

Heritage Statement



No. 2 Provost Road, Camden

On behalf of Francesca Segal & Gabriel Altschuler

August 2017

Project Ref: 3171

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INTRODUCTION

1. This heritage statement has been written by Heritage Collective on behalf of Francesca Segal & Gabriel Altschuler. It relates to the proposed works at No. 2 Provost Road, a grade II Listed semi-detached villa located within the Eton Conservation Area. It accompanies an application for listed building consent and planning permission for proposed works, which will involve external and internal alterations to the building, so as to improve the standard of living within the property.
2. The application site is a two-storey plus attic, semi-detached villa which was built in the 1840s and is currently in residential use.
3. The proposals discussed in this report involve minor alterations to the fabric and plan form of the building and seek to bring about an improved standard of living within the building. The purpose of this heritage statement is to present the local authority, the London Borough of Camden (LB Camden), with a description of the significance of these designated heritage assets and the effects of the proposals. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals on that significance are appraised. In doing so due regard has been given to the requirements of the National Planning Policy Framework (NPPF), Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and local planning policy and guidance.

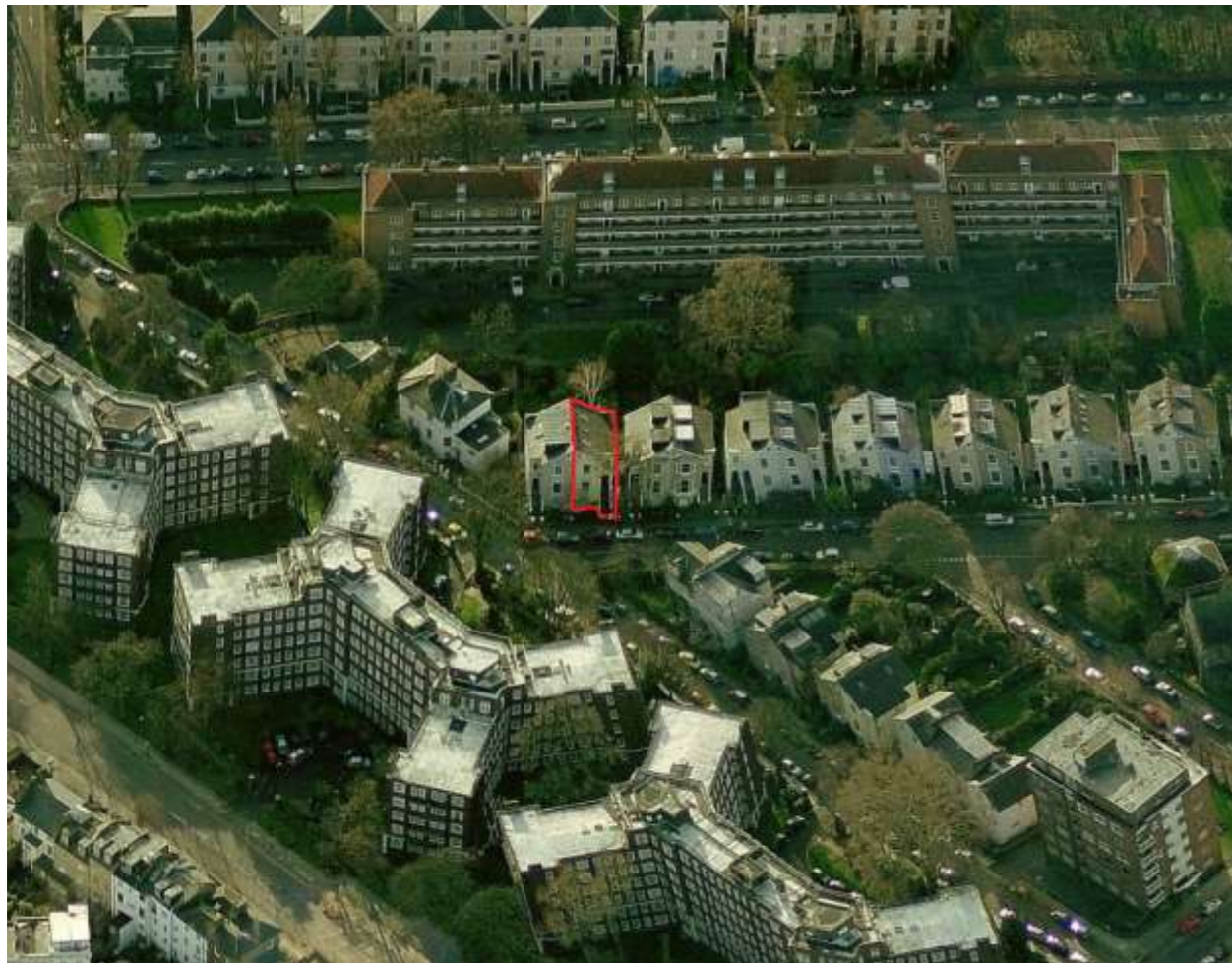


Figure 1: Aerial view of No. 2 Provost Road from the north. Application site outlined in red.



Figure 2: Site location plan showing application site (outlined in red) and listed buildings (blue triangles).

4. Specifically, this statement will assess the capability of the site to absorb change without negatively impacting on its significance. Consideration is given to the effects of the proposed alterations on the significance of the listed building and the conservation area.
5. A full schedule of the proposals, together with an assessment of their impact on the significance of heritage assets is set out in this report. Details of the proposals are also set out in the Design and Access Statement and proposal drawings. In brief, the proposals seek to bring about a change to the form and appearance of both the interior and exterior of the building that will help improve the current standard of accommodation.

LEGISLATION AND POLICY FRAMEWORK

Legislation

6. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act places a duty on the decision maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which it possesses. Section 72 of the Act places a similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas.
7. The Act does not require the prevention of change within conservation areas as such. Instead confers a duty to ensure that the special interest of these areas are properly taken into account as material considerations, where relevant. The Act does not require enhancements to the character and appearance of a conservation area, although that would be a relevant material consideration.

National Planning Policy Framework

8. The NPPF constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
9. Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on "significance", defined in annex 2 as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
10. Paragraph 126 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. On the other hand, the same paragraph recognises the fact that new development can make a positive contribution to local character and distinctiveness, which is one of the factors to be taken into account, and that is reiterated again in paragraph 131.
11. Paragraph 128 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.
12. Paragraph 129 requires LPAs to identify and assess "the particular significance of any heritage asset". This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.
13. Paragraph 131 requires local planning authorities to take account of the desirability of new development, making a positive contribution to local character and distinctiveness.

14. Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation). It also notes that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Setting of a heritage asset is defined as:

'The surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
15. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."
16. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.
17. Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset. Paragraph 134 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public. Harm is identified by Historic England as change which erodes an asset's significance.

National Planning Practice Guidance

18. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. Where a less than substantial harm is found it is for the local authority to weigh that harm against the public benefits of the proposal.
19. Paragraph 020 of the NPPG recognises that public benefits include heritage benefits, such as:
 - i. Sustaining or enhancing the significance of the heritage assets and the contribution of their setting;
 - ii. Reducing or removing risks to the heritage assets;
 - iii. Securing the optimum use of the heritage assets in support of their long-term conservation.
20. One of the 12 core planning principles for achieving sustainable development within the NPPF is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of this and future generations'.

Local Policy and Guidance

The London Plan

21. The London Plan 2011 (incorporating minor alterations from October 2013 and 2015) is the spatial development strategy for greater London and as such a piece of relevant planning policy.
22. **London Plan Policy 7.4** discusses the local character of buildings, streets and open spaces and notes that development should have regard to the pattern and grain of development, allow positively contributing buildings to influence future character and is informed by the historic environment.
23. **London Plan Policy 7.6** relates to architecture and requires buildings to be of the highest architectural quality and of a scale, composition and proportion which enhances the public realm. The policy notes that materials and details should complement the established local character and that the amenity of surrounding areas should not be unacceptably harmed by new development.
24. **London Plan Policy 7.8** indicates that development should be sympathetic to the form, scale, materials and architectural details of heritage assets, and should, where appropriate conserve, restore and re-use heritage assets. The policy requires historic environments such as conservation areas to be preserved and enhanced and development affecting heritage assets and their settings to conserve their significance in a sympathetic manner.
25. **London Plan Policy 7.9** requires the significance of a heritage asset to be assessed when development is proposed and schemes designed so that the heritage significance is recognised, and where possible repaired, restored and put to a suitable and viable use that is consistent with their conservation.

