

2 Provost Road, London, NW3

Design and Access Statement

September 2018



HUGH CULLUM
ARCHITECTS LTD
Bloomsbury Design
61b Judd Street
London WC1H 9QT
t 020 7383 7647
f 020 7387 7645
mail@hughcullum.com

Design and Access Statement

This design and access statement has been produced by Hugh Cullum Architects Ltd for submission to the Camden Council as part of the planning and listed building application to add CCTV cameras to the external elevations and one alarm bell box to the rear elevation of the family house located on 2 Provost Road.

Context Photos

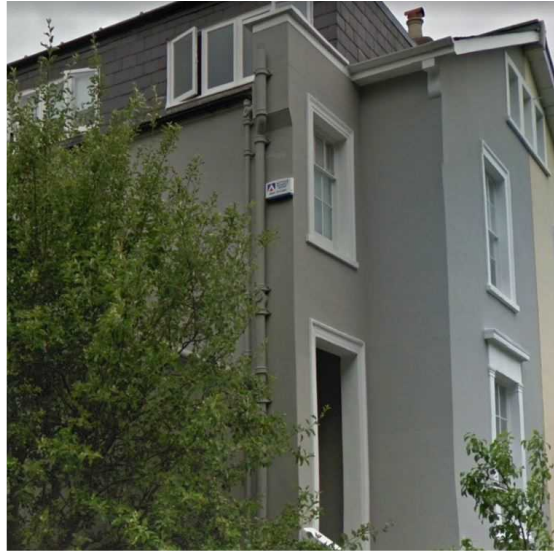
1. Aerial Photograph with Site
2. Site in Street Context



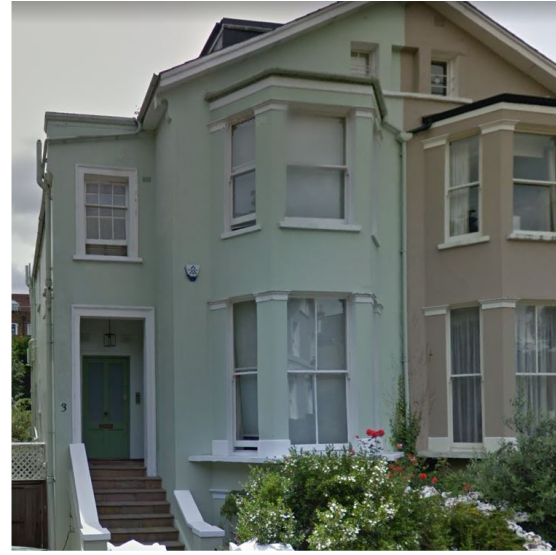
1.



2.



1.



2.



3.

Existing Condition

2 Provost Road is an early Victorian, Grade II listed, semi-detached house, built in 1844, and located at the south-eastern end of the Eton Conservation Area.

It is a family dwelling and has received a number of alterations throughout its life.

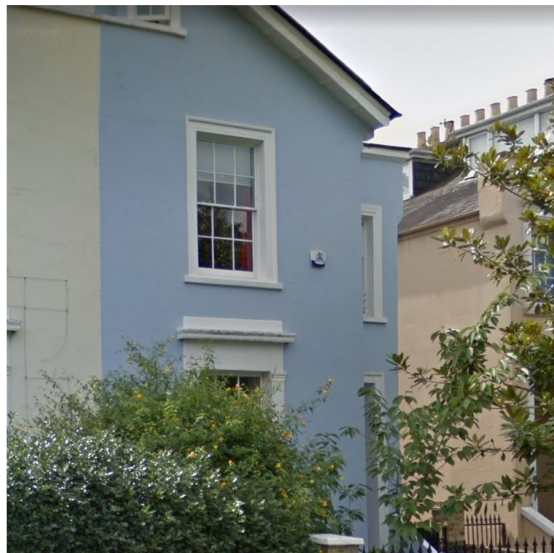
At the moment, it is being extended and altered, in line with granted planning and listed building approval 2017/4690/P and 2017/4702/L, variation of condition 3 of 2017/4690/P and 2017/4702/L granted, and 2018/2735/L, Approval of Details (Listed Building) Granted.

