

HERITAGE STATEMENT IN SUPPORT OF HOUSEHOLDER APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT

1 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

1 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 which is set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas. Due to the oblique angle of the adjacent Eton College Road, the rear elevation of 1 Provost Road can only be viewed from the 1930's five storey block of flats located to the south of the property in Adelaide Road, which does not form part of the Conservation Area. Views to the flank (side) walls of the house are restricted due to the mature planting in the adjacent property on Eton College Road and as a consequence, 1 Provost Road can only be viewed in the context of the Conservation Area from the front of the property.

The **Eton Conservation Area Statement** provides the following information relating to the property within the context of the street scape;

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.

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 1 Provost Road

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

- 1966 – H9/7/1A/P1. Alterations at No.1 Provost Road, Camden, in connection with the conversion of the property to a single family dwelling house
- 1935 – H9/7/1/19275. To convert into self-contained maisonettes at the premises known as No.1 Provost Road, Hampstead

This property has limited planning history with both applications preceding the listing in 1974. Externally the building retains many original decorative features however internally most decorative features have been removed including the cornicing, ceiling roses, dado and picture rails to the principal rooms on the ground and first floors. A recently commissioned structural report notes that the majority of plasterwork to the ceilings and internal walls has been replaced and it appears that the majority of ceilings are plasterboard and the internal walls are plasterboard on timber studding. The staircases, sash windows, panelled shutters and internal doors are original, however the fireplaces have all been removed and few chimney breasts remain. The original proportions of the rooms on all floors have been retained and approved alterations in 1966 included the installation of dormers in the second floor rooms on the flank (side) elevation. The lower ground retains some fitted joinery and there are bathroom fixtures and fittings on both the ground and first floors.

A separate schedule of **Existing Photographs** is included with 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 1 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 will be redecorated a new darker grey tone to compliment the rendered elevations

Front garden/front boundary

- New traditional wrought iron gates at the entrance between the existing brick piers and to the left hand side of the property adjacent with the edge of the house will be decorated to match the front door, allowing visibility to the flank (side) elevation and rear garden from Provost Road
- Traditional bull nosed York stone cladding to the steps up to the front door will replace the existing black ceramic tiles and complement the existing York stone paving to the front garden
- Within the front garden a timber slatted bin store will provide housing for recycling, to be concealed behind the existing garden wall and hedge (see below) and decorated to match the front door
- The hedge will be trimmed to a height of 1.35 metres providing more light into the property and more vision of the house and its context with the general street scene

Flank (side) elevation

- The concrete path to the flank elevation will be replaced with York stone pavings providing a continuous treatment from the front garden and around the side of the house to the rear garden
- Soft wood timber framed windows will be repaired as required and redecorated white to match the existing and opaque glass will be replaced with clear glass
- Side door into the property at lower ground level will be replaced with a traditional hardwood timber panelled and part glazed door decorated to match the front door
- At second floor level the original single glazed dormer windows (circa 1966) will be replaced with timber framed double glazed casement windows
- Gutters and down pipes will be repaired to match the existing as required and redecorated to match the masonry walls, a new SVP will be installed to the front of the property adjacent to an existing down pipe, decorated to match
- CCTV camera to be located on this elevation

Rear elevation

- At ground floor level the existing 2 pane sash window 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 existing non original Crittall framed door/window configuration and adjacent Crittall framed window will be replaced with a wider set of contemporary steel framed and glazed French doors with fixed glazed side panel and a single matching steel framed and glazed door giving direct access into the garden, openings to structural engineer details. These frames will be finished in the darker grey tone
- The visible circular restraint plates will be removed and replaced with internal plates within the floor void all to structural engineer details. All masonry repairs as before
- The existing satellite dish will be retained

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
- Georgian wired and acrylic roof lights will be replaced with clear double glazed panes
- The existing TV aerial will be retained

Rear garden/rear boundary

- Extended terrace to be formed in existing and new York stone pavings
- Timber slatted panelling to all boundary walls to be decorated to match the front door
- Reconfiguration of perimeter planting incorporating a garden shed, cricket net and a mature tree to provide privacy at the rear of the garden

Internal works

The proposed works include the reinstatement of a fireplace to one of the ground floor principal rooms and the reinstatement of decorative features throughout the ground floor, 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 matching 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 and new external downpipes on the flank (side) elevation.

Lower ground floor

- The front room chimney breast on the ground floor will be reinstated requiring the chimney breast in the lower ground front room to be rebuilt to support the structure above. The redundant lower ground rear room chimney breast will be removed, all to structural engineer details
- Openings will be adapted/created to provide access from the new study area into the adjacent family room and the removal of some existing non-original partitions and joinery and the construction of new insulated stud partitions will facilitate the proposed layout incorporating a shower room/WC, spare bedroom and family room
- Damp and water proofing treatments by specialists will be in accordance with PCA guidelines
- The existing non original Crittall framed door/window configuration and adjacent Crittall framed window on the rear elevation will be removed and a wider set of contemporary steel framed and glazed French doors with fixed glazed side panel and a single matching steel framed and glazed door will be installed giving direct access into the garden from the family room and study

Ground floor

- All decorative cornices, picture rails and ceiling roses will be reinstated
- A chimney breast, hearth and surround will be reinstated in the front drawing room complete with gas fire and flue, all to structural engineer details
- Openings will be adapted/created to provide access from the new kitchen/dining area into the adjacent pantry and hallway with decorative architraves and linings to match the existing
- The sash window to the existing bathroom 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 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
- The undulating floor adjacent to the rear elevation to be levelled, to structural engineer details

Second floor

- The original single glazed dormer windows (circa 1966) will be replaced with timber framed double glazed casement windows
- The adaptation of existing stud partitions above the staircase to the second floor will provide concealed storage to both bedrooms
- New insulated stud partitions will facilitate the proposed layouts incorporating ensuite shower rooms/WCs
- The undulating floor adjacent to the dormer windows to be levelled, to structural engineer details

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 careful attention has been paid to the choice of materials both externally and internally including the York stone cladding to the entrance steps and adjacent paving and the scale of the external balcony and staircase on the rear of the building ensuring it remains subordinate to the main building. The quality of finishes and detailing will be of the highest standard, utilising sympathetic materials and style which do not compromise the character of the building, nor will the internal reconfiguration affect the overall appearance of the building. Retaining and repairing the original features and reinstating other decorative features will ensure the historic character of the building is both strengthened and preserved and will ensure that the Listed and Conservation concerns are kept to a minimum.