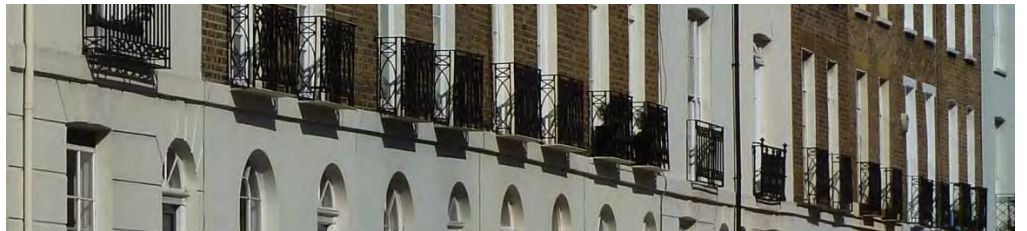


# HeritageCollective LLP

## Heritage Statement



## 13 Jeffrey's Street, Camden

On behalf of Susan Minter Design

October 2011

Project Ref: 11/0272

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## 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been produced by Heritage Collective LLP, on behalf of and in consultation with Susan Minter Design. Documentary research was undertaken by Luke Denison, an independent researcher.

### The subject and heritage assets

- 1.2 The subject of the statement is the grade II listed terraced house **at N<sup>o</sup> 13 Jeffrey's Street, Camden**. The building also falls within the **Jeffrey's Street Conservation Area**.

### Purpose and scope of the statement

- 1.3 The Heritage Statement has been prepared in support of an application for planning permission and listed building consent for alterations to the listed building, including enlargement of the existing single storey rear extension.
- 1.4 It relates to heritage matters of a non-archaeological nature and it should be read alongside the application drawings, Design and Access Statement and all other material submitted as part of the application.
- 1.5 The purpose of this document is twofold:
- i Firstly, to provide Camden Council with sufficient information about the significance of the listed building and conservation area, including the relative contribution **of N<sup>o</sup> 13 Jeffrey's Street** to the significance of the conservation area.  
  
To this end a summarised contextual background of the building and the area is provided at Section 2; a description of the relevant parts of the building is provided at Section 3, and an analysis of their significance and **the building's** contribution to the significance of the conservation area at Section 5.
  - ii Secondly, to consider the effects of the proposed development on the significance of the building. Section 4 of the statement contains a review of the heritage related policy, including references to Camden Council's ***Jeffrey's Street Conservation Area Statement***. The effects of

the proposals on the heritage significance of the heritage assets are assessed, at Section 5.

## **Building inspection**

- 1.6 The building was inspected and photographed in July and September 2011, including the interiors. A selection of annotated photographs is included in this statement at appendix 1.

## 2.0 HISTORIC BACKGROUND

- 2.1 The following section summarises the contextual background of **Nº 13 Jeffrey's Street** and the area in which it resides. It has been compiled from a number of sources, including historic maps and documents from Camden's Local Studies Library and the London Metropolitan Archives.

### The area

- 2.2 The area now known as Camden Town began to be laid out in about 1791, when the first Earl of Camden, Charles Pratt, let out some plots of land on the eastern side of the High Street. Part of his estate had been formed from the lands in Cantelowes Manor, which came into his possession when he married Elizabeth Jeffreys (after whom **Jeffrey's Street** was named).
- 2.3 **By the time of Pratt's death in 1797**, there had been a small development along the main road. Over the next 30 years the pace of development quickened, with the **Regent's Canal** constructed from 1812-1820 and the arrival of the railway, in 1837, with Camden Road station being built in 1850.

### The building

- 2.4 **Jeffrey's Street** formed part of the Camden Estate. The 1801 map of St Pancras shows the site as a large field called, Lower and Upper Barnfield (appendix 3: 3.1 – the undeveloped area to the south of the village). The street was laid out around 1800, and developed over the next 20 years. **By the time of Greenwood's 1827 map of London, Jeffrey's Street** is shown as built (appendix 3: 3.3).
- 2.5 The first available plan of the building is undated, but presumed to have been drawn in 1859 as it accompanied a drainage application of that date (appendix 3: 3.2). It is a basic block plan and it shows that the house was **numbered 2 Jeffrey's Street** at that time. The property is described as a 4<sup>th</sup> rate house, and occupies an area of 600 square feet. Two smaller rear ranges are shown: the largest is on the south, attached to the main building and shown as roughly half the width of the house, with a small toilet at the end.