Design

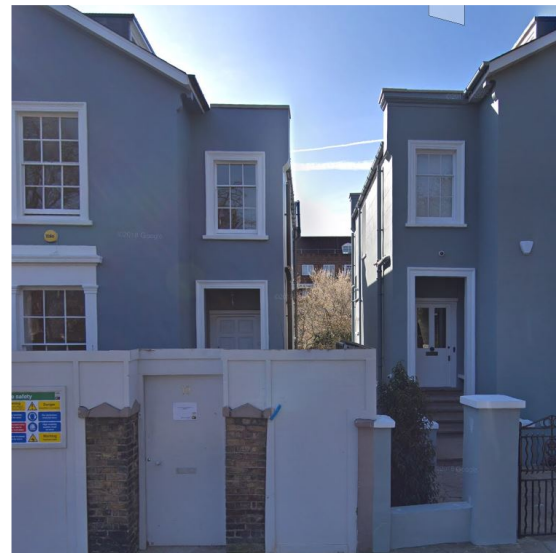
Context: The building is a family dwelling in an area where security issues and burglaries are common. The level of crime is one of the highest in London (please refer to the statistics shown on the following page). In order to improve security, the owners wish to install one discreet alarm bell box and four security CCTV cameras. Most of the buildings in the immediate neighbourhood have installed visible alarm bell boxes, most of them in more conspicuous positions than in our proposal. The samples shown on this page should give a good impression but are by no means exhaustive.

Photographs:

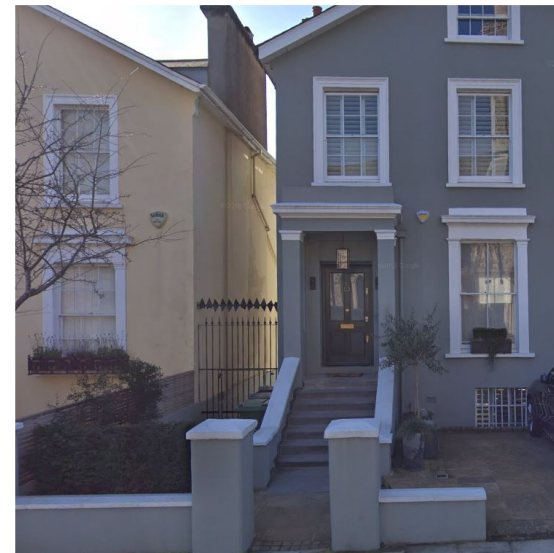
1. Alarm bell box at 1 Provost Road, prominently fitted at street corner
2. Alarm bell box at 3 Provost Road
3. Alarm bell boxes at 4 & 5 Provost Road
4. Alarm bell box at 8 Provost Road
5. Alarm bell box at 10 Provost Road and alarm bell box and CCTV camera at 11 Provost Road
6. Alarm bell boxes at 15 & 16 Provost Road
7. Alarm bell boxes at 6 & 7 Eton Villas
8. Alarm bell box at 5 Eton Villas (fixed to the rear of the building, but visible from Eton College Road)
9. Alarm bell box and CCTV cameras at 6 Eton Villas (fixed to the rear of the building, but visible from Eton College Road)



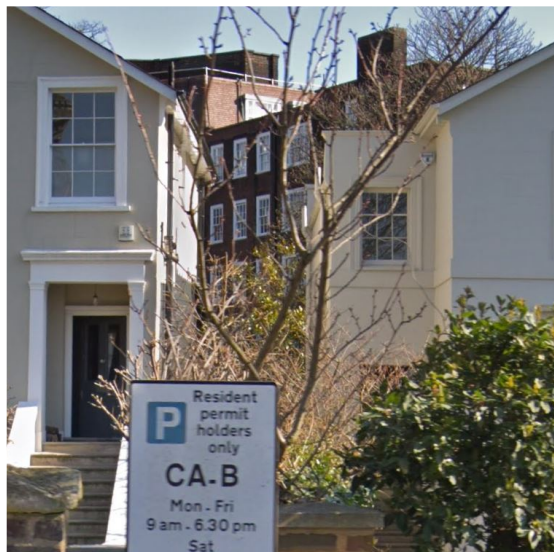
4.