Camden's Local Development Framework

26. Within Camden's Core Strategy, Policy CS14 "promoting high quality places and conserving our heritage" is of relevance. This policy states that the Council will "ensure that Camden's places and buildings are attractive safe and easy to use...": It will do this by -
 - *requiring development of the highest standard of design that respects local context and character;*
 - *preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
 - *promoting high quality landscaping and works to streets and public spaces;*
 - *seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
 - *protecting important views of St Paul's Cathedral and the Palace of Westminster from sites;*
 - *inside and outside the borough and protecting important local views.*

27. Camden development policies (2010-2025) are set out as part of the borough's Local Development Framework. Policy DP25 'Conserving Camden's Heritage' is applicable. With respect to listed buildings, it states that the Council will -
 - *prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
 - *only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
 - *not permit development that it considers would cause harm to the setting of a listed building.*
28. Although, proposals relate primarily to the listed building, policies concerning conservations areas are also of relevance. Policy DP25 states that the council will -
 - *Take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
 - *Only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
 - *Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
 - *Not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
 - *Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

UNDERSTANDING THE ASSETS

29. In order to inform the assessment of significance in relation to the heritage assets, some relevant historical background is set out in the following section which has utilised LB Camden's Eton Conservation Area Appraisal.

Development of Eton Conservation Area

30. Prior to 1870 the land where 2 Provost Road is located was owned by Eton College. It was used as agricultural land associated with Chalcot Farm. The area did not start to be developed until 1825 when John Nash's Regents Park was nearing completion and the eligibility of the area for new villa development was recognised. Despite an Act of Parliament in 1826 for the development there was limited take-up until 1844 when Samuel Cuming began to develop the land at Provost Road and Eton Road.
31. The villas built along Provost Road were smaller in scale than others by Cuming, they were possibly designed by John Shaw as referred to in Historic England's list description which would explain the difference in size. It is thought the smaller size was to appeal to members of the professional classes who would have fewer servants to accommodate.
32. Historic maps show the area was substantially developed by early 1900 with the majority of the built form as seen now. There has also been later post-war development which has seen a number of infill sites and later buildings especially around Eton Road and Eton Villas.

2 Provost Road

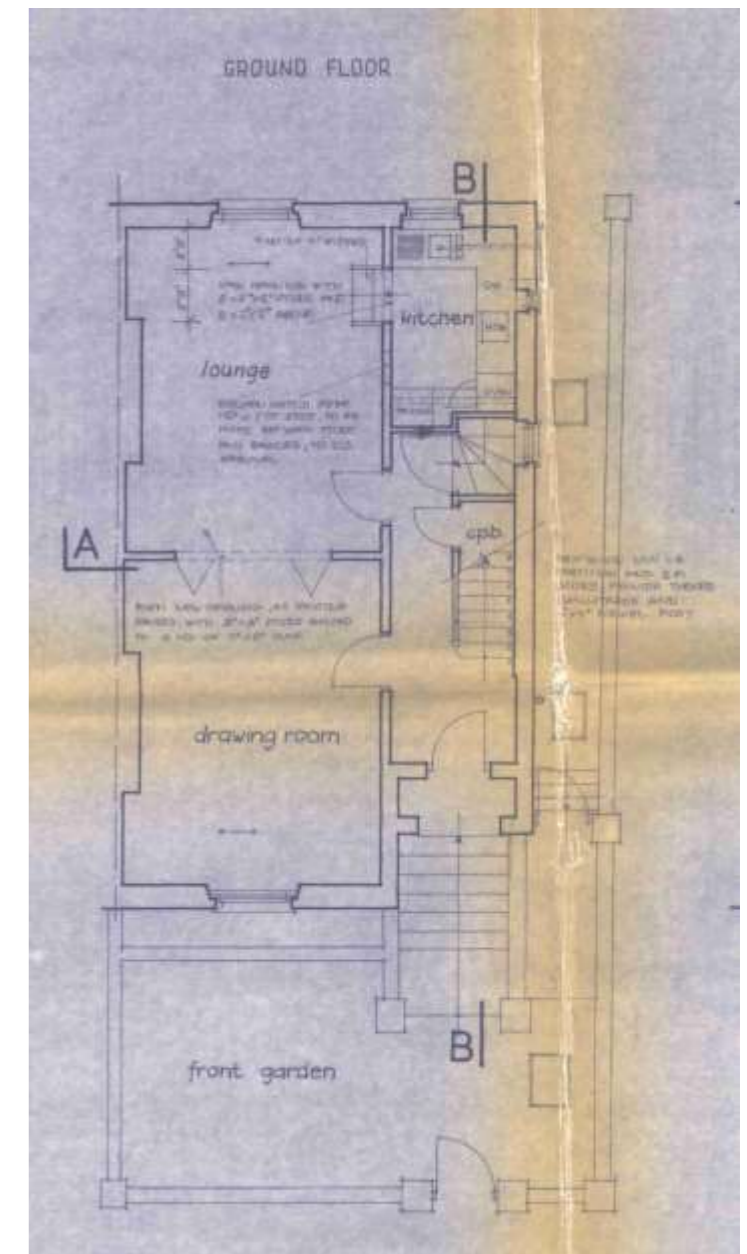
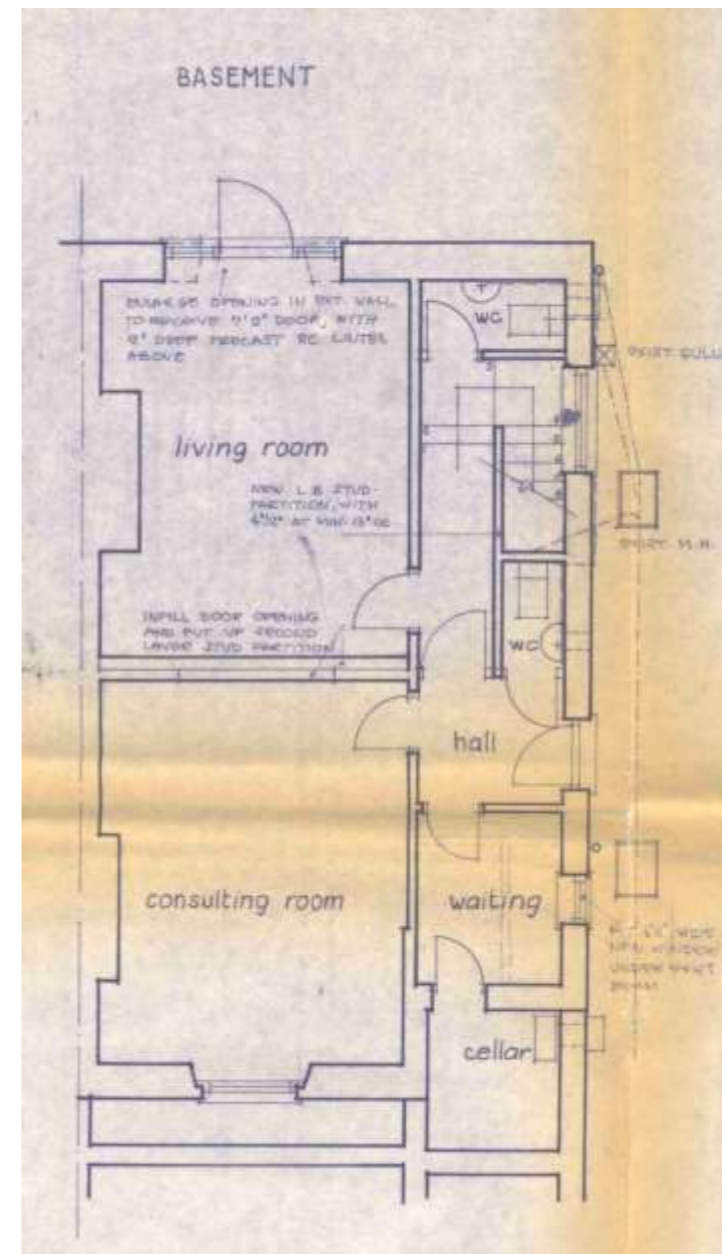
33. 2 Provost Road was listed grade II for group value with numbers 1-14 Provost Road on 14 May 1974 and they form a collection of semi-detached paired villas. The list description reads:

'GV II

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.'

38. 2 Provost Road was built in 1844 by John Shaw as a middle class dwelling with a typical two-room plan form across all floors, but with additional service accommodation at lower ground floor. The following is a description of the existing plan-form and features within the building.

39. Lower Ground Floor: Currently there is an office and living room separated by a cross wall which has been increased in depth and does not reflect the original proportions of the space. In the eastern portion of the building there have been a number of alterations including the removal of the original staircase and its replacement with a new modern stair in an altered location. The original service entrance at lower ground floor has also been altered to a window and a new door introduced in the location of an existing window. An application made to LB Camden in 1979 shows that these changes date to this time.



