



# 14 PROVOST ROAD, LONDON

NW3 4ST

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## 1.0 INTRODUCTION

This document is in support of our planning application for the refurbishment and extension of no. 14 Provost Road, NW3 4ST.

The document will discuss and incorporate design, access, heritage, and sustainability issues of the proposed scheme, including:

- The history of the area;
- Evaluation of the existing building;
- Impact of proposed scheme including its immediate context and sustainability features proposed.

## 2.0 THE APPLICANT AND ARCHITECT

### 2.1 ABOUT THE APPLICANT

Gillian Boccara and Laurence Page have recently purchased the house and wish to remain at 14 Provost Road with their young family into the future. In order for this to happen they require some adjustments to be made to the way in which the house functions as a dwelling, with a view to creating a living space flexible enough to accommodate their family as their children grow up.

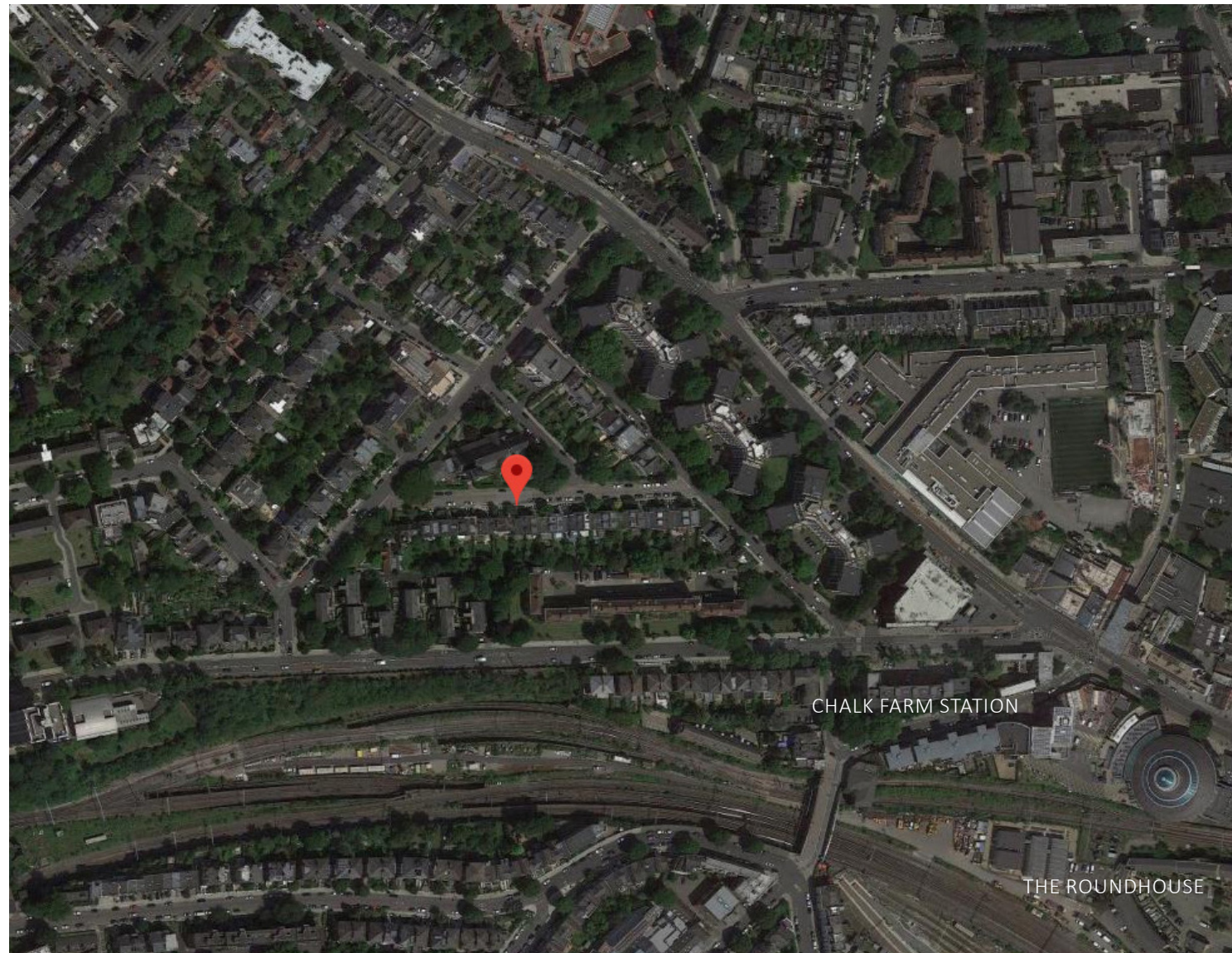
### 2.2 ABOUT NAGAN JOHNSON

Gillian and Laurence have a great appreciation for their home and historic significance, and they approached Nagan Johnson to explore possibilities for a sensitive extension and refurbishment of the dwelling. Nagan Johnson has experience of working with Listed houses in the Borough of Camden.