- 2.6 The first edition Ordnance Survey (OS) map, dated 1870 (appendix 3: 3.5), shows the building with a similar footprint to the 1859 drainage plan, although the rear range appears narrower. The building's footprint remains the same in later OS maps (appendix 3: 3.8).
- 2.7 The May 1900 Goad map (appendix 3: 3.6) records the property as three storeys high, and that the building attached at the rear is one storey. The roofs of both parts are covered with slate. The property is used as a dwelling and there is no internal connection between the rear extension and the house (unlike some of the other houses along the street).
- 2.8 In 1910 an application was made for joint drainage of **Nºs 11 and 13**. As the drain of **Nº 13** went into a combined drain with **Nº 11**, the council had to undertake the work, which resulted in a number of letters between the lessee of **Nº 13** and the council as to when the work would be started. One of these letters reveals that the house had multiple occupants, and was used as lodgings. The plans that accompany the drainage application are basic, and show that the one storey building to the rear was a wash house, with a toilet attached. One of the letters from the council states that the "workmen drove under the **front kitchen**", to lay the drains.<sup>1</sup>
- 2.9 The drawing that accompanied the application (appendix 3: 3.7) shows the rear range as rather different to the 1859 plan (appendix 3: 3.2). This arrangement appears similar to the present rear extension, although the WC is absent and there is no door to the washhouse (the existing window is positioned in a different location as the doorway shown on the 1910 drawing).
- 2.10 According to the London County Council bomb damage map, the building did not suffer any bomb damage during the Second World War.
- 2.11 The Goad maps dated 1951 and 1957 are similar to the 1900 map, showing that the building still had a slate roof at this time – which suggests a rather steeper mono pitched roof than the present flat, felt roof. The later Goad maps appear to show an internal link between the house and the rear extension, however.

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<sup>1</sup> Camden Local Studies Library. **Drainage application for 11 and 13 Jeffrey's Street, 1910**

- 2.12 In 1958 a drainage application was made for **Nº 11 Jeffrey's Street**. The plans that accompany this application are of **Nº 11**, but do include a block plan of **Nº 13**. This basic plan shows that there was still a toilet attached to the end of the rear extension.
- 2.13 A number photographs from the 1960s and 1970s show **Nº 13 Jeffrey's Street** (appendix 3: 3.11-12). The photographs of the front elevation show that the first floor window heads were probably finely gauged at that time, and that the first floor doors consisted of three panes per leaf, separated by slim glazing bars. The fanlight above was simply divided into two sections by a vertical member. The ground floor casement has since been replaced with a more appropriate example.
- 2.14 In the 1943 a plan was drawn up for a motorway to encircle inner London, which **would have cut through Jeffrey's Street**. This plan was resurrected in the 1960s by the Greater London Council, and not abandoned till the mid 1970s. It is therefore likely that there would have been little or no investment in the buildings on **Jeffrey's Street** until at least the mid 1970s, when the plan for the motorway was abandoned. The terrace was listed on the 14<sup>th</sup> of May, 1974.
- 2.15 According to a letter at Camden Local Studies Library, a well was found in the back garden of one of the properties on **Jeffrey's Street** in 1985, but it is not stated at which property. **The Jeffrey's Street Conservation Area** was designated on 12<sup>th</sup> November 1985. It was extended on 19<sup>th</sup> November 2002 to include College Gardens, the buildings to the south and east of the gardens, the shops along the west side of Royal College Street and Reeds Place.
- 2.16 A search of Camden Council's online planning application does not list any recorded planning applications for the **Nº 13 Jeffrey's Street**.