1979 Plan of 2 Provost Road

40. Ground Floor: The two room plan form is visible at this level with the living room and dining room currently located on this floor. There has been a later intervention into the plan form of the building to create a large opening between the two rooms with nibs and downstands remaining to demonstrate the original floor plan. The plan form has been further altered by the increased floor height to the kitchen which is now accessed by steps up to the kitchen area and the partial removal of a partition wall between the dining room and the kitchen. There is currently an unsatisfactory arrangement of two posts demonstrating a former opening in this location.
41. Within the ground floor reception rooms there is evidence of original corning, joinery and a fireplace which looks to be historic, if not original. The staircase to the first floor also appears to be original although the handrails and bannister show signs of alteration and the plans from 1979 show changes were made to the handrails and newel posts at this time.
42. First Floor: This floor again represents the two room plan form found elsewhere within the house. There is access to an en-suite through an original four-panelled door from the bedroom and an additional bathroom accessed from the landing adjacent to the existing office. There is also an



Plate 1: Rear Elevation of semi-detached pair



Plate 2: Spalling render on side elevation

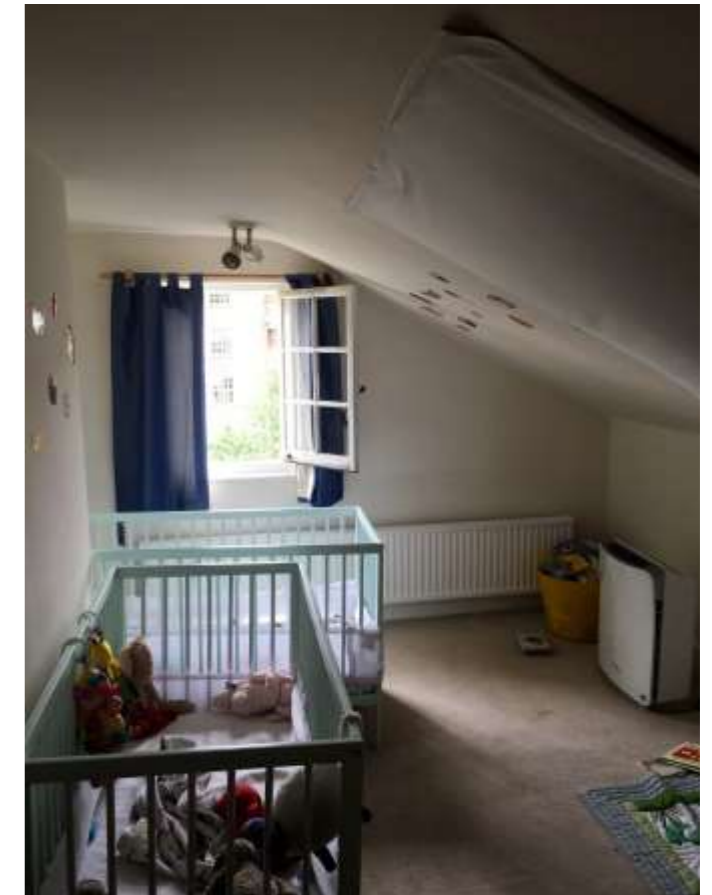


Plate 3: Second floor attic bedroom



Plate 4: Later inserted roof light over staircase



Plate 5: Later inserted kitchen with columns denoting partition



Plate 6: Office at first floor level

original four panelled door to the cupboard under the stairs from the bedroom.

43. There is a historic fireplace within the bedroom, picture rail and some original floorboards visible in the existing office.
44. The stairs leading from first floor to second floor also appear to be historic and provide access to two small bedrooms located at second floor. There is a skylight over the stairs providing natural light to this otherwise enclosed space.
45. Second Floor: There are two bedrooms at second floor both accessed immediately off the staircase. Due to the modern furnishings it is not possible to tell if there are any surviving historic floorboards. There appears to be a historic fireplace within the front bedroom.
46. Overall the house retains its original floor plan although there have clearly been a number of alterations that have occurred, mostly in 1979. These changes have altered the historic floor plan and created some unsympathetic changes to the circulation of the building and understanding of its original layout.

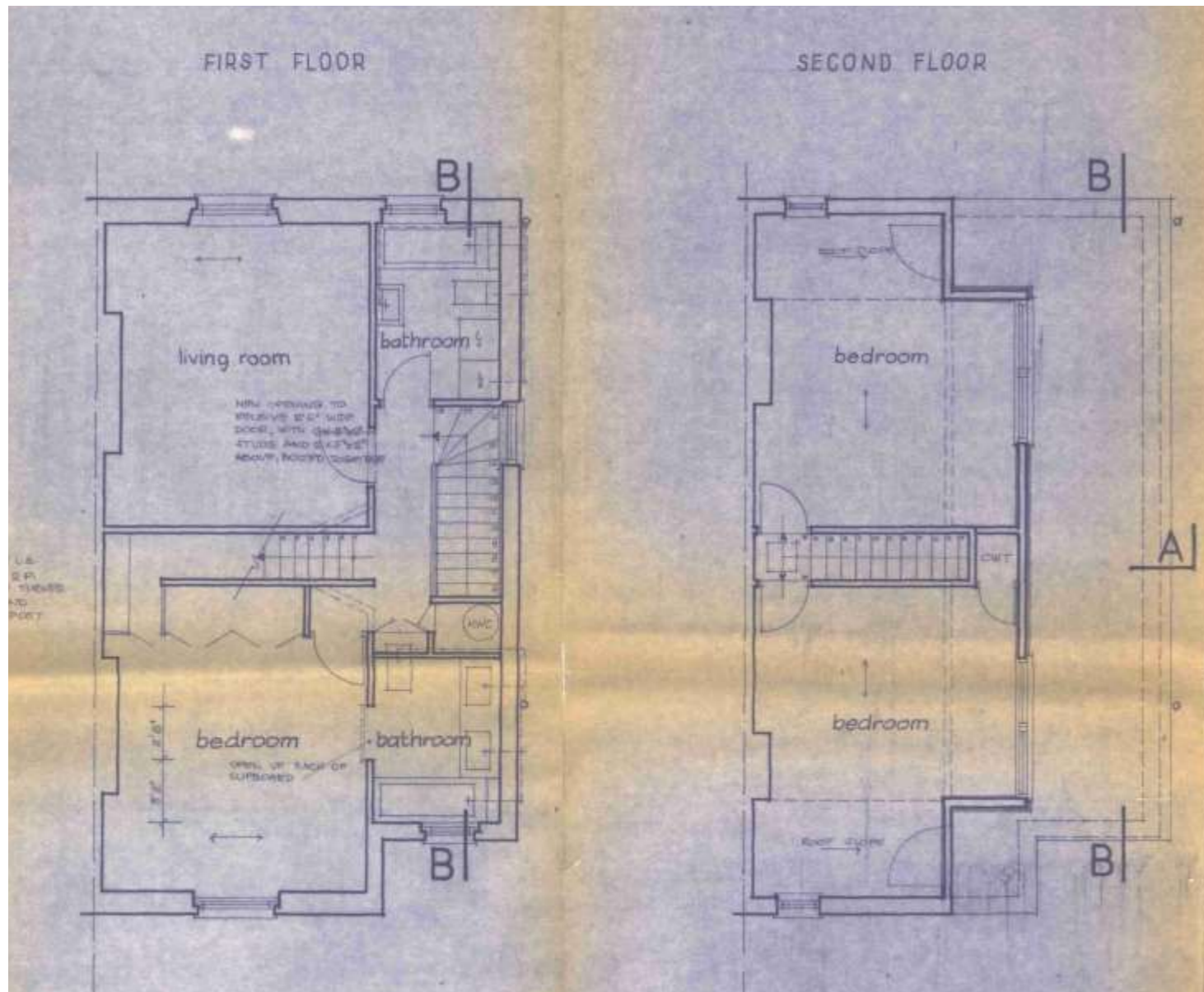


Figure 3: 1979 Plan of 2 Provost Road

47. Within number 2 Provost Road there are a number of original/ historic features including fireplaces, cornicing, windows, doors, architraves, windows and floorboards.

Heritage Values of 2 Provost Road

48. Architectural interest: 2 Provost Road has architectural interest derived from both its external elevations, internally surviving features and the legibility of its original floor plan. The external elevations of the building are of interest in demonstrating the development of the road in 1844 with semi-detached pairs of villas which all have a symmetry and similarity in views along the road. 2 Provost Road has classical influences with symmetrical elevations and the use of render to hide the brickwork creating a grander appearance to the buildings. The timber sash windows, four panelled doors and slate roof tiles are all traditional materials that contribute to the architectural interest of the building.
49. Internally the building has architectural interest in its surviving floor plan and internal features including but not limited to the cornices, fireplaces, floorboards, staircase, joinery, doors and windows.
50. Historic interest: The historic interest of 2 Provost Road is found in its illustrative interest as a house aimed at professionals. Its surviving plan form, scale and features all show the aspiring attributes of the middle classes. There is further illustrative historic interest in the location of the property and the development of the area which after some initial new buildings along Haverstock Hill stalled due to the construction and uncertainty created by the new London to Birmingham Railway before being fully developed in the mid 19th century.
51. There is associative historic interest found in the architect John Shaw (1803–1870) who was known for his design of semi-detached buildings and estate layouts. One of his more prestigious works was the New Cross Naval College now known as Goldsmiths University.
52. Artistic interest: The building is of no artistic interest. Although it has a certain aesthetically pleasing quality this contributes to its architectural interest rather than its historic interest.



