

# Donald Insall Associates

Chartered Architects and Historic Building Consultants

10 Provost Road

Heritage Statement  
for West Architecture

November 2016



10 Provost Road

Heritage Statement

For West Architecture

*Cover photograph of 9-10 Provost Road (1977). The London Metropolitan Archive, Collage, Ref: 68936.*

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates. Neither the whole nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form without the prior written consent of Donald Insall Associates. All material in which the intellectual property rights have been licensed to DIA and such rights belong to third parties may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein. Checked by JCF.

## Contents

1.0	Introduction	4
2.0	The Building and its Legal Status	4
3.0	Significance of the Building	5
4.0	Description of the Proposals and Justification	5
5.0	Conclusion	8

## Appendix

I	Endnotes	
---	----------	--

## Contact information

**Joanne Fisher (Associate Director)**  
joanne.fisher@insall-architects.co.uk  
Tel: 020 7245 9888

**London Office**  
12 Devonshire Street  
London, W1G 7AB  
[www.insall-architects.co.uk](http://www.insall-architects.co.uk)

## 1.0 Introduction

This assessment is based on site surveys and research, including assessment of Camden Council's planning records, and on drawings prepared by West Architecture. It sets out what is significant about 10 Provost Road and assesses the likely impact of the proposals for change providing a justification of the scheme according to the relevant planning policy and guidance.

The proposals take into account pre-application advice received from Camden Council in September 2016 (Ref: 2016/4287/PRE), and have been developed in accordance with this advice.

## 2.0 The Building and its Legal Status

No. 10 Provost Road is statutorily listed at Grade II together with Nos. 1-14 Provost Road which comprise seven pairs of mid-19<sup>th</sup> century semi-detached villas designed by the architect John Shaw Jr. (1803-1870). The buildings are described in the statutory list description 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 building is located in the Eton Conservation Area, the part of the conservation area incorporating Provost Road being designated principally for its enclave of attractive Victorian villas arranged around the Grade-II listed Church of St Saviour.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to have '*special regard to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess; and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas*'.

In considering applications for listed building consent, local authorities are also required to consider the policies on the historic environment set out in the National Planning Policy Framework. The key message of the NPPF is the concept of '*sustainable development*' which for the historic environment means that heritage assets '*should be conserved in*

*a manner appropriate to their significance*'. The NPPF recognises that, in some cases, significance can be *'harmed or lost through alteration or destruction of the heritage asset or development within its setting'*. The NPPF therefore states that any harm or loss *'should require clear and convincing justification'* and that the *'public benefits of a proposal'* should outweigh any *'less than substantial'* harm caused to the significance of a designated heritage asset. A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

### 3.0 Significance of the Building

No.10 Provost Road is significant as an example of a mid-19<sup>th</sup> century, semi-detached house designed by architect and Eton Estate Surveyor John Shaw, and constructed as part of the development of Chalcott, an area of Eton College's Estate, during the 1840s. No. 10 has group value, and is listed together with, Nos. 1-14 Provost Road which are of a matching design and form part of the setting of the Grade-II listed Church of St Saviour which was designed by EM Barry (1830-1880) and built in c.1855-6 on the north side of Provost Road.

The front elevations of the villas at 1-14 Provost Road are of high significance and make a strong positive contribution to the Eton Conservation Area. As described by Cherry and Pevsner, the buildings *'reflect the more refined taste'* of John Shaw and have *'rendered fronts with shallow shared gables in a rustic Italian manner, but with restrained Grecian detail for the windows surrounds'*.<sup>1</sup> The rear and return elevations of the buildings at 1-14 Provost Road are also significant but, as would be expected, are less ornate and this combined with their concealment in street views means that they make a more modest positive contribution to the character of the conservation area.

Internally, where original planform and fixtures and fittings survive these are also of significance. This includes all original partitions, chimneybreasts, the original main staircase with stick balusters, the secondary staircase from first to second floor, original window architraves, some original panelled doors and (on the second floor only) two original fireplaces.

There are also modern additions to the building of no historic or architectural significance. Externally these include the two casement dormer windows that planning records confirm were added in 1973 (Application No.15673) and an infill side extension constructed in poor-quality materials with a corrugated plastic roof. Internally there are modern fixtures and fittings on the lower ground floor, modern chimneypieces and a modern cornice in the rear room on the ground floor, while in the basement front room and both rooms on the first floor the fireplaces are blocked.

### 4.0 Description of the Proposals and Justification

The proposals would refurbish the exterior and interior of the listed building, carrying out required maintenance and repairs, removing and

replacing low quality modern additions, improving the internal spaces to accord with modern standards of living and providing additional internal space through the addition of an appropriately subordinate lower ground floor rear extension and enlargement of the two second floor dormer windows.