## 3.0 CONTEXT AND BUILDING DESCRIPTIONS

### Context

- 3.1 **Nº 13 Jeffrey's Street** lies along the north side of Jeffrey's Street. Both sides of the street are fronted by largely intact early 19<sup>th</sup> century terraces which, despite differences in detailing, present a consistent and recognisable and typical London terrace development (appendix 2: 2.1-4).
- 3.2 **Nº 13** forms part of a small terrace along the west of the street: **Nºs 11-21**, which is mirrored in **Nºs 23-33** - all of which are listed under a single designation (appendix 1). The frontage of the terrace has a coherent appearance, on the whole, although **the two end terraces (Nºs 11 and 21) are differentiated to 'bookend' the row; the upper storeys of these** are rendered and feature single, large tripartite windows (appendix 2: 2.5). A conscious, if modest and restrained architectural composition is apparent.
- 3.3 The rear of the terrace is not readily visible. However, glimpsed views of the upper parts can be seen through vegetation from the north, through the gap in between the buildings on Farrier Street (appendix 2: 2.7). It is likely that more of the terrace would be visible in leafless months, although a tree **obscures much of Nº 13, but in any event the view** is incidental glimpse from outside of the conservation area, and it does not reveal the historic or architectural interest of the building or the terrace. Instead, the plethora of heavy framed and piecemeal inserted windows along the upper level of the terrace can be seen, as well as the rebuilt chimneystacks.

### Exterior

- 3.4 The building is raised yellow stocks, above a stuccoed ground floor (no **rustication, but with feint 'ashlar' scoring**), and it rises three storeys over a basement (appendix 2: 2.5). **Nº 13** is similar in design to its easterly neighbours: the ground floor is stuccoed, with an arched door on the right and an arched window to the left. The two window bays above are centrally positioned and do not align with the ground floor and the roof is concealed behind a parapet.
- 3.5 The first and second floor windows have rendered reveals and are differentiated in terms of diminishing proportions and detailing: the first floor



windows gauged flat arched heads (now crudely repointed), whilst the second floor windows are shallow segmental arched. Like the other buildings in the terrace (but with the exception of the end houses), the first floor openings are fitted with doors, unlike the tall sashes in the terrace opposite and these open onto fine wrought iron blaconettes. None of the first floor doors in this terrace are original, however (all of the doors appear to be modern).

- 3.6 The basement is separated from the pavement by an area with traditional railings, fitted with a gate at the west (appendix 2: 2.6). The gate gives onto a small landing and ladder-like timber stair that partially overlaps the basement window. Unlike the windows above, the basement has a single, wide tripartite sash window with small panes. The window is a modern.
- 3.7 The six panelled front door is modern, although the reeded surround with corner rosettes appears to be of some age. The simple, radial fanlight likewise appears to be of some age and it may be original (similar examples were noted on both sides). The arched sash window is a modern replacement, although it is of traditional design, with a slim frame and hornless lower rail (appendix 2: 2.28).
- 3.8 The rear (north) elevation is clearly subordinate in nature (appendix 2: 2.8-9). Stucco is absent and there is no parapet, with a steep, mansard-like lower roof slope forming the external wall of the second floor (there is a butterfly roof above, but it is entirely concealed from view). The bricks are red/purple instead of the yellow stocks of the façade and the fenestration arrangement is rather more piecemeal, with two windows per floor, those on the east being lower, half landing stairs windows. A doorway on the left (east), fitted with a glazed, modern (late 20<sup>th</sup> century) multi-pane door, give access to the garden via a short flight of concrete steps (appendix 2: 2.11). All of the openings have segmental arched heads (no gauged brick).
- 3.9 The lower part of the elevation is overpainted, but the basement window opening appears to have been inserted; the bricks of the window head in particular appear to be modern (as is the window itself) and the bricks seem to have been cut, without closers along the jambs (appendix 2: 2.12). The painting probably conceals damaged or patched brickwork where the elevation has been reconfigured.

- 3.10 A narrow, single storey, rendered rear extension with a flat felt roof extends along the west (appendix 2: 2.13-15). It is almost entirely featureless, aside from a modern window, centrally along the east elevation and UPVC rainwater goods.
- 3.11 The upper part of the elevation has been altered by the insertion of a crude, dormer-like casement window to the 'mansard' and an associated reduction in the chimneystack to accommodate the window (appendix 2: 2.10). There is a UPVC rainwater downpipe and a UPVC soil pipe, as well as a cast iron vent pipe along the east. Both the roof and the brickwork of the rear wall are in a bad state of repair.