Plate 7: Staircase within No.2

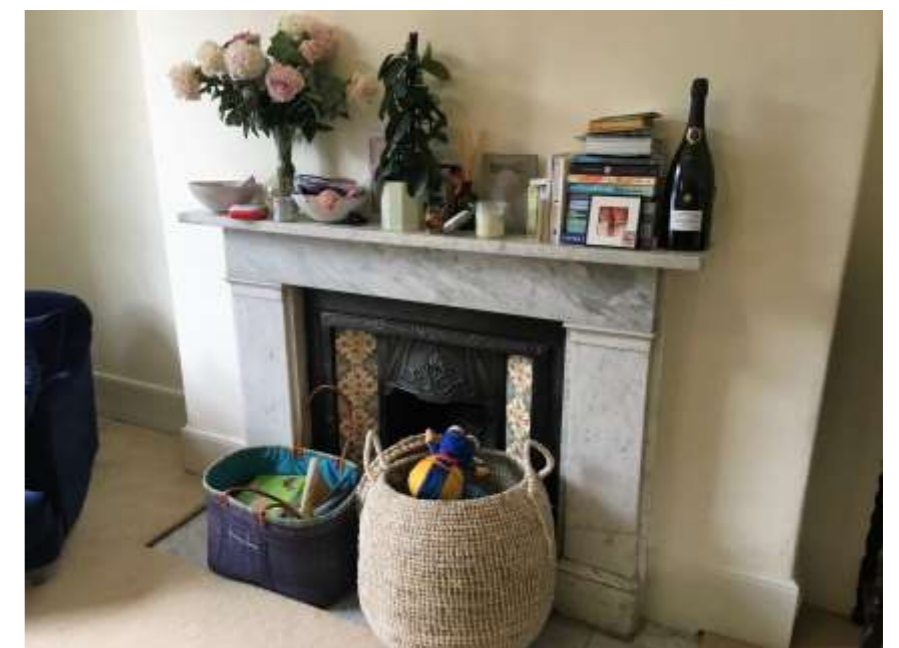


Plate 8: Historic fireplace within ground floor front room



Plate 9: Ground floor living areas



Plate 10: Ground floor cornice detail



Plate 11: Historic fireplace insert and later surround at first floor



Plate 12: Ground Floor front room

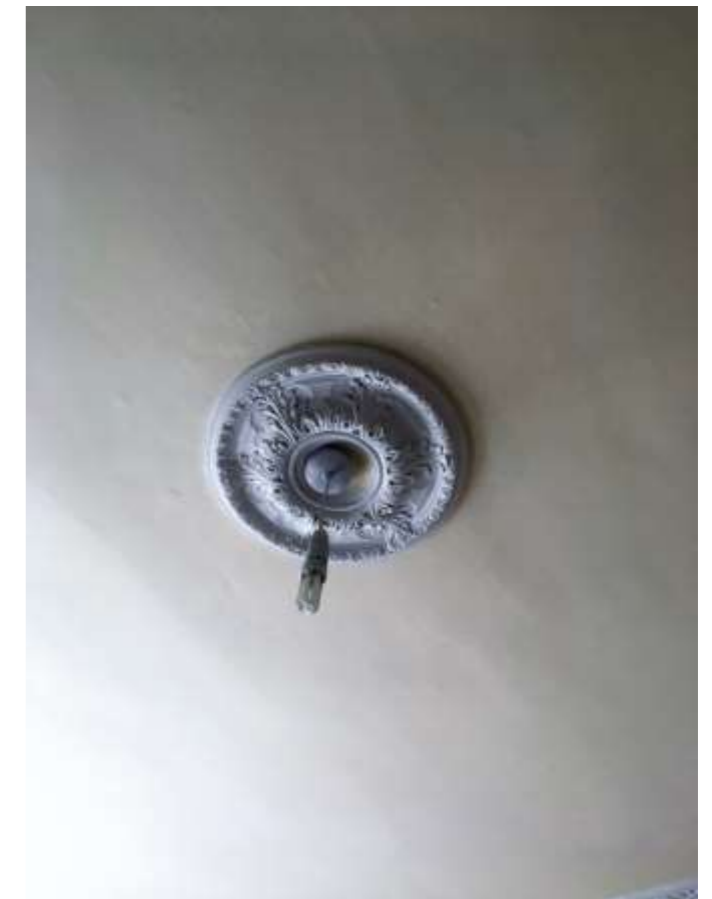


Plate 13: Typical ceiling rose

53. Archaeological interest: The building has no material archaeological interest.

Eton Conservation Area Heritage Values

54. Eton Conservation Area was designated in December 1973 and has since been extended in 1978, 1979, 1984, 1988, 1991 and 2002. Number 2 Provost Road was part of the initial designation which was given conservation area status as "a small but complete enclave of early Victorian Villas centred around St Saviour's Church".
55. 2 Provost Road is located within Sub-area 1 which includes: Eton Villas, Eton Road, Eton College Road and Provost Road Steele's Road (west side), Fellows Road (part of east side only). This character area reflects the original reason for designation.
56. Architectural interest: The conservation area has architectural interest derived from the similarity of age and styles of the buildings within it. The primary architectural interest of Sub-area 1 is based around the "set-piece" development of St Saviours Church flanked by predominately Victorian semi-detached villas. The traditional materials used and the lack of decorative detailing are all reminiscent of the simplicity of the domestic Georgian architectural style that was still being employed in the early Victorian period.
57. Historic interest: The historic interest of the conservation area is found in both its illustrative and associative interest. Its illustrative interest is found in the building styles and techniques in the middle of the nineteenth century and the demonstration of the provision of housing for the emerging middle classes. The development of the area following the Regents Park development by John Nash also contributes to the historic interest of the area as a key proponent for its development.
58. There is associative interest with a number of influential figures including but not limited to the ownership of the land by Eton College, Sir Richard Steele (1672-1729) and JM Brydon (1840-1901) as well as a number of artists who lived in the local area.
59. Artistic interest: Steele's Cottage was the subject of a painting by Constable and the conservation area has further artistic interest in the number of artists studios built here in the late Victorian period especially around Chalcot Gardens.
60. Archaeological interest: Part of the conservation area has been designated as an archaeological priority zone for its potential for buried archaeological remains. There is less archaeological interest in the built environment due to the relatively recent development of the area, though Steele's Cottage and other pre 19th century buildings have some value. There is some additional interest in the set-piece design of development around St Saviours Church.