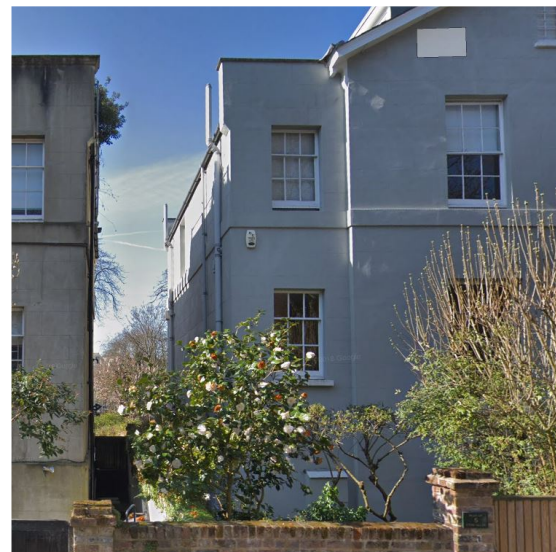
5.



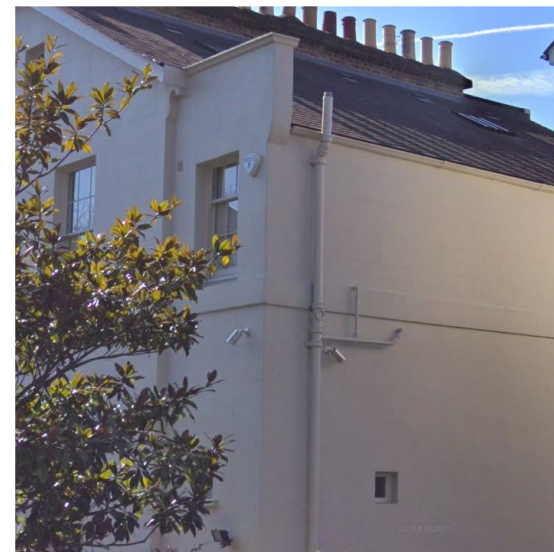
6.