## Interior

- 3.12 The basement: In plan form, the basement is divided into two unequal rooms; the rear (south) rooms, with a short flight of stairs and a narrow stairs passage along the east. A boiler room with a slanted wall at the doorway has been added, which further reduces the area of the rear room (appendix 2: 2.18). This room gives onto the rear extension, which is at a higher level and is accessed via two steps (appendix 2: 2.19). The rear extension is modern in character and without internal features or fittings of interest (appendix 2: 2.19-21).
- 3.13 The doorway to the rear extension, as well as the external rear window, have modern (c. late 20<sup>th</sup> century) reeded surrounds with gold painted rosettes at the corners. These occur throughout the building, at almost every doorway and window, and all of them are modern (appendix 2: 2.37-39). Likewise, all doors and cupboards throughout the building are modern. Part of the dado in the front room (appendix 2: 2.17) has been removed, and it is clearly modern.
- 3.14 The staircase is a short flight without balustrading, a modern dado and very plain skirting boards (appendix 2: 2.22). There are no other noteworthy historic features (the floors are carpeted, but of solid construction).
- 3.15 The ground floor: The ground floor comprised a similar arrangement in plan form, although there would have been a passage/hallway leading through to the staircase at the rear. The inside wall of the hallway has been removed in its entirety, save for a very short nib and a downstand, so that there is a

single large front room (appendix 2: 2.23-24). A large inserted doorway connects it with the rear room (now fitted as a modern kitchen) to create an open plan (appendix 2: 2.29). The stairs is a narrow, simple dogleg timber staircase with half-pace landings (but with winders to one turn at the upper levels). The wall to the stair well has a rounded corner, with a fragment of original skirting (appendix 2: 2.23). The balusters are plain square sections (appendix 2: 2.32).

3.16 A number of historic (or at least 19<sup>th</sup> century) features have survived at ground floor. These are:

- i. the door surround to the main entrance;
- ii. a much overpainted, modestly decorative cornice to the entrance hall (appendix 2: 2.24);
- iii. a modestly decorative archway to the stairs (appendix 2: 2.24);
- iv. original (assumed) floor boards to the front room (the floor at the rear room is covered);
- v. original (assumed), shallow reeded corning to both the front and rear rooms (appendix 2: 2.29-30);
- vi. original skirting to all rooms, although it should be noted that the skirting has been replaced with sections of **modern 'off the peg'** skirting;
- vii. the rear window, although the window is notable in a bad state of repair (some glazing bars having lost their profile, apparently because of being largely made up of wood filler - appendix 2: 2.31); and
- viii. the staircase, including original turned newel posts, balustrading, handrail and skirting (to all floors).

3.17 The simple, reeded marble chimneypiece and the hearth are modern (appendix 2: 2.25-26) although the grate could be original, if not salvaged. The ceiling roses on the **ground floor are 'off the peg' modern plaster** examples (appendix 2: 2.27), as are the dados. The sash-like, vertical sliding shutters are modern, although they may well be to be replicas of similar original ones (appendix 2: 2.28).

- 3.18 The first floor: The first floor plan follows the basement and ground floor arrangement, with a larger front (southern) room and a smaller rear room as a result of the stairwell. The first floor also has modern doors, door surrounds, a ceiling rose, dados and skirting (there are some original examples). The front room has a modern, reeded marble chimneypiece with a faux Victorian (assumed, otherwise salvaged) cast iron arch plate (appendix 2: 2.34-35). The ghost of the narrower original hearth suggests there would have been a more modest fireplace. The fireplace in the rear room has been converted to a cupboard (appendix 2: 2.39). As noted, the external doors opening onto the balconettes are modern, as are the door surrounds (appendix 2: 2.36). There are no shutters. However, the shallow moulded plaster cornice to the front room appears to be original (the rear room is without any cornicing).
- 3.19 The Second floor: The second floor follows the same plan form as the first floor. The two unequal rooms have retained very little that is original (appendix 2: 2.44-48). The rear room has been converted to a bathroom and it is featureless, aside from modern fixtures and fittings. The front room is likewise largely featureless, without any cornicing and with the fireplace blocked (and overlapped by dado & skirting). The windows are original although, as elsewhere, the glazing bars have suffered decay and the window surrounds are modern (along with the door and door surrounds). The ceiling rose and landing rail at the stairs are also modern.