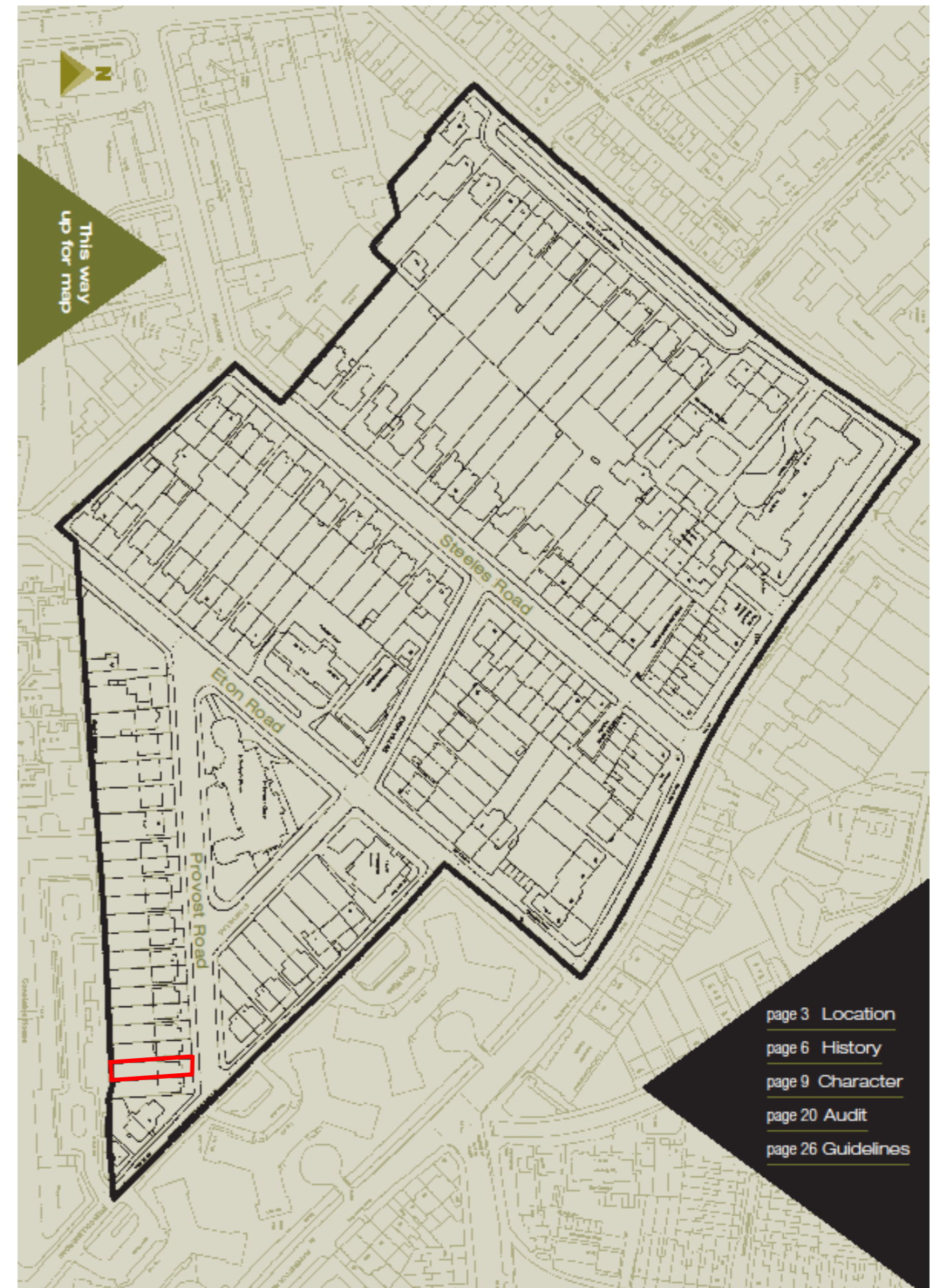


Figure 4: Conservation Area Map

EFFECT ON THE SIGNIFICANCE OF THE IDENTIFIED HERITAGE ASSETS

Proposed Works

61. The proposed works involve internal and external alterations to the listed building. Externally the changes include the provision of a single storey rear extension, new stair access to the garden, changes of windows and doors and the erection of a new side dormer to match that of number 1 restoring symmetry to the building. Internally the proposals would include the widening of existing openings and rationalising the existing layout of the building. These changes are discussed below and their effect on the significance of the building is considered.

Front Elevation

Changes to front entrance

62. The proposed works to the front entrance are for the removal of the existing modern handrails that are of no architectural interest. This change would enhance the appearance of the building by restoring the similarity with other buildings along Provost Road. The existing steps to the front entrance of the property would be re-clad in Portland stone and reflect the existing arrangement of No.1 Provost Road improving the relationship between the two buildings. This change would preserve the significance of the listed building and the conservation area.

63. It is also proposed to provide new solid panels to the existing front door to improve its security. This change will preserve the interest of the building and will not affect its historic or architectural interest or that of the conservation area.

64. The lightwell wall which is currently partially obscured by the planting to the front garden would be lowered by 100mm to provide more natural light to the lower ground floor. This change is minimal and will preserve the significance of the building and conservation area which is robust enough to undergo a minor change without affecting their significance.

Side (western) elevation

New canopy over the side passage

65. There will be a new canopy erected over the existing side passage. This will not run the full extent of the side elevation but will provide some cover to the side entrance that it is proposed to be re-instated as part of the proposals. The canopy will be lightweight supported by thin metal mullions. This change will preserve the interest of the listed building and conservation area whilst providing cover to the proposed reinstated entrance at this level.

Re-instate door and return existing door to window

66. It is proposed to set the existing modern steps back by 1000mm which would provide enough space to reinstate the former door opening at lower ground level on the side elevation. This door was changed during works in 1979 and the proposed reinstatement would improve an experience of the former circulation pattern and hierarchy of the building by returning the service entrance back to its original location. This change would enhance the building by restoring an original opening and the provision of an appropriately detailed door.

67. The removal of the existing door at lower ground floor and its reinstatement with a window will allow for more natural light to be provided to the lower ground floor and will not require the removal of any historic fabric.

68. It is proposed to move the existing window at ground floor on the side elevation. This is a minor change that will respect the overall character of the building. No harm is identified to the listed building or the character and appearance of the conservation area by this change.

New dormer extension to the roof

69. A key change to the building is the addition of a new side dormer extension to the existing roof. This has been carefully designed to respect the character of the building. The change would involve a change to the historic roof arrangement, however, the provision of a new dormer window to 2 Provost Road which matches that of No.1 will return the symmetry that was originally part of the design of the pair of villas and will preserve, if not enhance, the appearance of the building as a whole. The use of traditional timber windows will ensure the new dormer extension complements the listed building and its size and location below the ridge line will ensure that it is a subservient addition to the building and would preserve the character and appearance of the conservation area.

Rear Elevation

Rear single storey extension

70. It is proposed to introduce a new single storey extension to the rear at lower ground floor level. This alteration would extend just over one bay of the listed building and would be a subservient addition. It is proposed to create a glazed extension with slim metal frames and a sedum roof to continue an experience of the existing garden. The proposed extension is located below ground floor level and is a small and subservient addition to the property. The lightweight materials have been deliberately designed to be experienced as a later addition which has a minimal effect on an experience of the rear elevation. No harm is identified by this change which would preserve the special architectural and historic interest of the property and is in compliance with planning policy which requires extensions and alterations to be subservient to the host building. This change would preserve the character and appearance of the conservation area.

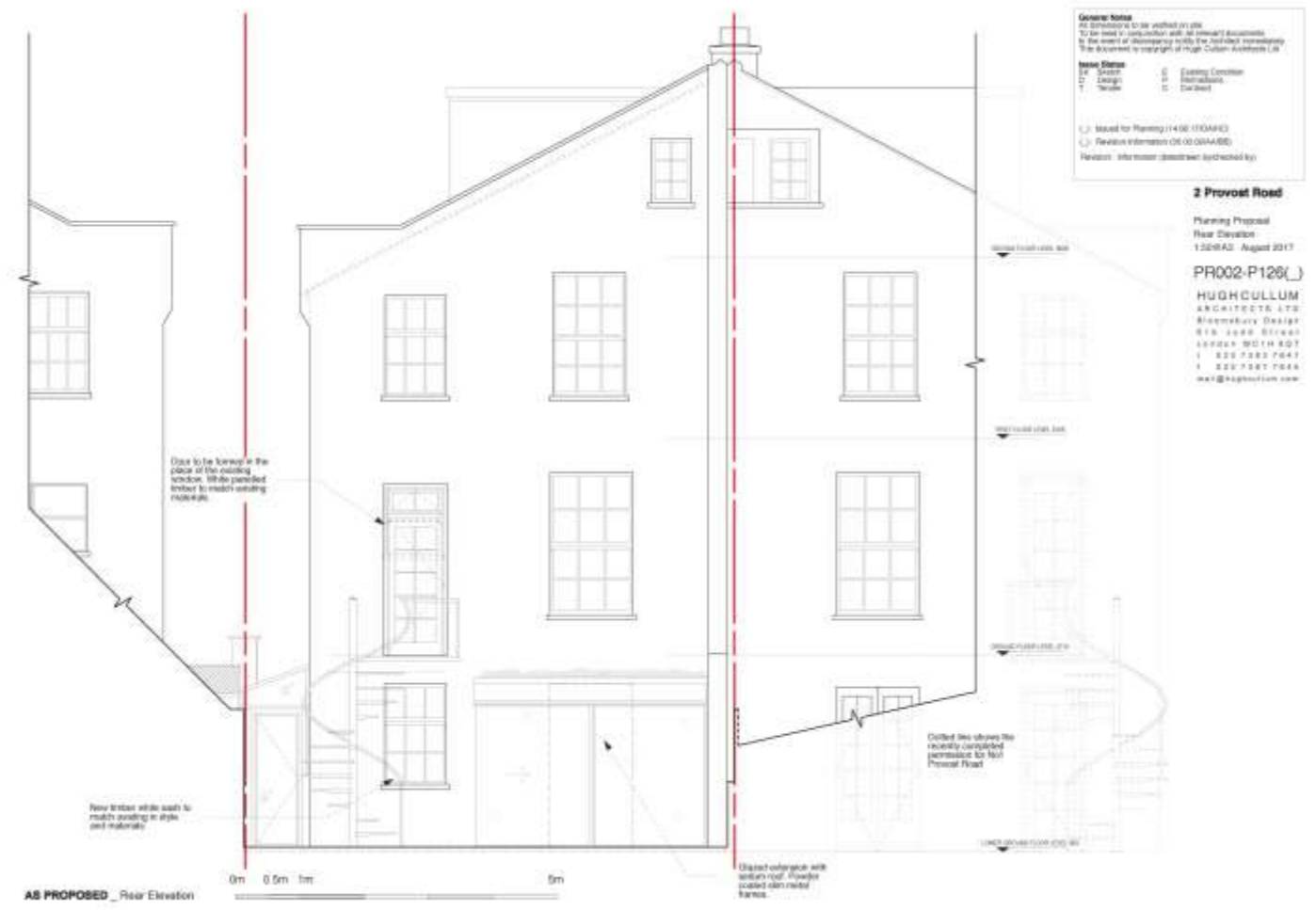
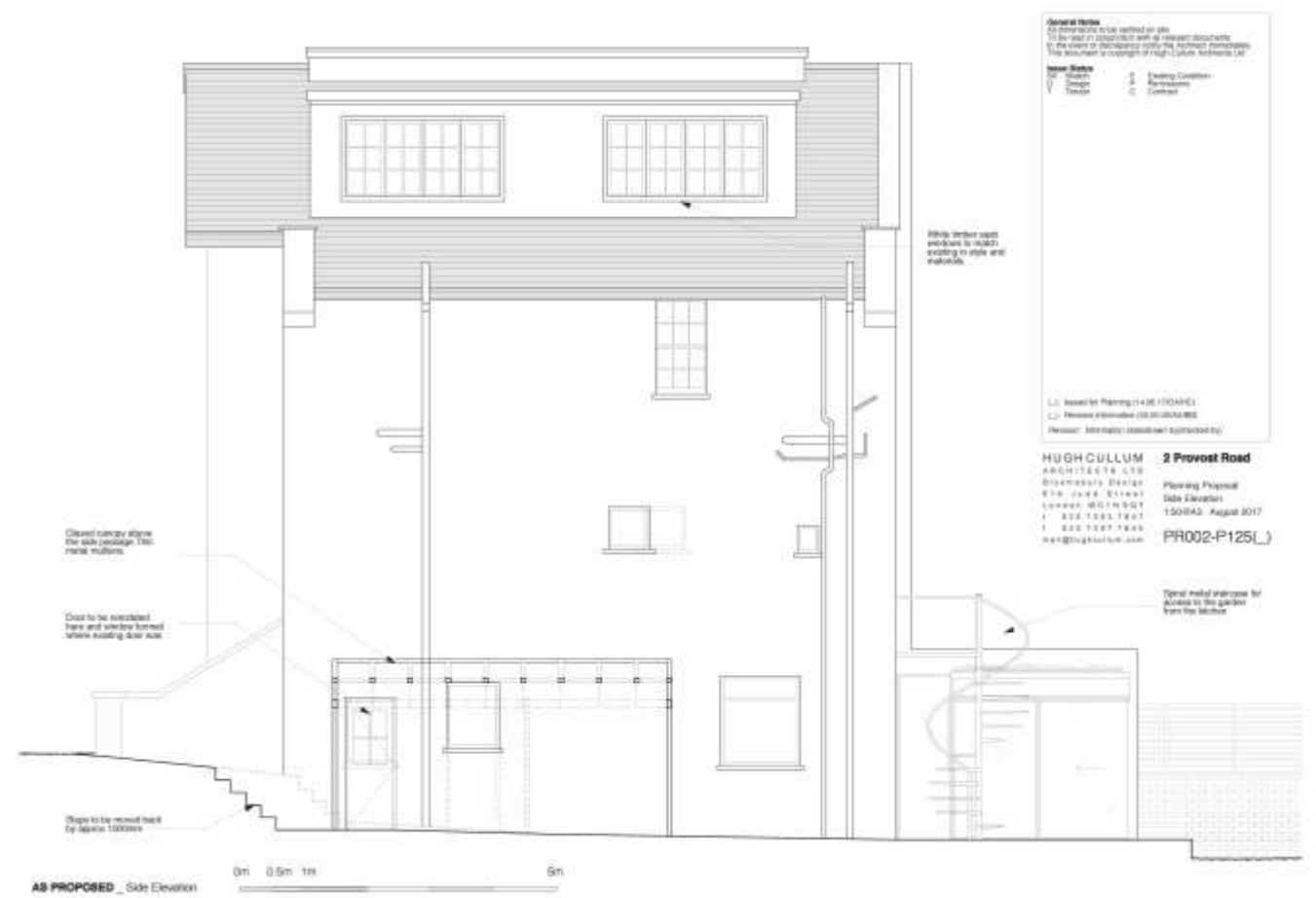
Changes to rear fenestration

