

WEST ARCHITECTURE

31st July 2017

Camden Planning Department
5 Pancras Square
London
N1C 4AG

10 Provost Road Design and Access Statement

Constructed in circa 1850 by Samuel Cuming, builder, developer and 'Devonshire carpenter who evolved an integrated business, following the trend set on a much larger scale by Cubitt, employing some 80 men by 1851...'. No. 10 Provost Road represents the early Victorian suburban spread encouraged by the high-quality and highly successful speculative Regent's Park developments to the south. Cuming was building to designs by Eton Estate Surveyor John Shaw, whose houses are characterised by the crispness of painted stucco, and the regularity and symmetry of the architecture.

The property in question is a grade II listed semi-detached villa located to the south side of Provost Road, within the Eton Conservation Area. The semi-detached villa is statutory listed with six other pairs of semi-detached villas under a single entry:

"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 house is a good example of a 19th century building designed by the noted architect John Shaw. It is two storeys in height with an attic and basement and stucco to all elevations. The significance of the building is considered to be 'good'.

The Conservation Area was originally designated on December 1973 and included Provost Road. The Conservation Area has since been extended a number of times to include neighbouring areas of interest.

Existing condition

The house has undergone a number of add-hoc changes to the fabric over time. These changes appear to have ceased approximately 30 years ago at which point all that remained has effectively been preserved. It is fair to say the house been maintained the barest minimum without actually neglecting it.

The fabric of the house suffers from insensitive integration of services and repetitive poor quality decorating. Significant changes include the removal of the load-bearing spine wall at lower ground level.

The house suffers from damp, particularly to the rear of the lower ground floor and in the vault to the underside of the front steps.



Front Elevation from Provost Road with front external garden hidden by a hedge



Lower Ground Floor
internal view - modern
window opening to be
removed and
reinstated with
original door opening
in same location on
side elevation



External side steps at 10 Provost Road - low grade rough concrete slab



Range of side step treatments, finishes and gradients along Provost Road, therefore the original is impossible to determine nor is there a common situation able to follow in the sake of continuity.



Second Floor Fireplace existing condition:, with crumbling inserts and low grade surrounds which are to be replaced with suitable period replacements



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Proposals

In order to make the house a viable proposition as a 21st Century family home the Applicant has recently gain Planning Approval and Listed building consent with condition (which are currently in the process of discharge approval) for a number of changes which respect the building and its heritage. Therefore this application is to be read in accordance with these previously approved Planning and Listed Building Consents, registration numbers PLANNING 2016/6486/P and LISTED BUILDING CONSENT 2016/6595/L.

This application looks to include a number of small proposed alterations both internally and externally to the property. None of which we feel are contentious or harm the existing, however after gaining a further understanding of the listed building feel will improve the property. The areas highlight for proposed change are in the lesser significant areas of the house or in the external front and rear gardens (which are without any historic details or features). This allows us to then keep the better floors largely unaltered.

Lower Ground Floor :

The proposed looks to reinstate a door on the Lower Ground Floor side elevation towards the rear of the property. Currently a window is in this location which is a modern inclusion and the proposed looks to reverse this recent move back to the original scale and size of opening which was originally in this position. Previously before excluding in the approved application it was established in Pre-Application discussions with Camden Planning Department and within the heritage statement outlined by Donald Insall, the potential of this proposal given the history of this part of the house. In the pre-application comments, reference 2016/4287/PRE, the following was the conclusion was stated by Camden Planning Department 'There would be scope to opening the window to the side; there would be no loss of historic fabric as the window is of modern construction and detail'.

External Front and Rear Garden additions:

In the front a rear gardens a number of small lightweight structures are proposed. Usually these would be acceptable under Permitted Development regulations but because the property is listed we are including within this application. The structures all sit on the ground and do not require any substantial footings or foundations and therefore can be entirely reversible. The front and rear gardens are also void of any original features, surfaces, or details which enhance the heritage of the property and therefore inclusion will not detract from the property. Listed below are the inclusions proposed:

Rear Garden –

Bespoke Shed clad in hardwood horizontal battens – total size of shed 1800mm (width) x 1200mm (depth) x 2036mm (height to apex). This scale is modest, located away from the host building, and not removing any planting or trees.

Front Garden –

Bespoke Timber bike store painted in grey – total size 1900mm (width) x 900mm (depth) x 1335mm (height). This scale is modest, located away from the host building and not removing any planting or trees, and hidden behind the hedge along the front border not allowing it to be seen from Provost Road.

Front Garden –

Bespoke Timber bin store painted in grey – total size 1350mm (width) x 900mm (depth) x 1335mm (height). This scale is modest, located away from the host building and not removing any planting or trees, and hidden behind the hedge along the front border not allowing it to be seen from Provost Road.

Proposals (cont.)

External side passageway step alterations:

The steps along the side passageway are not original in an exposed modern concrete rough slab finish which runs from the front garden to the rear. This material finish makes the steps slippery and hazardous in poor weather conditions as well as being a low grade finish. The proposed looks to apply stone pavers on top of the existing concrete to give a much more safer and higher quality finish. The proposed at the same time will also look to slightly re-grade the steps, lengthening out the treads of the steps which is outlined in the detail drawings. We have looked to establish the original condition of the side passageway steps however every single situation along Provost Road is completely different, therefore the original is impossible to determine nor is there a common situation able to follow in the sake of continuity. Therefore this proposal looks to be modest whilst elevating the quality of this floor finish.

Second Floor Fireplaces

The existing fireplaces in the two bedrooms on the Second Floor are both in poor condition. Both fireplace surrounds are not original and in bad condition whilst the iron inserts are crumbling and in a state beyond repair. The intent was to preserve the inserts however this neglect and lack of maintenance from the previous occupancy has left the fireplaces in a state very difficult to salvage. The proposal looks to replace the fireplace surrounds and inserts with suitable period replacements (reclaimed if possible) to elevate these fireplaces above the current situation that exists. All proposed surrounds and inserts will be on the same profile, proportion, level of detail and material of what current exists, yet of a much higher quality.

Please refer to proposed and existing drawings for more information.