## 4.0 RELEVANT POLICY

### Legislation

- 4.1 Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings. Section 72 of the Act places similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas.

### The draft National Planning Policy Framework

- 4.2 A consultation draft of the National Planning Policy Framework was published in July 2011. As a consultation draft it carries limited weight, although it does indicate the likely thrust of the forthcoming National Planning Policy Framework. In essence, a presumption in favour of sustainable development is propagated, although the policy framework seeks to secure protection and enhancement of the natural, built and historic environment.
- 4.3 **The Government's objectives for planning for the historic environment** in the draft Framework are twofold: i) to conserve heritage assets in a manner appropriate to their significance; and ii) to contribute to our knowledge and understanding of our past by capturing evidence from the historic environment and making this publicly available. The part of the draft Framework that relates specifically to the historic environment is broadly similar to PPS5, albeit more concise.

### National policy

- 4.4 National policy relating to the historic environment is set out in Planning Policy Statement 5 (PPS5), March 2010. The policies in PPS5 are a material consideration which must, where relevant, be taken into account in development management decisions. The PPS5 policies can therefore be applied directly by the decision maker when determining whether a development should proceed.

- 4.5 PPS5 is accompanied by a Historic Environment Planning Practice Guide (the **'Practice Guide' hereafter**), also published in March 2010. This is an explanatory document that was produced jointly by the Department for Communities and Local Government, the Department for Culture, Media & Sport and English Heritage. The Practice Guide does not introduce additional policies, and it does not add to the policies in the PPS. It is not a policy document and it is not discussed here.
- 4.6 PPS5 covers all aspects of the historic environment, of which listed buildings and conservation areas are components or constituent elements. The PPS refers to **'heritage assets', which are valued components of the historic environment and which merit consideration in planning decisions.** It then distinguishes between heritage assets which are not designated, and **'designated heritage assets' which, for the purposes of this statement, it is sufficient to note includes listed buildings and conservation areas.**
- 4.7 Development management is covered by policies HE6 to HE12, and in the case of the proposed development, policies HE6 to HE9 are the most relevant - apart from policy HE8, which applies only to undesignated heritage assets.
- 4.8 The PPS puts much emphasis on heritage "significance". Significance is a common thread that occurs throughout the policy statement; it is of such importance that it is mentioned in every policy. PPS5 defines significance, 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."*
- 4.9 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 or historic interest.
- 4.10 Before discussing the policies further, it is worth noting the definition of **'conservation'** in PPS5, which is quoted in full below:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance."*

- 4.11 This definition is important because it recognises that change to the historic **environment is unavoidable, and makes it clear that "conservation" does not** imply preventing or resisting change. Instead, it implies managing change to ensure the heritage significance is sustained and, in certain circumstances, enhanced.
- 4.12 But the definition goes beyond simply managing change. Conservation, according to the definition, is also a process of maintaining change - which in itself implies embracing, rather than resisting, change. Change is only harmful insofar as it erodes significance.
- 4.13 Policy HE6 of PPS5 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. However, the same paragraph makes it clear that the level of detail should be i) proportionate to the importance of the heritage asset and ii) no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
- 4.14 The reason for identifying significance is important: not all parts of a heritage asset will necessarily be of equal significance. In some cases certain aspects or elements of a heritage asset make no contribution to, or indeed detract from, its significance. Where that is the case, a heritage asset could potentially accommodate substantial change without any resulting harm to its significance. Change is only harmful insofar as it erodes **an asset's** significance.
- 4.15 Paragraph HE7.2 of policy HE7 reinforces the point that it is the "***particular nature of the significance of the heritage asset and the value that it holds for this and future generations***" that are the key considerations when assessing the impact of a proposal on any heritage asset. This understanding of the **asset's significance should then be used to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.**
- 4.16 Paragraph HE7.7 of policy HE7 makes it clear that the loss of significance can be justified on the merits of the new development.
- 4.17 Policy HE9 applies specifically to designated heritage assets and it adds further detail to Policy HE7. Paragraphs HE9.1 to HE9.4 refer to significance,

viability, and public benefit. It identifies two categories of significance loss: substantial harm and, on the other hand, harm that is less than substantial.