71. As part of the works to the rear elevation it is proposed to create a new window at lower ground floor level to provide additional light to this area. The proposed new window would be a timber sash in matching style and material to those existing on the rear elevation. It would be aligned with the openings above it and would appear as a sensitive insertion. This change is minor and would preserve the special architectural and historic interest of the building.

72. The proposals include the alteration of one existing window for a door at ground floor level on the rear elevation. This change would require the alteration of a later window which makes no contribution to the significance of the building. The proposed new door would be in white panelled timber to reflect the materials of the existing fenestration and would be in keeping with the character and appearance of the building and would restore an element of symmetry with No.1 which has a similar arrangement. These changes would preserve the significance of the building and the conservation area.

Insertion of external staircase

73. It is proposed to insert a new metal spiral staircase to provide access from the ground floor kitchen to the garden level. At present there is only access via the lower ground floor internally or from the street. The proposed new staircase would be of a lightweight nature with appropriate detailing that



would not detract from the appearance of the traditionally more subservient rear of the building and would allow for an improved circulation pattern internally. This change is minor and would be in appropriate materials. This change would reflect the existing arrangement at No.1 Provost Road and would again restore symmetry between the two buildings. It would preserve the special architectural and historic interest of the building and the character and appearance of the conservation area.

Internal Changes

Lower Ground Floor

Original widths of walls to be reinstated

74. The 1979 proposed plans show that the walls between the existing hallway and office and between the office and playroom were widened. This has distorted the original proportions of these rooms. It is proposed to reverse this change and reinstate the original widths enhancing the architectural interest of the building.

Lower floor level

75. It is proposed to lift the existing floorboards, number them and set aside whilst the floor is lowered to provide level access to the proposed new extension as there is a slight change to the topography of the ground level. Although this would require a slight change to the height of the room, the basement is a subservient space which can undergo change without being harmful to the significance of the building. The proposed retention of the majority of the floorboards and their reuse would ensure minimal historic fabric would be lost by this change. Some of the floorboards are damaged and will not be salvageable but this is a small number, where they are replaced this would be in like for like materials. Overall the proposals would still reflect the hierarchy of the building, being an area of plainer features and decoration and still of a lower height than the principal rooms at ground and first floor. The significance of the building would be preserved by this change.

Increase width of opening to rear

76. The proposed works would include an increase to the existing opening at lower ground floor by 350mm either side. Whilst the removal of some original brickwork would be required this would preserve the overall significance of the building due to the very limited amount of altered fabric to be removed. The historic building materials and techniques will still be appreciable throughout the house and the slight change to this subservient space will preserve the significance of the building.

Reinstatement of staircase

77. It is proposed to remove the 1979 staircase to the rear of the building and reinstate a staircase in its (likely) original location. The new staircase will match the detailing of the original with new painted spindles and hardwood hand rail. The reinstatement of the staircase would be a benefit of the proposals restoring the character of the building.

New WC

78. There will be a new WC located within the existing storage area. This will utilise existing service runs and will not require the removal of historic fabric. The existing storage space will be separated from the new WC by a partition wall and door to continue to allow access. This change will preserve the significance of the building.

Ground Floor

Increase width of existing opening

79. The opening between the living room and dining room will be increased by 380mm on either side to allow for a more open plan arrangement to the existing living space. The retention of nibs and downstands will ensure the historic plan form will still be understood but the changes will allow for the introduction of new joinery units within the space and an improved circulation pattern. This change would preserve the significance of the building.

Remove posts to kitchen and reinstate floor height

80. It is proposed to remove the posts to the kitchen and provide a downstand in its place to reflect the former arrangement. This change will improve the appearance of the kitchen and rationalise the floor plan. It is also proposed to lower the kitchen floor height to reinstate the original room height. This change would enhance the significance of the building.

New joinery units and wall to kitchen/dining area

81. A new partition wall will be introduced to the kitchen area to allow for a new coat cupboard. This change is entirely reversible and will not require the removal of historic fabric.

82. It is also proposed to install new kitchen units to the dining area. The historic door would be retained and locked to prevent access but this change would also be reversible. These alterations would preserve the architectural and historic interest of the building.

Reinstatement of traditional newel and balusters

83. It is proposed to reinstate the original newel post and balusters to the staircase at ground floor which has been altered to provide a more elaborate feature that is out of keeping with the character of the building. It is proposed to reinstate a more appropriate and historically accurate, plainer, newel post and spindles/ enhancing the character and significance of the building.

