
Planning, Design & Access (Including Heritage) Statement

18a Provost Road, London NW3 4ST

Prepared on behalf of Lord Layard



Contents

- 1.0 Introduction**

- 2.0 Site and Surrounding Area**

- 3.0 Planning History**

- 4.0 Proposal**

- 5.0 Planning Policy Framework**

- 6.0 Design and Access**

- 7.0 Heritage Statement**

Design & Planning (Including Heritage) Statement

18a Provost Road, London NW3 4ST



1.0 Introduction

Savills have been instructed by Lord Richard Layard to coordinate the preparation and submission of an application for Listed Building Consent at 18a Provost Road, London NW3 4ST.

The application comprises the following documents:

- Signed application form;
- Site Location Plan;
- Existing Floor Plan;
- Proposed Floor Plan
- Damp Meter Readings;
- Structural Design;
- Damp Proofing Design and Quotation;
- Indicative External Drainage Design;
- Existing and Proposed Elevations;

This Planning, Design and Access (Including Heritage) Statement seeks to explain the proposal and address the design and access requirements and assess the proposal against the heritage constraints and policy requirements.

Design & Planning (Including Heritage) Statement

18a Provost Road, London NW3 4ST



2.0 Site and Surrounding Area

The application site relates to 18a Provost Road, London NW3 4ST.

The property is a detached residential building at the top of Provost Road near where it meets Eton Road. The building is four storeys in height (plus semi-basement) and was constructed in circa 1844.

The property is owned by our Client, Lord Richard Layard.

The building forms part of a listing of 15-29 Provost Road (Listed Grade II in 1974) and is located within Eton Conservation Area.

The buildings in the surrounding area are of similar appearance and size. The property faces St Saviour's Church.

The site is within walking distance of Chalk Farm London Underground Station.

3.0 Planning History

A review of Camden's online statutory planning register has been undertaken and there is one record of historic applications available.

Application Ref: 2017/0060/T

Notice of works to a tree in a conservation area. Reducing the Sycamore's Crown by 2.5%.

Granted: 24th January 2017 (valid for 2 years).

4.0 Proposal

Upon being asked to inspect 18a Provost Road, the lower ground flat, by our Client we found timbers suffering from wet rot and high levels of moisture content prevalent throughout the flat's walls. See attached moisture content plan and photos of rotten timbers. The space is currently uninhabited due to the presence of dampness. We have recommended that remedial works and damp proofing works are undertaken to the basement flat.

Briefly, the works are limited to the basement flat and immediate external areas. The works include:

- Removal of rotten timbers and replacement with brickwork and dry pack
- Removal of a concrete block wall along the internal face of the side elevation
- Installation of damp proofing cavity drainage system
- Improved ventilation to the basement
- Introduction of external drainage
- Light refurbishment following remedial and damp proofing works

Removal of rotten timbers and replace with brickwork and dry pack.

Timber batons found within the walls of the flat were found to be rotten (Photo 1), the likely cause being lack of a damp proof course allowing capillary action of moisture up through the brickwork. The proposed works allow to remove the rotten timber elements and replace with dry pack and new brickwork.



Photo 1 – Example of rotten embedded timbers

A Structural Engineer has undertaken a design and method statement for the works. The design is included within this application.

Removal of concrete block work wall.

There is a block work wall inside the two lower ground floor rooms on the western elevation. Removal of the block wall along the flank elevation reveals the original fire places, reinstates the original layout and increases the internal floor area.



Photo 2 – Photo showing the concrete block wall

Attached is a drawing showing the block wall's location and removal.

Damp proofing cavity drainage system

A cavity drainage system has been specified to manage both the rising and penetrating damp into the space. We consider that this the system that will have least impact upon the building's fabric as opposed to a 'render' which blocks moisture from entering the internal face of the wall.

Generally the cavity drainage system has little impact upon the building's fabric, however drainage channels and a pump housing will need to be chased into the concrete floor slab. The drainage channels and pump remove any water collecting within the cavity membrane.

We have included a specialist damp proofing contractor's quotation for the installation of the cavity drainage system.

Improved ventilation to the basement.

The basement space relies upon natural ventilation within all rooms. Photo 3 shows the natural ventilation within the Kitchen and Photo 4 shows ventilation within the Bathroom (casement window). We are proposing to install mechanical extract ventilation to both the bathroom and kitchen area to align these spaces with the standards set out in Approved Document F of the Building Regulations.

Design & Planning (Including Heritage) Statement

18a Provost Road, London NW3 4ST



Photo 3 – Ventilation within the Kitchen



Photo 4 – Ventilation within the Bathroom

The new mechanical extraction will include a fan within the bathroom and kitchen to extract humid air through ductwork, discharging externally. Currently there is are no existing penetrations through the external walls for duct work. We are proposing to introduce two new penetrations to allow for the new duct work with a louvre on the external wall.

We have included our mechanical ventilation design within this application.

Introduction of additional external drainage.



Photo 5 – Side elevation

The side external passage along the east elevation is tiered (Photo 5). The falls of the side passage direct the water to the outlet adjacent to the property's entrance. We are proposing to install a drainage channel along the side passage adjacent to the property's entrance to reduce the risk of moisture penetration into the property.

Included within this application is an outline of the drainage design.

Light Refurbishment

The purpose of the light refurbishment is to make the flat habitable in its existing layout following remedial works and damp proofing. The refurbishment includes:

- New finishes to the ceilings, walls and floor
- Refurbished kitchen and bathroom
- Reinstate power distribution, services and lighting layout

5.0 Planning Policy Framework

In preparing this statement, reference is made to the following national and local planning policies and guidance documents:

Design & Planning (Including Heritage) Statement

18a Provost Road, London NW3 4ST



- Town and Country Planning Act 1990
- The National Planning Policy Framework (NPPF) (March 2012);
- Camden Local Plan Adoption Version (June 2017);
- Eton Conservation Area Statement.