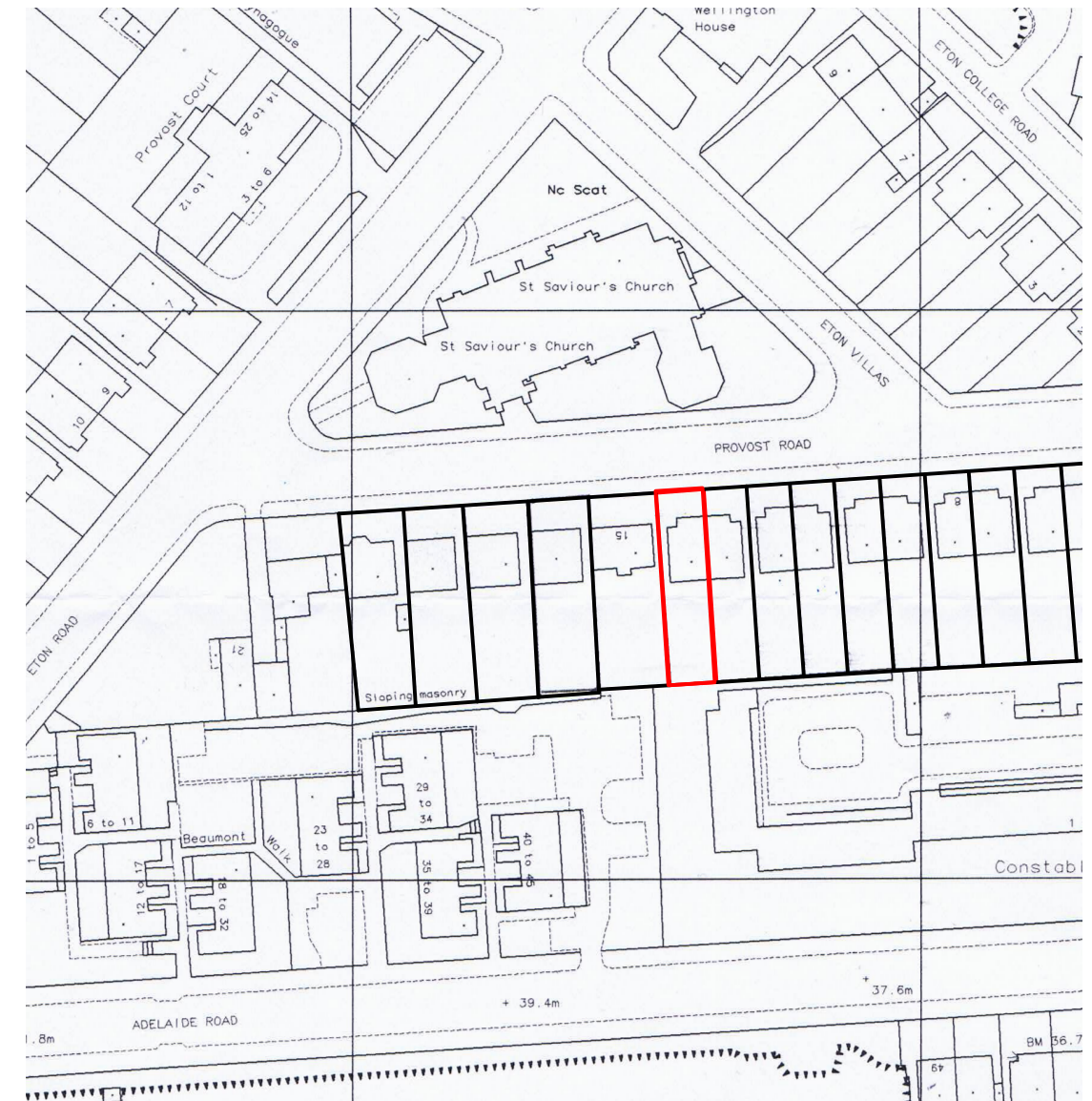


### 3.0 THE SITE

#### 3.1 LOCATION

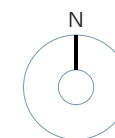


Satellite image of 14 Provost Road and local context



OS PLAN

Scale 1:1250 @ A3



KEY

— Site ownership boundary

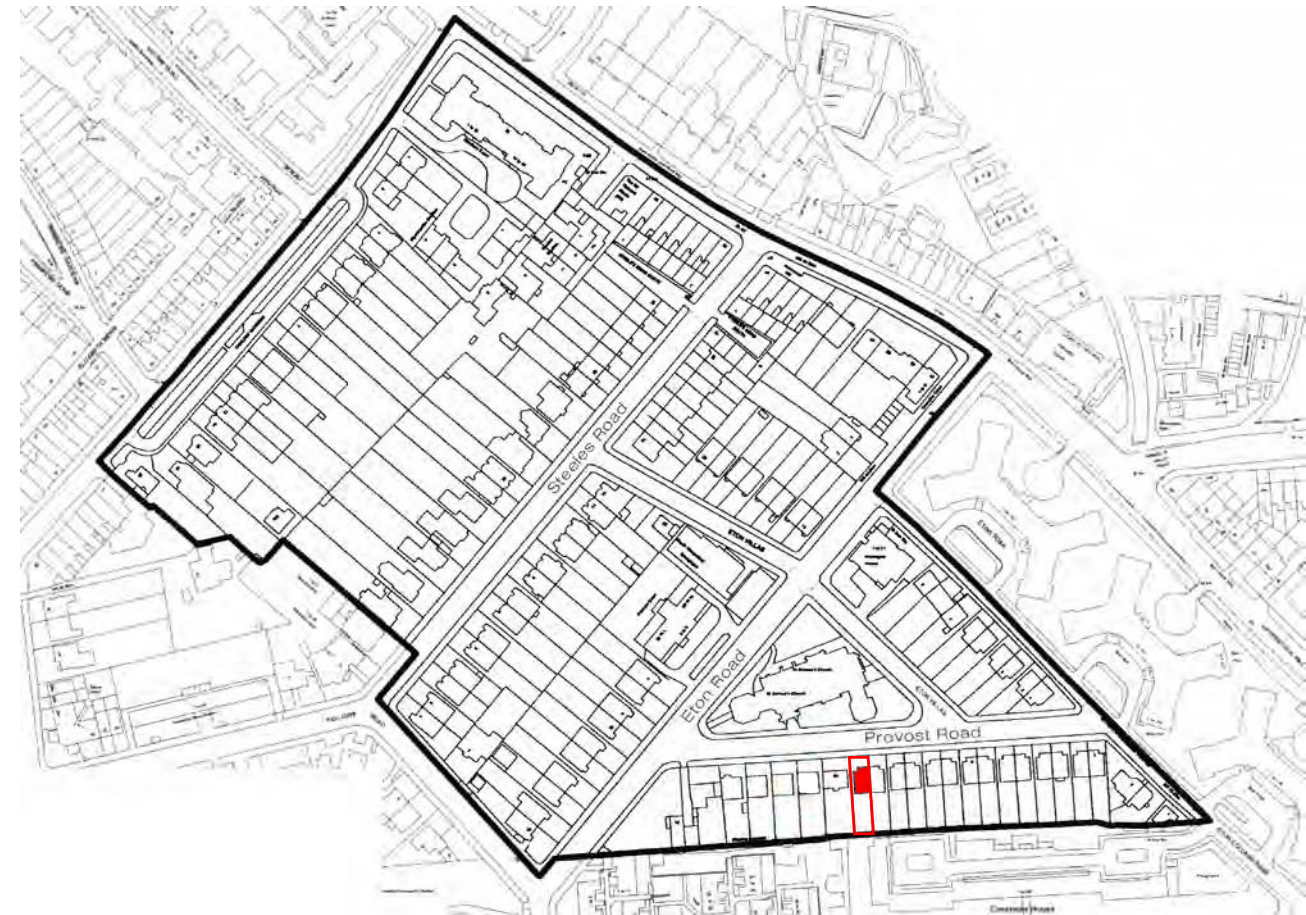


### 3.2 A BRIEF HISTORY OF THE AREA

The Eton Conservation Area sits centrally within the London Borough of Camden and is comprised of land that once belonged to Eton College. As described in the Eton Conservation Area Statement, the land surrounding Provost Road was recognised as being ripe for development in 1796. However, it was not until John Nash's Regents Park was under construction that the necessary surveys were carried out on the land. In 1826, an Act of Parliament was passed, authorising Eton College to grant leases for building. In 1844 Eton College further promoted the land to the west of Eton College Road – what would become the Provost Triangle – and development began. St. Saviour's church, 1850, formed the centrepiece of the development in an attempt to attract the upper middle classes to the area. The villas along Provost Road were considered modest in scale, accommodating fewer servants than other larger properties nearby, and were built to appeal to 'the younger and less affluent reaches of the professional classes and higher reaches of clerical and shopworkers'.