- 4.18 Paragraph HE9.2 deals with substantial harm to, equating to the total loss, or near-total loss of the significance of a designated heritage asset. This part of PPS5 is not relevant to this statement because the nature and type of development proposed would not result in the substantial loss of significance of the listed building or the conservation area.
- 4.19 Paragraph HE9.4 deals with less than substantial harm to the significance of a designated heritage asset. According to this paragraph any such harm needs to be proportionately balanced against the benefits of the proposal. That is to say where there is harm, the justification for any potential harm should be proportionate to the degree of harm to caused to the significance of the asset in question.
- 4.20 Paragraph HE9.5 relates to conservation areas and world heritage sites, and it recognises that not all elements of a conservation area will necessarily contribute to its significance. The third sentence is of particular note, and it is quoted in full below:

*"When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the World Heritage Site or Conservation Area as a whole."*

## Local policy framework and policies

- 4.21 **Camden's** Local Development Framework (LDF) is a suite of planning documents that (in conjunction with national planning policy and the Mayor's London Plan) sets **the borough's** strategy for managing growth and development.
- 4.22 The Core Strategy sets out the key elements of Camden Council's vision for the borough and is a central part of the LDF. Core Strategy policy CS14 – seeks to conserving **Camden's** heritage and it is relevant to this statement. According to this policy, the Council will ensure that new development (amongst others):



- i. is of the highest standard of design that it respects the local context and character; and
- ii. preserves and enhances **Camden's rich and diverse heritage** assets and their settings, including conservation areas and listed buildings.

4.23 **Camden's Development Policies** also form part of the LDF and these set out detailed planning criteria that are used to determine applications. Policy **DP25 deals with conserving Camden's heritage, including listed buildings and conservation areas**. With respect to conservation areas this policy states that the Council will (amongst others):

- i. take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas; and
- ii. only permit development within conservation areas that preserves and enhances the character and appearance of the area.

4.24 With respect to listed buildings, the Council will only grant consent for alterations and extensions to a listed building where these would not cause harm to the special interest of the building.

## **Supplementary Planning Documents (SPDs)**

4.25 Although they are not part of **Camden's** statutory development plan, the SPDs are a material consideration in planning decisions.

4.26 Camden Planning Guidance – Design: Section 3 of the document deals with heritage. Paragraph 3.20 notes that alterations to a listed building are assessed on a case by case basis, taking into account the individual features of a building, its historic significance and the cumulative impact of small alterations. According to paragraph 3.22, the council will consider the impact of proposals on the historic significance of the building, including its features, such as:

- i. original and historic materials and architectural features;
- ii. original layout of rooms;
- iii. structural integrity; and
- iv. character and appearance.

- 4.27 Paragraph 3.29 acknowledges ways to improve the efficiency and environmental impact of historic buildings, and it states that the council will seek to balance achieving higher environmental standards with protecting Camden's unique built environment.
- 4.28 Paragraph 3.31 notes that many of the potential impacts of development on historic buildings and conservation areas can be covered through design and by conditions on the planning permission.
- 4.29 **The Jeffrey's Street Conservation Area Statement**: The document divides the Conservation Area into two **sub areas for appraisal**. **Jeffrey's Street falls into "Sub Area One"**, which takes in the original part of the conservation area before it was extended (i.e. as it was first designated in 1985).
- 4.30 **It notes of Jeffrey's Street** that each of the terraced houses makes an **individual contribution to the Georgian character and rhythm of Jeffrey's Street**, with detailing that unifies the terrace.
- 4.31 There is a section dealing with important views, but none of the views relating to **Jeffrey's Street** are relevant to **Nº 13**.
- 4.32 **Under the section dealing with 'current issues', the document states that the council supports good new design where the quality of development enhances the conservation area**. It also notes that rear or side extensions can lead to the degradation of the conservation area if carried out unsympathetically.
- 4.33 **However, under the 'guidelines' section, it is noted from the outset that conservation area designation is not intended to prevent all new development**. This section then sets out guidelines in a policy-like, numbered framework. Those that relate to rear extensions are considered below.
- 4.34 **JS19** notes that extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. It goes on to state that some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is compromised.