### **Lower Ground Floor**

On the lower ground floor the proposals would see the removal of the modern kitchen fixtures and fittings in the front room and installation of new high-quality joinery subdividing the proposed rear kitchen and front living room and with a dining room accommodated within the proposed single-storey rear extension. Some removal of historic fabric is proposed to create an opening in the internal wall between the main rear room and adjoining store which would be used as a seating area. Wall nibs and a downstand would be retained around the proposed opening to ensure that the historic plan form remains legible and this, combined with the degree of change that has already occurred at this ancillary level, would ensure that this change would not result in any harm to the significance of the listed building. The existing lavatory adjoining the front vault on the lower ground floor would be reconfigured removing a small partition and relocating the entrance door. This change would not require the loss of any significant fabric and would allow the provision of shower room and wc and an adjoining utility room within the retained vault space.

The proposed lower ground floor extension would be of a simple design that would not compete with or detract from the main building. Clad in metal panelling it would incorporate tall glazed windows and doors and would be a clearly modern yet discrete addition. The proposed extension would be accessible via the existing doorway in the rear wall and would not therefore have any impact on historic fabric.

The exterior of the building would also be improved on the lower ground floor by the removal of the low-quality corrugated plastic roof over the side passage and replacement with fixed glazed panels supported by a timber structure and with a new door to the garden. The modern windows and door in the return elevation adjoining this passage would also be replaced with new windows and with a new timber-framed side door.

### **Ground Floor**

The proposed internal ground floor changes include the reinstatement of appropriate chimneypieces in the front and rear room that would accord with the date and character of the listed building. The modern cornice in the rear room would also be replaced with a new cornice of a similar style to the original moulding in the front room, while a new door would be installed in the inserted opening between the two main rooms reinstating the original subdivision. All of these changes would enhance the overall appearance of this principal floor.

At the rear of the ground floor, the partition walls and lower ceiling forming a small wc and store would be removed creating a single room to be used

as a study. While the partitions appear to be of some age, most likely of the late-19<sup>th</sup> century, no historic plans have been found to confirm their exact date of construction and the awkward way in which the eastern partition abuts the external window suggests that they are a later insertion. It is considered that the removal of the partitions and low section of ceiling, which is clearly a later addition, would not be harmful to the significance of the listed building and would provide improved living space making the best use of the available floor area.

### **First Floor**

On the first floor it is proposed to install lightweight partitions in the rear room to provide clothes storage. These would be positioned to ensure that the chimneybreast remains exposed and would be a reversible addition that would not result in any harm to the listed building. The proposal to relocate the door between the front bathroom and bedroom is informed by review of the 1973 planning records which show that the existing doorway between these two rooms is a modern (post-1973) insertion. It is considered that relocating the doorway would have a negligible impact on the overall significance of the listed building. While it would require the removal of a small amount of original wall fabric relocating the door would have no impact on historic planform and would result in the same visual impact as the existing door. As shown on the proposed plan, the relocation of the bathroom door would allow an improved bathroom layout more in keeping with modern standards.

### **Second Floor**

At second floor level the proposals seek to extend and improve the available living space by enlarging the dormer windows, providing room for the installation of an ensuite bathroom in the rear room. This change would require the loss of a small amount of original roof fabric which would result in some 'less than substantial harm' to the significance of the listed building but would provide better living space and allow the replacement of the low quality dormers with new better quality casement dormer windows. Externally the proposed dormers would appear of a similar size to dormers recently approved on the neighbouring listed buildings on Provost Road. The proposed dormers would be of the same width as the existing, ensuring that they remain subordinate to the main roof form.

Overall, it is considered that the proposals would preserve the character and appearance of the Eton Conservation Area and would both preserve and enhance significance of the listed building. Any perceived 'less than substantial' harm to the significance of the listed building and conservation area resulting from the proposed changes would be outweighed by the benefits of the proposals in accordance with paragraph 134 of the National Planning Policy Framework. These benefits include the reinstatement of appropriate fixtures and fittings more in keeping with the date and character of the building, the replacement of the low quality dormers and side passage roof with high quality materials and design and the provision of improved living space that is more in keeping with modern

standards and will contribute towards the long-term conservation of the listed building in its optimum viable original use. As such, the proposals would accord with paragraph 131 of the NPPF which states that local planning authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets'.

## 5.0 Conclusion

As stated above, No.10 Provost Road significant as an example of a mid-19<sup>th</sup> century, semi-detached house designed by architect and Eton Estate Surveyor John Shaw, and constructed as part of the development of the Chalcott Estate during the 1840s. It has group value, and is listed together with, Nos. 1-14 Provost Road which are of a matching design and form part of the setting of the Grade-II listed Church of St Saviour.

The proposals to refurbish and extend the building, reinstate appropriate internal fixtures and fittings and replace low quality additions would enhance the listed building and preserve the character and appearance of the Eton Conservation Area in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act. The proposals would accord with the relevant policies of the NPPF and are considered to be acceptable in heritage terms.

**Joanne Fisher**  
**Associate Director**  
**Donald Insall Associates Ltd.**



## Appendix I

### Endnotes

#### Endnotes

- 1 Cherry and Pevsner. The Buildings of England, London 4: North (2002, p. 241).