### 3.3 ETON CONSERVATION AREA

The application site is located in the largest sub-area in the Eton Conservation Area (sub-area 1). The area has since been extended numerous times, with the final designation being made in 2002. Provost Road was one of the first roads within this Conservation Area to be designated in 1973, and no. 14 Provost Road was Grade II Listed in 1974. While the front of the house faces St. Saviour's Church across Provost Road, the south of the property faces Adelaide Road, which is not part of the Conservation Area. 14 Provost Road can therefore only be viewed as being part of the Conservation Area's public realm to the front (north) of the property.



Map showing location of 14 Provost Road in relation to Conservation Area boundary.

(Map taken from Eton Conservation Area Statement).

— Site ownership boundary

### 3.4 THE EXISTING BUILDING

14 Provost Road is part of seven pairs of semi-detached villas designed as a speculative build, in the rustic Italian style with restrained Grecian detailing, by architect John Shaw and built circa 1844. As early Victorian designs, the villas bear the hallmarks of Georgian architecture – simplicity and elegance in elevation with gable-fronted rendered stucco facades and well-proportioned sash windows. Numbers 1-14 Provost Road share a similar elevational style, each with architraved entrances to recessed doorways with pilaster jambs and partially-glazed doors approached by steps, and the windows are surrounded by a raised stucco architrave, cill, and cornice. No. 14 marks the end of the detached and the transition into the semi-detached villas.



No. 12

No. 13

No. 14

No. 15



## 4.0 THE PROPOSAL

This application is for works to 14 Provost Road. The works include replacing the existing roof rafters with new rafters and new lime plaster on lath to replace existing lime plaster on lath to the raised ground floor.

Following Planning Permission 2020/3405/P works have begun on site. This application seeks to clarify the scope of remodelling undertaken.

The previous permission includes works to the main roof: the creation of two new larger dormers and four roof lights (two banks of two); as well as the implied structural works.

