

HERITAGE STATEMENT IN SUPPORT OF FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION

2 Provost Road, London NW3 4ST

Introduction

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. These early Victorian villas are Grade II Listed Buildings within the Eton Conservation Area and are notable because they remain largely unaltered with shallow shared gables, entrances within porticoes and rendered elevations with decorative window surrounds. The property is a single family dwelling on four floors - lower ground, ground, first and second floors with a rear garden accessed from the lower ground floor and via the narrow passageway to the flank (side) of the property.

Location

2 Provost Road is located in the London Borough of Camden and forms 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. Adelaide Road, to the south of the property does not form part of the Conservation Area and the rear elevation of 2 Provost Road can only be viewed from the 1930's five storey blocks of flats located here. Views to the flank (side) walls of the house are restricted due to the narrowness of the passageway, therefore 2 Provost Road can only be viewed in the context of the Conservation Area from the front of the property.

Heritage Assets

As one of London's first semi-detached homes, the villa was designed by the noted architect John Shaw. Intended to be read as a single architectural unit the villa forms part of a pair of villas and is Grade II listed with six other pairs of semi-detached villas under a single entry Listing Notice.

Location: Numbers 1-14 (Consecutive)

Street: Provost Road (South side)

Grade: II

Reference Number: 798-1/63/1355

Date of Listing: 14 May 1974

Description: 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

Planning History of 2 Provost Road

The following applications having been recorded as successful Planning and Listed Building Consent Applications;

- 2000 – LEX0000459. Installation/renewal of roof light windows
- 2000 – PEX 0000458. Installation/renewal of roof light windows, construction of internal partitions to eaves
- 1979 – HB2220. Internal works of refurbishment and minor alterations to the fenestration at basement level on the side elevation in connection with the use of the premises as a single dwelling house

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.

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

Conclusion

The Grade II listing of this property requires that any works should preserve and enhance the fabric of this building set within the Eton Conservation Area. The alterations proposed 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. 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.