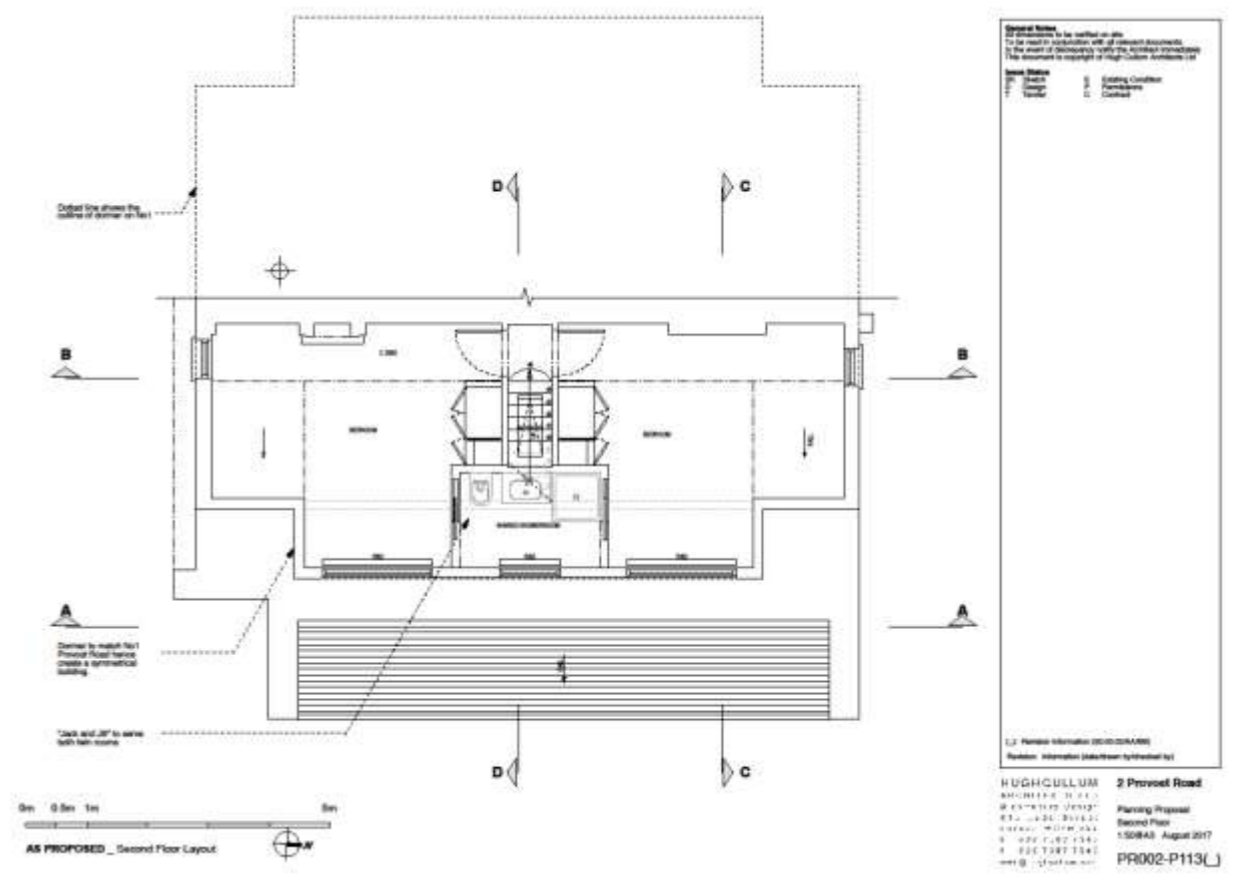
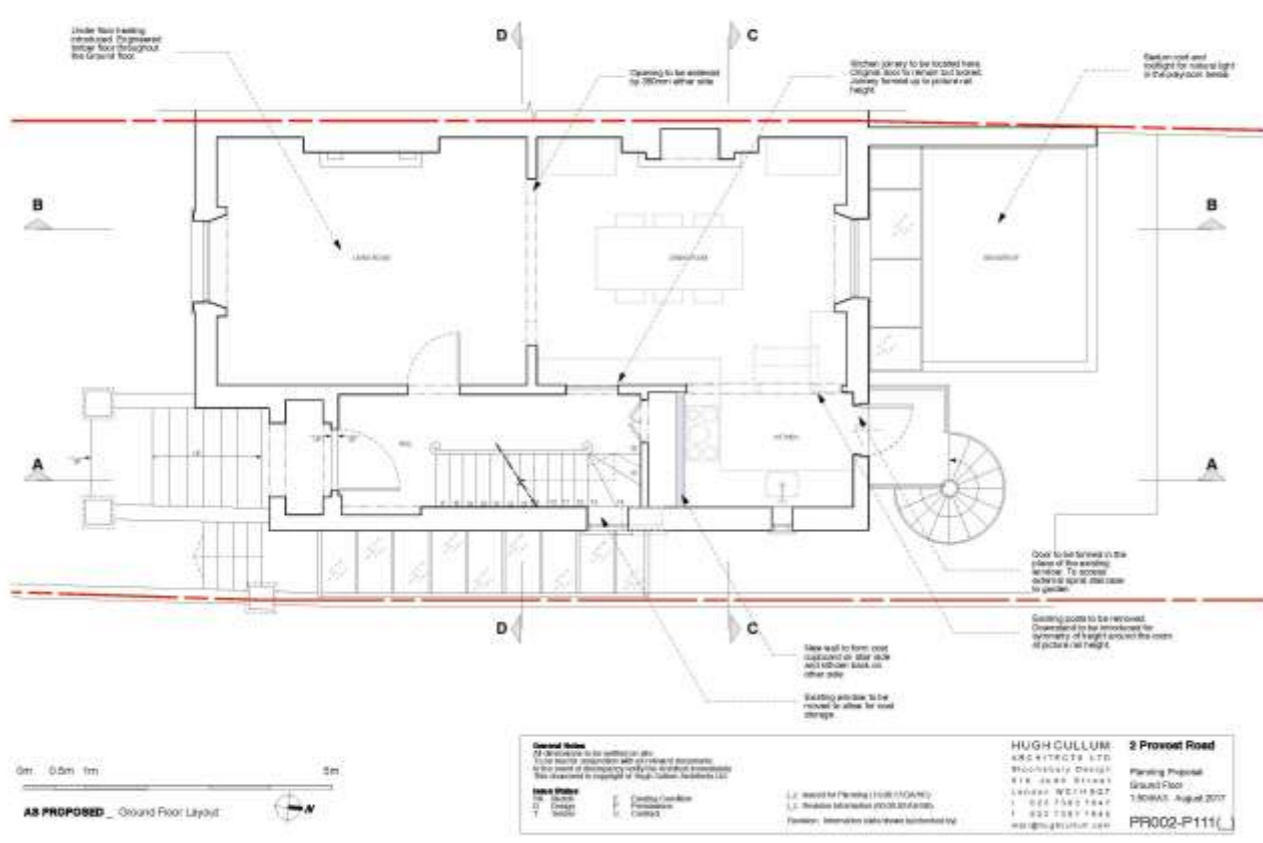
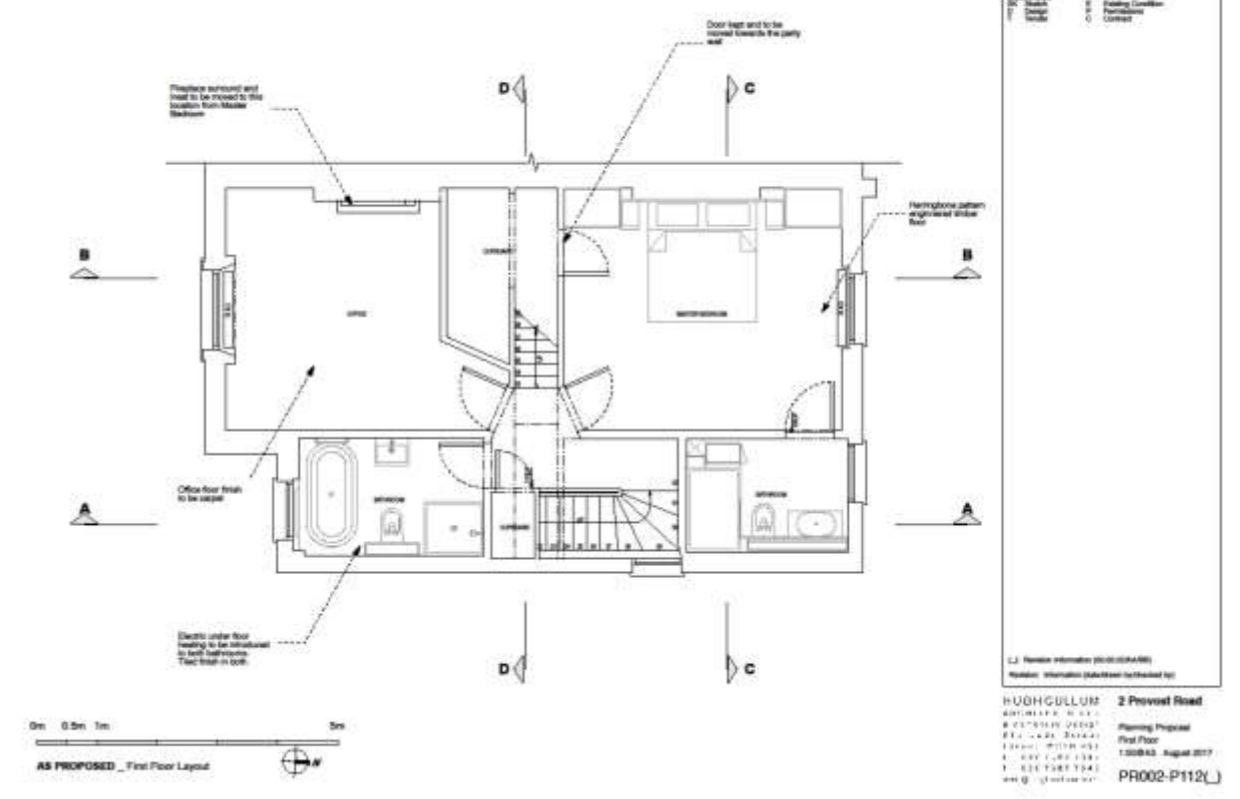
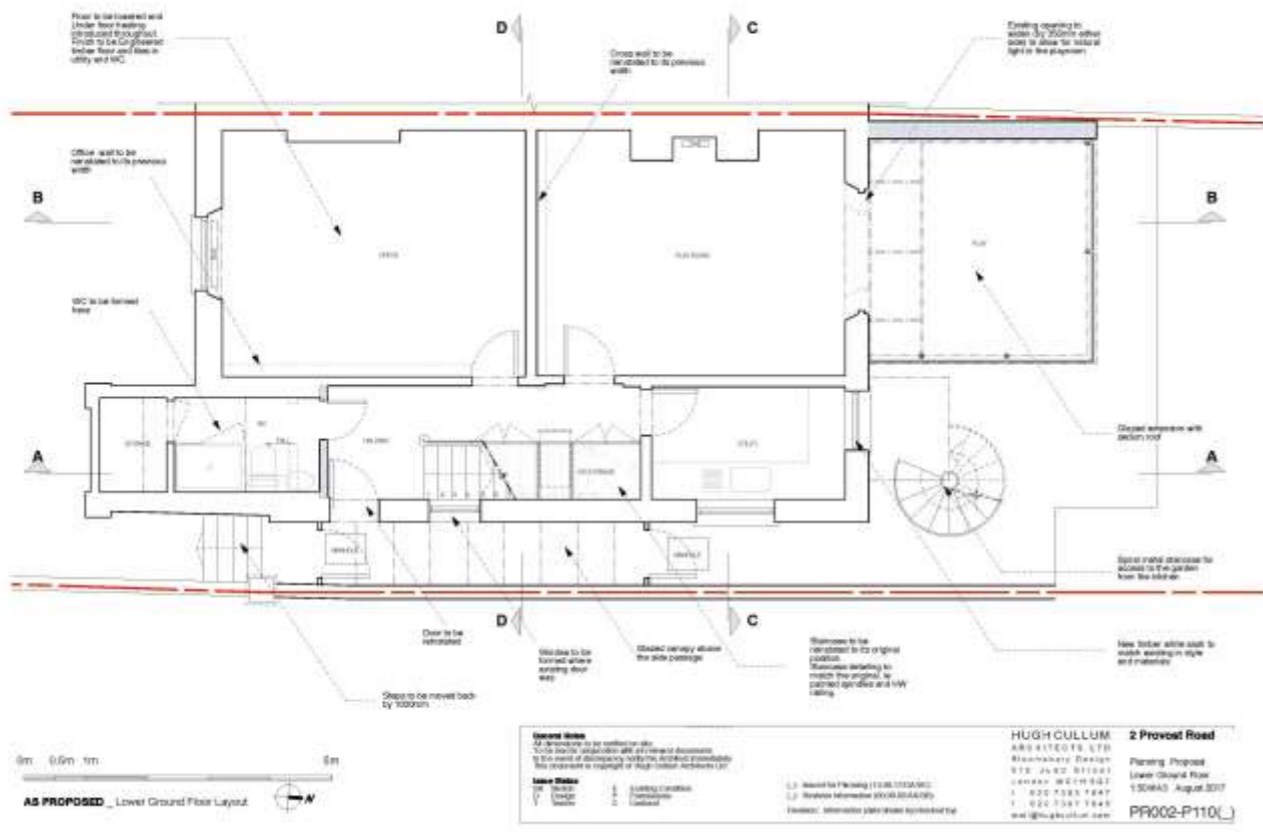
First Floor