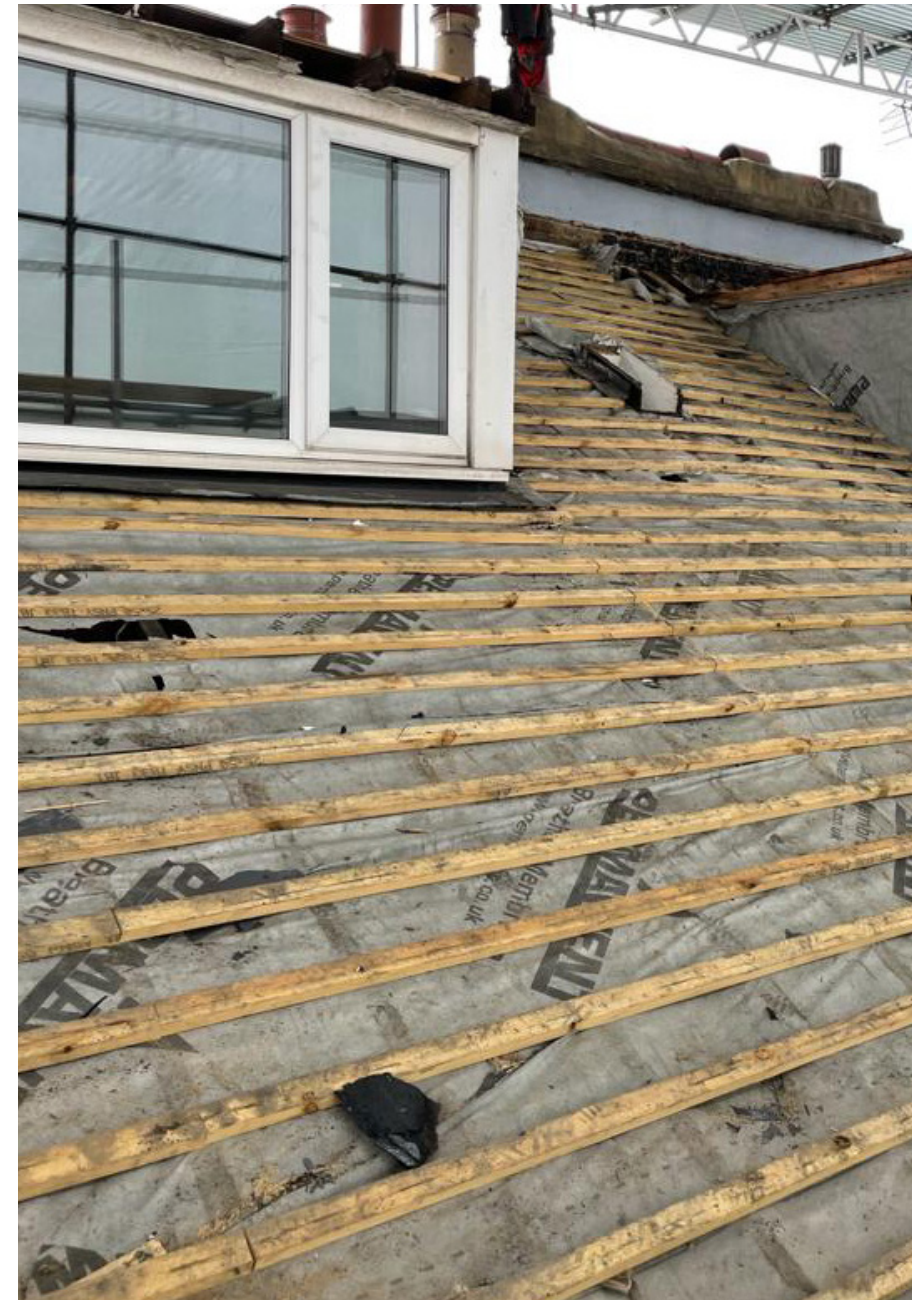
The existing roof, including rafters, has been removed from 14 Provost Road. This application is to reinstate the roof with new rafters, insulation, and breather membrane.

The existing roof featured modern treated battens and a modern membrane, as can be seen in the photo opposite. The existing slates have been retained on site and will be reinstated. The new rafters will be positioned so that their pitch and height match the existing.

During the strip out works lath and lime plaster was identified in the raised ground floor front and rear rooms. The existing lime plaster had disintegrated. This application proposes to reinstate lime plaster on lath walls of the raised ground floor front and rear rooms to reinstate this historic feature.

### 4.1 ACCESS AND ACCESSIBILITY

Access to the property is unaffected by the proposal.



Existing roof