaced with a soft wood timber framed, ten-pane glazed door, the fenestration of which will replicate the existing adjacent sash window
- This door will provide access to a new steel balcony with a spiral staircase externally linking the ground and lower ground floors, the balcony and staircase will be finished in the darker grey tone of the front door
- Soft wood timber framed windows will be repaired as required and redecorated white to match the existing including the new glazed door noted above
- At lower ground level the proposal is to remove the existing pair of soft wood timber framed French doors and install a wider set of contemporary steel framed and glazed French doors with fixed glazed side panels giving direct access into the rear garden. These frames will be finished in the darker grey tones as noted above
- The existing TV aerial will be retained and a satellite dish will be installed

#### **Roof**

- The render to the chimney stacks will be repaired to match the existing using a lime based render
- Defective slates will be replaced to match the existing and the metal anti-down draught cowl will be replaced with a clayware ventilating cowl as the remaining seven chimney stacks

### **Internal works**

The proposed works include the reinstatement of the staircase to replicate the original arrangement between the ground and lower ground floors, a new kitchen, utility room, bathrooms and WC's and interior joinery and redecorations throughout. All existing decorative features and timber floor finishes will be retained and made good as required using traditional materials and finishes. New partitions will be suitable insulated and new skirtings will match the adjacent walls - any disturbance of the adjacent ceiling and wall finishes will be made good using traditional materials and existing internal doors will be reused to suit the new plans. Existing heating and electrical services will be updated and adapted to suit the new arrangements using existing voids for pipes and cable ways and new plumbing will utilise existing external downpipes on the flank (side) elevation.

### **Lower ground floor**

- The removal of some existing non-original partitions and modern joinery and the construction of new stud partitions will facilitate the proposed layout incorporating a shower room/WC and utility area and the existing stud partition between the principal rooms will be adapted to accommodate sliding doors which when open will enable views from the study through to the garden
- Remedial work in line with English Heritage and SPAB policies will be applied to manage a small area of dampness in an internal wall adjacent to the front of the property
- Remove the existing pair of soft wood timber framed French doors and install a wider set of contemporary steel framed and glazed French doors with fixed glazed side panels giving direct access into the rear garden
- Replacement boiler will utilise the existing flue location in the flank (side) elevation

### **Ground floor**

- Remove the non-original partitions and staircase to facilitate the reinstatement of the staircase to replicate the original arrangement between the ground and lower ground floors
- The kitchenette will be removed and the timber floor will be reinstated at the original level aligning with the existing ground floor finishes
- Existing openings in the spine wall to the rear of the property will be adapted to provide openings from the new kitchen/dining area into the adjacent pantry and hallway with decorative architraves and linings to match the adjacent existing opening between the two principal rooms
- The existing 2 pane sash window to the existing kitchenette (altered in 1979 reference HB2220) will be removed and replaced with a soft wood timber framed, ten-pane glazed door, the fenestration of which will replicate the existing adjacent sash window

### **First floor**

- The removal of existing modern joinery and adaptation of existing stud partitions below the staircase to the second floor will provide concealed storage to the master bedroom
- Existing bathrooms are to be refitted with new joinery, fixtures and finishes

### **Second floor**

- Removal of the redundant cold water tank and completion of the insulation and plasterboard linings to the roof voids
- Removal of existing modern joinery and creation of new built in storage under the eaves

### **Accessibility**

- Externally the access to the front of the house and to the garden via the side of the house remain unaltered with existing parking provision at the front of the property on Provost Road.
- Internally the reinstated staircase between the ground and lower ground floors will be formed of 14 risers which will replicate the original arrangement
- To the rear of the property the new spiral staircase is designed to meet Category C type in accordance with BS5395: Part2: 1984 and comprises 16 risers @ 184mm (approx.) The staircase and balcony will be designed with non-climbable balustrade divided with vertical uprights at 1000mm centres by a specialist contractor

### **Conclusion**

The proposed alterations are modest and the quality of materials and detailing will be of the highest standard, utilising sympathetic materials and style which do not compromise the character of the building. Recognising the importance of the Grade II listing of this property, and ensuring that any works should preserve and enhance the fabric of this building, the original features will be retained and locally repaired as required and the internal reconfiguration will not affect the overall appearance of the building thus ensuring that the Listed and Conservation concerns are kept to a minimum.