- 4.35 According to guideline JS19, rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but *its general affect on neighbouring properties and the conservation area will be the basis of its suitability* (my emphasis).
- 4.36 JS20: According to this guide, extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- 4.37 JS21 states that rear extensions will not be acceptable where they would **"spoil an uniformed rear elevation of an unspoilt terrace or group of buildings"** or would encroach significantly on the rear garden space or harm public views of rear garden/spaces.

## 5.0 ASSESSMENT

5.1 This section is structured into three parts:

- i An assessment of the significance of **Nº 13 Jeffrey's Street** and the **Jeffrey's Street** Conservation Area in the context of **Nº 13**.
- ii An assessment of the contribution of **Nº 13 Jeffrey's Street** to the significance of the **Jeffrey's Street** Conservation Area.
- iii An assessment of the effects of the proposed development on the significance of **Nº 13 Jeffrey's Street** and the **Jeffrey's Street** Conservation Area.

### **The significance of Nº 13 Jeffrey's Street and the Jeffrey's Street Conservation Area**

5.2 The assessment of significance focuses on the four components of heritage value, as defined in Annex 2 of PPS5:

- i archaeological interest;
- ii architectural interest;
- iii artistic interest; and
- iv historic interest.

#### *Nº 13 Jeffrey's Street*

5.3 It is plain to see that the house at **Nº 13 Jeffrey's Street** is not of artistic or archaeological interest. However it is of historic interest as part of an important phase of the development of the area, at a time when the historic character of the street, as it has largely survived to the present day, was established.

5.4 Architecturally, the largely unaltered facade is a fine example of a modest, early 19<sup>th</sup> century London terraced house, and the fact that it forms an integral and important part of a contemporary terrace adds to its architectural interest and to that of the remainder of the terrace (**i.e. it has important 'group value'**).

5.5 Despite that, the architectural interest and historic integrity/authenticity of the house has been compromised by unsympathetic changes, including the unsympathetic repointing, the basement window and the heavy frames of the first floor doors.

- 5.6 The rear elevation was not designed to the same standard and it is clear that this part of the building would always have been more informal and subservient. The rear elevation is of much less interest, both in terms of **Nº 13** in isolation and the terrace it forms part of: unlike the facade, here there is no real sense of an unspoilt or unified composition, as the piecemeal alterations visible from the rear garden of **Nº 13** attest to. The Fletton brick rebuilding of the upper part of the adjacent chimneystack is an obvious example, as are the numerous inserted windows along the length of the terrace. It is also noteworthy that the (apparently) neat row of rear extensions that is shown on maps of the terrace does not exist in reality, as the photo at appendix 2.16 demonstrates.
- 5.7 The inserted heavy framed casement window and associated crude reduction of the chimneybreast are alterations that have compromised the character and interest of the building, as have the UPVC pipes.
- 5.8 The rendered, single storey rear extension does not contribute to the significance of the building. Whilst the extension has historic origins, the extant structure is at best a replacement of a former washhouse/closet wing. The existing flat roofed, rendered and featureless structure has the appearance of a modern addition and it is difficult to see how this extension can be regarded as having any architectural or historic interest. Neither can this structure be described as adding to the character/quality (or special interest) of the building or the wider area.
- 5.9 Internally, so little has survived that it is perhaps easiest to refer to the original features, including the plan form where it survives, as the elements that contribute to the significance of the building (refer to Section 3 of this report). The remainder of the features, fixtures and fittings are neither of significance in their own right, nor do they contribute to the significance of the building; on the contrary, the modern additions are almost exclusively superfluous, low quality accretions that detract from what is left of the character of the building. It is reasonable to say that, on the whole, **Nº 13** has been internally altered to the extent that it no longer retains its original quality or character.
- 5.10 In summary, the building is both of architectural and historic interest. Its most significant aspect is its street frontage and group value. The rear elevation is of far lesser significance, and the interior is likewise of relatively low significance.

The rear extension is not of significance, and neither does it contain features, fixtures or fittings that are of any heritage value.

