

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

15 Provost Road, London NW3 4ST



Introduction

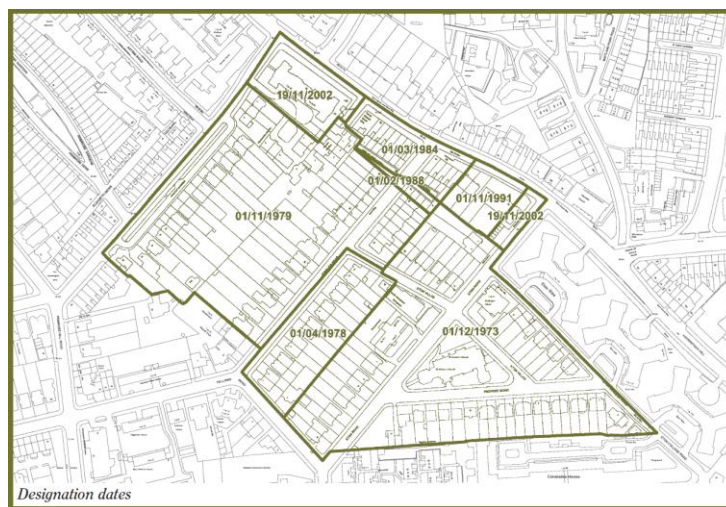
Designed by John Shaw Jr. (1803-1870), this early Victorian property dates to circa 1844 and forms part of a group of five detached villas on Provost Road which are Grade II Listed within the Eton Conservation Area. Designed in a similar style with slated gabled roofs, slab chimney stacks and overhanging eaves, rendered elevations and decorative window surrounds, these villas are significant particularly for the fact that they exist as a largely intact group of *detached houses with a variety of approaches to their layout but broad consistency in set back, scale, height and materials* (Eton Conservation Area Statement)

The notable variation with 15 Provost Road is that the house is double fronted with an architraved entrance and 3-light attic casements (see **Heritage Asset** below) The property is a residential family dwelling on four floors, lower ground, ground, first and second (attic) with a rear garden accessed from the lower ground and ground floor (via balcony / spiral staircase) and the stepped passageway to the left of the house and there is forecourt parking to the front of the property adjacent to Provost Road.



Location

15 Provost Road is 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 Provost Road was one of the first roads within this Conservation Area to be designated in 1973; the area has since been extended numerous times with the final designation being made in 2002. The house was Grade II Listed in 1974 and is positioned on the southern side of Provost Road directly opposite the Conservation Area's set piece, St Saviours Church designed by EM Barry (1830-1880) and built in circa 1855-6; the church is set in a triangular open space flanked by an almost intact group of early/mid Victorian villas on both Provost Road and Eton Villas (south). Adelaide Road directly to the south of Provost Road does not form part of the Conservation Area, therefore 15 Provost Road can only be viewed in the context of the Conservation Area from the front (north) of the property.



Eton Conservation sub-areas and designation dates

Heritage Asset

The National Historic List for England (NHLE) note the following properties are Grade II listed under a single entry Listing Notice

Location: Numbers 15-19 (Consecutive)

Street: Provost Road (South side)

Grade: II

Reference Number: 798-1/63/1356

Date of Listing: 14 May 1974

Description: 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-basements. 3 window 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

Significance of the Building

This building is significant as an example of a mid-19th century detached villa designed by architect John Shaw Jr. and as noted by the NHLE has a group value, and is listed together with the four adjacent detached villas on Provost Road. 15 Provost Road marks the end of the detached and the transition to the seven pairs of semi-detached villas, also Grade II Listed under a separate, single entry Listing Notice. Most of the villas in 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 on the properties does not detract from the group value.

In elevation, the simplicity and elegance of these Victorian villas with rendered stucco facades and well-proportioned sash windows is reminiscent of Georgian architecture; details of Italianate Renaissance style are evident on the pediments above the windows, the deep overhanging eaves and shallow pitched roofs. Villas 16-19 Provost Road are similar in elevation with asymmetrical entrances to the left side with prostyle porticoes and pilasters, 19 Provost Road is differentiated by a bay window. All five villas have raised ground and first floor levels, these floors have the principal rooms with a high proportion of window to wall space (solid / void ratio) providing the interiors with considerable natural light. The lower ground floors are accessible both externally and internally and the third level of accommodation is contained within the shallow pitched slated gabled roofs, with attic casements and some with dormer windows.

As previously noted, 15 Provost Road is double fronted with a centrally positioned recessed entrance thus providing a different and more symmetrical internal floor plan. Of high significance, the original dual aspect and proportion of many of the rooms has been retained, also the original ground floor fireplace, staircases throughout with stick balusters, window architraves and internal shutters, panelled doors and original decorative plasterwork on both the ground and first floors. There are some recent additions to the building which are of no historic significance including many aluminium framed windows and external doors, internal partitions and modern fixtures and fittings.