New cupboard

84. The most notable change at first floor is the introduction of new cupboard space to the office. The addition of a new cupboard accessible from the master bedroom will require an existing opening to be widened but the historic door will be retained and reused. The new cupboard will involve the addition of a new partition within the office space. This will have a slight effect on the original proportions of the room but this will not alter an understanding of the plan form of the building as consisting of two principle rooms to each floor and the change will be largely reversible. Overall the change would result in a slight change to an experience of one principal room.

Second Floor

85. At second floor the proposed dormer extension would create additional floor space allowing for the introduction of a Jack and Jill style bathroom accessible from both rooms at this level. This change would not effect historic fabric and would improve the existing living arrangements. This change would preserve the significance of the building.



All FloorsUnderfloor heating introduced to various rooms across all floors

86. New underfloor heating will be introduced to the lower ground and ground floor rooms and bathrooms at first and second floors. Where this is proposed the new heating system will respect historic fabric by utilising existing voids and risers. It would not perceptibly change the proportions of any of the rooms. This change would preserve the significance of the building.

New Flooring

87. It is proposed to remove the existing damaged floorboards at lower ground and ground floor and replace these with new engineered floorboards in a like for like style and width. This change would require the removal of some historic floorboards but their replacement in a similar style and material will help to mitigate the loss of fabric and ensure the majority of the historic floorboards are preserved after underfloor heating has been installed. At first floor it is proposed to overlay the existing floorboards with new engineered timber floorboards in a herring bone pattern. The original floorboards will be preserved underneath and will ensure that the proposed changes to the flooring are largely reversible.

Effect on Heritage Values

88. Architectural interest: There will be a slight effect on the architectural interest of the building due to the removal of limited amounts of historic fabric including historic floorboards and changes to the plan form at first floor to allow for the introduction of a new cupboard and staircase up to the new extension. However these changes are very minor and will have a negligible effect on the architectural interest of the building. Whilst less than substantial harm is identified due to the cumulative effect of the minor changes this must be weighed against the benefits to the architectural interest of the building. This assessment concludes that the harm is outweighed by the benefits to the building which include the restoration of original room proportions, reinstatement of historic features and the removal of unsympathetic changes carried out in the 1970s such as the new staircase at lower ground level.
89. The building is of limited interest due to its part as a set-piece within the Eaton Conservation Area. The proposed works would not harm this association, the new dormer window whilst requiring intervention into the original roof would return the symmetrical appearance of this building with No.1 Provost Road and would improve its evidential value as part of a set-piece development.
90. Historic interest: The historic interest of the building would be preserved by the changes. The building was built as a family home and the proposed works would allow for this continued use by upgrading the building to reflect the requirements of 21st century living. The association with John Shaw, the development of the Eton Estate and surrounding area would all be preserved by the proposals.
91. Artistic interest: The building is of no identified artistic interest and there would be no change to this element of significance by the proposed changes.
92. Archaeological interest: The archaeological interest of the building would be preserved by the works.
93. The proposed works would involve small changes to the plan form and historic fabric across all floors and externally. Individually these changes would not cause harm to the significance of the building but cumulatively there could be considered to be a negligible effect on the significance of the building. This would amount to less than substantial harm and would be at the lower end of the

spectrum. Where harm has been identified to the architectural interest of the building this would be outweighed by the benefits of the proposals which include the restoration of original features and plan form. This is in accordance with paragraph 132-134 of the NPPF.

Effect on the Conservation Area

94. The architectural interest of the conservation area would be preserved by the new dormer extension. This change will be most appreciable when looking to the front of the building. In these views the symmetry of the original building will be restored to create a more balanced appearance at roof level to the semi-detached building. The new covered area to the side of the property will not be visible from public areas and will not alter the architectural or historic interest of the area. Similarly the subservient nature of the rear extension, its location, style and materials will all ensure that the architectural, historic, artistic and archaeological interest of the conservation area will be preserved.
95. The character and appearance of the conservation area will be unaffected by the proposals which are minimal and will ensure that the overall uniformity of the streetscene is preserved and the set piece character of the area is still appreciable.
96. The proposed works would not result in any harm to the character and appearance of the conservation area.

Summary

97. The proposed works would involve the upgrading of the accommodation, restoring the original plan form and respecting historic features within the building whilst rationalising the circulation and living accommodation within the house. The proposed works would result in a very slight level of less than substantial harm to the significance of the building but this is outweighed by the benefits which include restoring plan form, original proportions of rooms and the character of the building. Taking in to account all the works the significance of the building and the conservation area will be preserved. This is in accordance with paragraphs 132-134 of the NPPF. The significance of Eton Conservation Area would be preserved and paragraphs 132-134 of the NPPF would not be engaged by the proposed external changes to 2 Provost Road.

SUMMARY AND CONCLUSIONS

98. 2 Provost Road is a semi-detached listed grade II building located within the Eton Conservation Area within the London Borough of Camden. This report has considered the effect of the proposals on the significance of these designated heritage assets.
99. The proposed works would require minor intervention into the historic plan form and fabric of the building but this would be mitigated by the benefits of the proposals which would restore other elements of plan form, features and the appearance of the building.
100. The proposed works would preserve the character and appearance of the conservation area and would preserve the significance of the listed buildings in accordance with sections 16, 66(1) and 72 (2) of the 1990 Planning Act. Where a very slight level of harm has been identified to the listed building this is outweighed by the heritage benefits of the proposals in accordance with paragraphs 132-134 of the NPPF. The proposed works are also in accordance with local policies CS14 and DP25.