National Planning Policy

At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). This document was adopted in March 2012.

The NPPF states that local planning authorities should assess the significance of a heritage asset when considering the impact of the proposal on a heritage asset and the desirability of sustaining the heritage asset use should be taken into account.

Local Planning Policy

The site falls within the London Borough of Camden.

At a local level, planning policies are contained in the Local Plan.

Section 7 of the Local Plan is Design and Heritage, it provides guidance development within the Borough. Installing new duct work and a louvre can be considered development under Section 55 of the Town and Country Planning Act 1990. Policy D2 requires development to preserve or enhance the historic environment and heritage assets.

In regards to designate heritage assets, such as 18a Provost Road, the Local Plan states:

“Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site;*
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;*
and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use. “*

Design & Planning (Including Heritage) Statement

18a Provost Road, London NW3 4ST



The listed Building is located within Eton Conservation Area. The Eton Conservation Area Policy Statement is the Supplementary Planning Guidance.

The Historic England register's list description states: -

"5 detached villas. c1844. By John Shaw. Stucco. Slated gabled roofs with dormers, slab chimney-stacks and overhanging eaves, bracketed on angle return and having plain bargeboards to gables. 2 storeys, attics and semi-basement. 3 windows each; No.15 double fronted. No.15: architraved entrance with console brackets supporting cornice and shallow pediment; recessed doorway with pilaster jambs carrying cornice head and overlight, panelled door approached by steps with stucco balustrades. Architraved sashes, ground floor with pilasters, cornice and cast-iron window guards. 3-light attic casements, central window blind with plaster lion mask. Nos 16 to 19: entrances with prostyle porticoes; doorways with pilaster jambs carrying cornice heads and part glazed doors. Architraved sashes, ground floors with pilasters and cornices; No.19 ground floor has 3-light canted bay. INTERIORS: not inspected."

6.0 Design and Access

Use:

The site will remain in residential use.

Amount

The floor space will be increase marginally following removal of the block wall.

Layout

The internal layout will generally remain the same. Removal of the block wall along the flank elevation is to reveal the original fire places and reinstate the original layout.

Scale

The scale of existing accommodation remains unchanged.

Appearance

Externally, there will be new drainage and two new louvres to allow for ventilation within the property. The new drainage will be as per the attached drainage design. The drainage channel will have an iron grating to match the existing outlet. The two new louvres will serve the ductwork and mechanical extract fans within the bathroom and kitchen. The louvres are on the side elevation at lower ground level, not visible from the street. In addition, these will not be visible to the adjoining owner. The louvres are specified as a white colour.

Internally, the works include the removal of the block wall to along the flank elevation to reinstate the original layout. Also the new cavity drainage system channels, extract fans and light refurbishment will have a minimum impact on the heritage of the existing building. The drainage channels serving the cavity drainage system are chased into the floor slab and concealed behind the floor finish.

The kitchen's new extract fan will be incorporated in a stainless steel hood over the hob. The bathroom's extract fan is wall mounted and white in colour to match the bathroom fit out.

Landscaping

There are no proposed changes tot he Landscaping, bar the two new drainage channels.

Access

The access to the lower ground flat will remain, as existing, from a side passageway at 18 Provost Road.

7.0 Heritage Statement

No. 18 Provost Road is one of five detached early Victorian villas on Provost Road. Together they form part of a listed townscape grouping constructed to the designs of architect John Shaw. The villas were constructed circa 1844.

Its elevations are constructed in brick covered in stucco with classical proportions and decoration. The elevations of the Grade II listed grouping also benefit from the retention of timber framed sash box, single glazed, painted fenestration with painted stucco mouldings.

Internally, the lower ground flat walls have been dry lined with a defunct damp proof membrane behind, the ceilings are painted plaster and the floors are a laminate flooring on batons over the concrete floor.

The buildings in the immediate surroundings on Provost Road are generally in similar styles and are on land originally within the ownership of Eton College. The villas in the vicinity fundamentally display rustic Italian classical and restrained Grecian detailing with simple stucco window surrounds, stuccoed facades, and porticos.

The proposed design is considered to represent the minimal scope of works required to provide a balance between preserving the building in its original form and protecting it in order to make the space habitable and meet current regulations.

Removal of the block wall along the two rooms adjacent to the west flank elevation will reveal the original fire places, reinstate the original layout of the rooms and marginally increase the floor space.

Installation of a damp proof cavity drainage system internally will provide an environment suitable for habitation and a light refurbishment will be required following installation of the cavity drainage system to reinstate the finishes.

The introduction of extract fans, duct work and louvres will require two, approximately, 120mm diameter holes through the external elevations to accommodate duct work connecting the fan and the louver. The external louvers specified are no larger than required and are white colour to match the external render to minimise the impact on this elevation. Their proposed location is not visible from the street nor do the neighbours windows look onto their location. The current ventilation provided to the lower ground flat is minimal and the introduction of adequate ventilation to the kitchen and bathroom will reduce the risk of condensation within the property.

The proposed external drainage reduces the risk of internal water ingress from external areas with a minimal visual impact.

Overall, The proposed internal and external alterations will enable the internal original features, layout and fabric to be retained whilst providing a space suitable for habitation.

Having considered the adopted Planning Policy Framework, there are a number of considerations that are material in determining the acceptability of the proposed works. Subject to suitable and sensitive alterations, we can see no reason why the principle of the development would be unacceptable.