Planning History of 15 Provost Road

This property has limited planning history with both applications preceding the listing in 1974. The following applications having been recorded as successful Planning Consent Applications;

- 1970 – H9 /7/4/8687. The erection of a balcony and an external iron staircase at the rear of No.15 Provost Road, NW3
- 1968 – H9/7/4/4711. Construction of a means of access to the highway for forecourt parking at No.15 Provost Road, London Borough of Camden

Built over 170 years ago, the house has been subject to a reasonable amount of work in adapting it to meet the needs of the various residents, however much of the original historic fabric and legibility of plan still exists. Externally the building retains many original decorative features, the front elevation being more ornate than the rear. Unfortunately, only six original sash windows (front elevation) remain as a significant number of windows / external doors have been replaced with modern alternatives and the proposal would be to reinstate timber framed windows and doors in keeping with the style and heritage of the property. The raised ground floor has a generous hallway with reception rooms either side, both with original features as noted above. The lower ground is less formal retaining a dual aspect reception room, the adjacent room now divided into smaller rooms. The first floor also retains a dual aspect master bedroom with ensuite, the adjacent area off the landing now divided to provide smaller bedrooms and a separate bathroom. The original accommodation on the second floor comprises two similarly sized attic bedrooms, bathroom and eaves storage to each corner of the house.

A separate schedule of **Existing Photographs** is included with this application.

Description of Proposal

The proposed works include the redecoration of the exterior and interior of this listed building carrying out repairs as required to match existing materials and replacing all non-original external windows and doors. Bull nosed York stone cladding to the steps up to the front door will conceal the existing cast terrazzo finish, the steep concrete steps to the side elevation will be replaced with a combination of ramps and shallow steps to provide a more accessible route to the garden. New doors into the garden at lower ground and ground levels are proposed and replacing the existing and installing a matching second balcony and spiral staircase to the rear elevation will provide access into the garden from both ground floor principal rooms. Throughout, the decorative features and timber floor finishes will be retained, new partitions will comply with modern building standards, 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 internal alterations. 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 left side elevation.

Lower ground floor

On the lower ground floor, the proposals include the removal of non-original partitions to enable the dual aspect room to the right of the floor plan to be reinstated. Also proposed is the removal of a section of the hallway wall to create a larger entertaining area, wall nibs will be retained around the proposed opening to ensure the original plan form remains legible. To enable access to the garden from this area, the non-original window will be removed, and the opening increased to take a new softwood framed / glazed screen and matching external door, with alterations to the existing non-original external door in the adjacent room to provide a symmetrical arrangement. New partitions will form a shared WC with 'Jack and Jill' access and a separate utility room which is also accessible via the external steps from the front garden. These internal alterations will not require the loss of any significant fabric and will reinforce the dialogue between each of the two main rooms and the garden, maximising the natural light from the front and rear elevations into an otherwise dark lower ground floor.

Ground floor

The proposal on the ground floor is to replace the existing drawing room non-original external doors and balcony / staircase (circa 1970) and to mirror the new details in the kitchen, increasing the window opening for new softwood framed / glazed pair of external doors and a balcony and spiral staircase to access the garden. The rear of the property is set back from the adjacent houses thus ensuring there is no loss of privacy when introducing the second balcony and these alterations will be sympathetic to the original design and reinforce the symmetry of the rear elevation. Internally the hierarchy of the existing spaces is maintained, minor works include removal of non-original arches to existing recesses in the drawing room and reinstating a smokeless fuel 'working' fire place retaining the existing hearth and marble surround

First floor

On the first floor the proposal is to modify the existing partitions forming an airing cupboard to provide a shower area integral to the master bedroom ensuite providing an improved bathroom layout and it is considered that this minor reconfiguration will have a negligible impact on the overall layout of this floor.

Second floor

The proposal on the second floor is to adapt the central partition to provide access from the smaller bedroom 5 to new wardrobe storage located in the larger bedroom 4. Removing existing freestanding storage in bedroom 4 to facilitate this arrangement ensures minimal disruption to the footprint of these attic rooms and the minor alterations to the partition will not be harmful to the significance of this listed building.

Conclusion

As previously noted, 15 Provost Road is significant as an example of a mid-19th century detached villa designed by architect John Shaw Jr. It has group value and is listed together with 16-19 Provost Road and the Grade II listing of these properties requires that any works should preserve and enhance the fabric of these buildings set within the Eton Conservation Area. 15 Provost Road can only be viewed in the context of the Conservation Area from the front (north) and the proposed changes to replace non-original features with no historic significance, namely the aluminium windows and doors and over cladding the cast terrazzo entrance steps with York stone will enhance this listed building and preserve the character and appearance of the Eton Conservation Area. The changes proposed are moderate and careful attention has been paid to the choice of materials and the quality of finishes, detailing will be of the highest standard and no aspect of the design will compromise the existing character, nor will the internal alterations affect the overall appearance of the building. Recognising the significance of the building and retaining and reinstating original features will ensure the historic character of the building is both strengthened and preserved and acceptable in heritage terms.