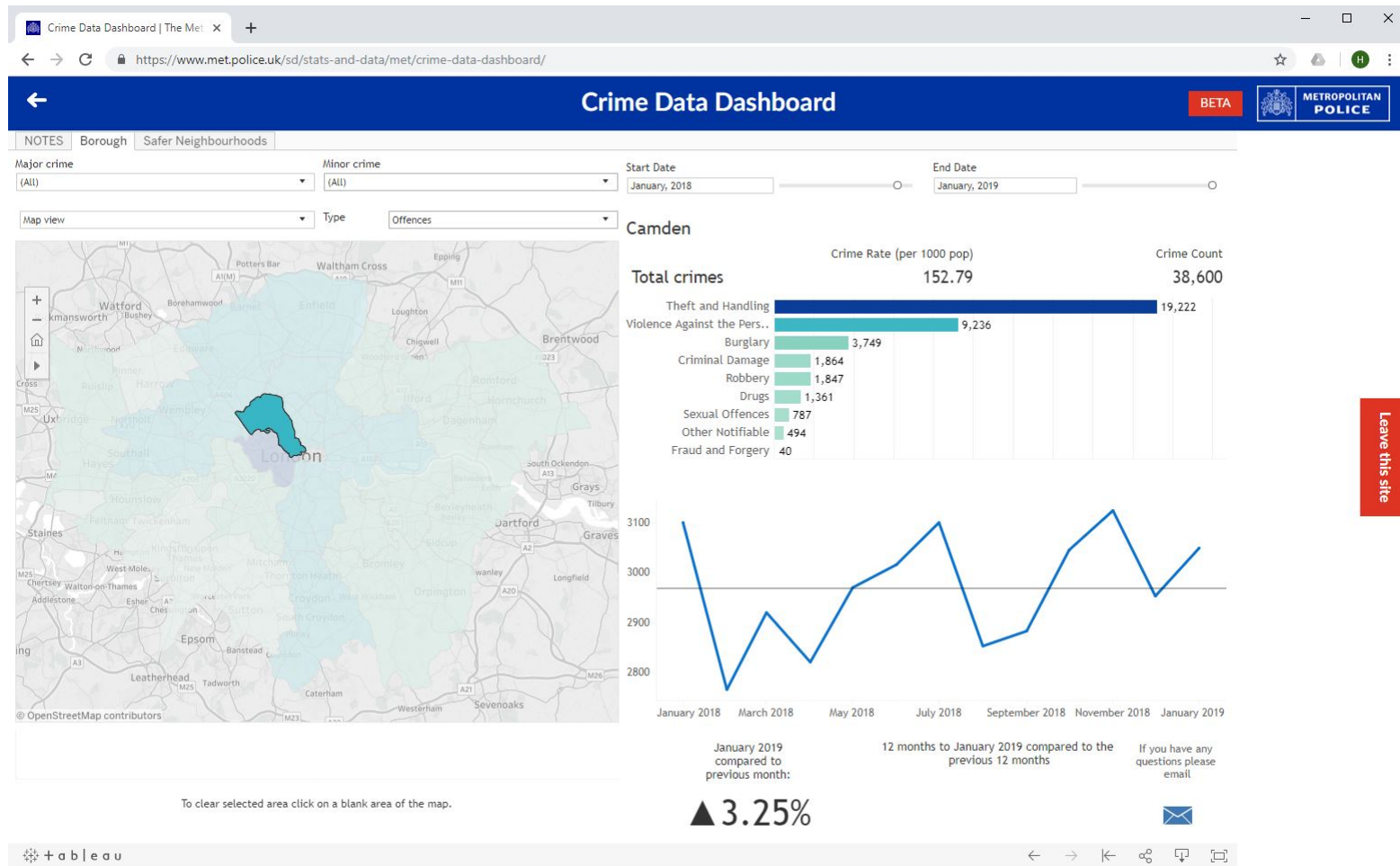
7.



8.



9.



Leave this site

Design

Context: The level of crime in this borough is one of the highest in London, with Provost Road being in an particularly exposed spot.

The Metropolitan Police constantly warn the residents of this neighbourhood about the high number of burglaries and thefts that are reported and advise on taking deterring measures, as e.g. clearly visible alarm bell boxes and CCTV cameras.

The examples on the previous page show that the vast majority of residents have taken this advice on board and have implemented either one or both of these measures.

The graphs on this page show the crime statistics for the borough of Camden and for the immediate neighbourhood.

Graphs:

1. Met Police Crime Data Dashboard for Camden:

This shows that the crime rates for the last month alone have gone up by 3.25%.

2. Police Data for the Neighbourhood from January 2016 until present:

Since 2016, there have been seven burglaries on Provost Road, two on Eton Villas and five on Eton College Road.

In the case of Provost Road, this represents 35% of the houses in the street. Based on this figure, the chance of the client's property being burgled over the next five years is roughly 50%.

1.

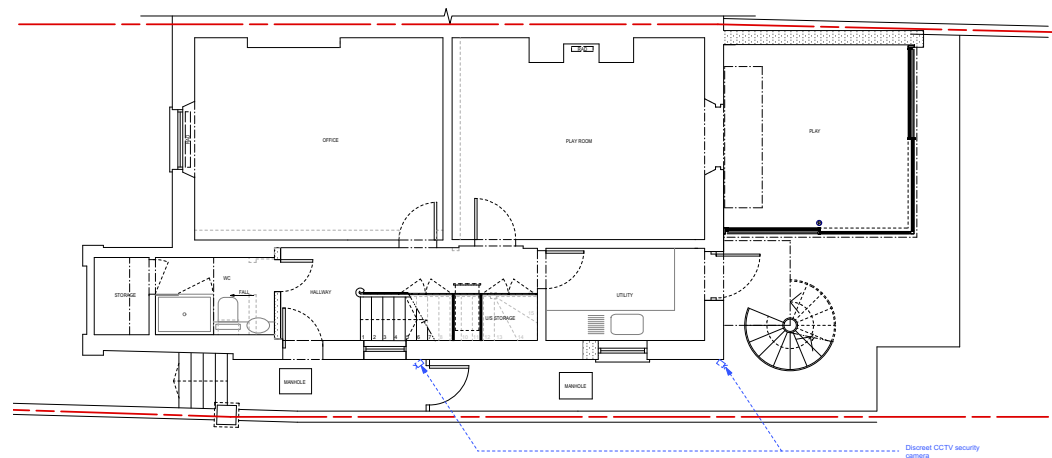
	Provost Road	Eton College Road	Eton Villas
Burglary	7	5	2
Violent crime	4	8	1
Criminal damage, arson	2	2	1
Anti-social behaviour	12	16	1
Vehicle crime	4	15	10
Theft from the person	1	15	1
Drugs	1	3	1
Other theft	2	6	1
Bicycle theft	0	4	2

Police reported crimes

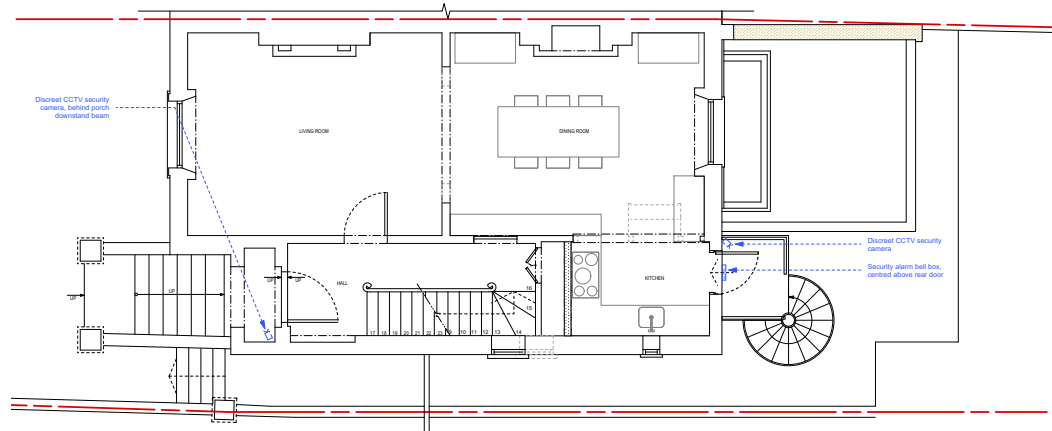
2016-2018, source

<https://data.police.uk/data/>

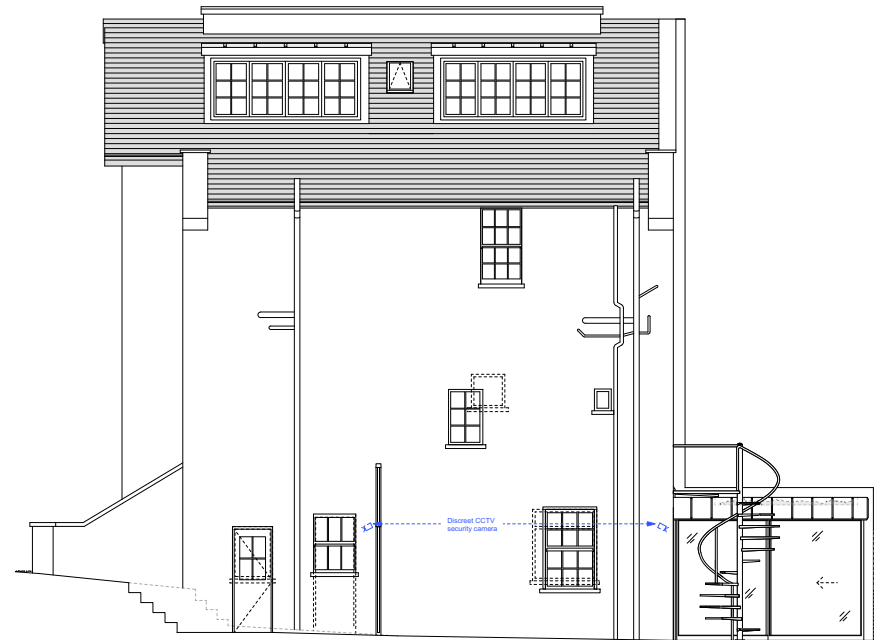
2.



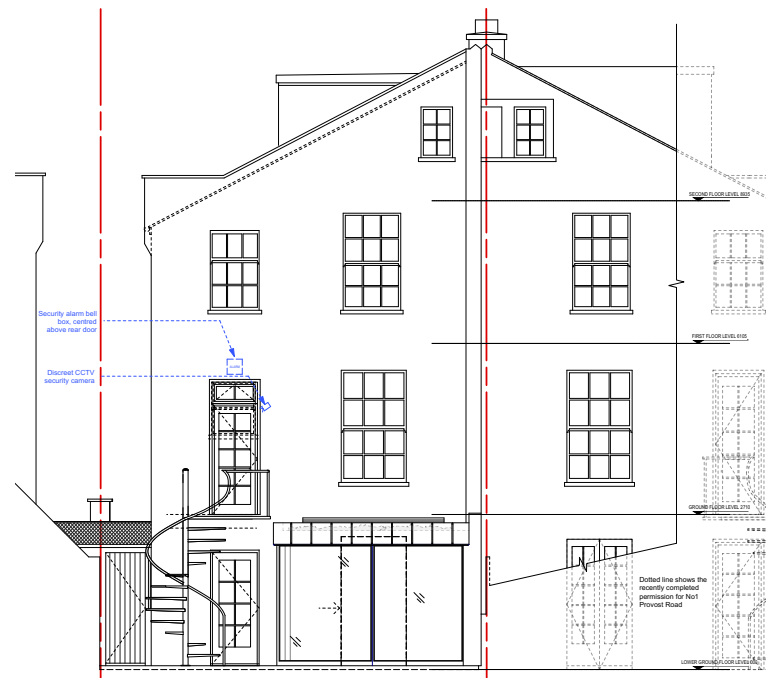
1.



3.



2.



4.



5.



6.

Design

Proposal: It is intended to position the alarm box above the rear kitchen door, which is in a more discreet position than in the majority of the neighbouring buildings.

The 4 CCTV cameras are intended to be positioned in the front porch, behind the downstand (to be less visible from the street), in the side alley and at the rear elevation.

Amount: The proposal will not increase the floorspace of the building.

Layout: The internal and external layout will not be affected by the proposal.

Scale: The proposed works will not alter the size or shape of the building.

Landscaping: No alteration to the landscaping is proposed.

Appearance: The alarm bell box is to be white/grey with no logo. The cameras are to be white with black lenses.

Use: No change of use is proposed.

Access: The access to the site and building will not be altered in any way.

Drawings and photographs:

1. Proposed lower ground floor plan
2. Proposed side elevation
3. Proposed ground floor plan
4. Proposed rear elevation
5. Proposed CCTV camera
6. Proposed alarm bell box