## *The Jeffrey's Street Conservation Area*

- 5.11 It is self evident that the **Jeffrey's Street** Conservation Area is neither of archaeological interest (at least spatially, and in terms of the built environment under consideration), nor artistic interest.
- 5.12 Essentially, the significance of the **Jeffrey's Street** Conservation Area stems from its historic origins and the quality, consistency and completeness of its late-Georgian and early-Victorian architecture and townscape. This includes not only the quality and character of individual buildings, but groups or ensembles, and the way in which these interact to form coherent streetscapes that are recognisably of consistent quality, interest and character.
- 5.13 In the wider sense, the conservation area has a small, but important place in the **legacy of London's** residential developments of the period.

## **The contribution of the Nº 13 Jeffrey's Street to the significance of the Jeffrey's Street Conservation Area**

- 5.14 **Nº 13 Jeffrey's Street** forms part of the area's early development and it makes a valuable contribution to the historic interest of the conservation area. Architecturally the building is of interest in its own right, but its contribution to this part of the conservation area stems from the fact that it forms part of a largely intact terrace, and the part it plays in the wider character of the streetscape, where the broadly contemporary terraces along **Jeffrey's Street** form a coherent early 19<sup>th</sup> century enclave.
- 5.15 **The rear elevation of Nº 13 is not a significant element in terms of the quality and character of the area, and it does not play an important role in terms of views into the conservation area (insofar as it is visible at all).** Neither is it part of a uniform rear elevation of an unspoilt terrace. The rear extension is visible only in oblique downwards views from the rear windows of nearby houses and this element makes no contribution to the significance, or the character and appearance of the area.

## The effects of the proposed development

### *Nº 13 Jeffrey's Street*

- 5.16 In essence, the proposals are for upgrading and improving the building in a way that is honest and expressed as contemporary, where it is appropriate to do so. The proposals include a modest, single storey replacement rear extension to accommodate the kitchen, which has been designed to read as a modern addition. It is proposed to remove all pastiche, applied and unauthentic late 20<sup>th</sup> century decorative features, such as the reeded door and window surrounds throughout the building. It is also proposed to replace the staircase with a reconfigured, like-for-like replacement, re-using original handrails, newel posts and balusters. Other improvements include replacing the roof structure for structural reasons and replacing modern windows with double glazed ones of similar or sympathetic design.
- 5.17 The facade will remain almost entirely unchanged. The alterations here include removing the timber stairs to the front area and slightly narrowing the modern basement level window, as well as blocking the doorway underneath the entrance (presently fitted with a modern door). The replacement sash window will be double glazed, but with slim frames and small panes, with slim glazing bars in keeping with the character and period of the building.
- 5.18 The modern ground floor window will be replaced with a double glazed one of similar design, with slim frames and glazing bars. The doors at the first floor will likewise be replaced with double glazed ones to match those on a 1965 photo (see appendix 3.11) that appears to be original, judging from the narrow glazing bars.
- 5.19 The existing roof structure has suffered damage and it is understood that the roof structure will need to be replaced (refer to the Design and Access Statement). The new structure will be a like-for-like replacement opportunity will be used to better insulate the roof, improving its thermal insulation. Replacing the damaged roof will help to secure the long term future of the building and it must constitute a significant benefit, along with improving the energy efficiency of the building. **In recognition of the unusual 'hipped butterfly' roof form**, it is proposed to leave the roof structure internally exposed. This will be appreciable as modern alteration, albeit based on the historic roof form and it

will add not only to the quality of the space, but also the appreciation of the building.

- 5.20 As part of this, the rear chimneystack will be rebuilt where it has been cut away. The thick framed 'dormered' casement will be replaced with frameless glazed slots, flush **with the natural slate rear 'mansard' slope**. The roof will remain legible as such and the glazed slots have been designed to be read as slim, elegant insertions that will compliment the simplicity of the building. These will significantly improve the quality of the staircase internally, but the rebuilding of the chimney and the replacement of the window would also improve the elevation externally. The remainder of the elevation will be rationalised by removing the UPVC pipes and relocating them within the chimneystack, leaving the elevation uncluttered.
- 5.21 Aside from the addition of the rear extension at ground level, the remainder of the elevation will be unchanged, save for lowering the window ground opening to form a doorway, with a slim framed door with rows of panes to echo the windows. It is noteworthy that the existing window, although original, is in a bad state of repair and would probably need to be replaced in any event. The lowering of the window will have a very limited effect on both the fabric of the building and the elevation itself (insofar as this would be visible at all).
- 5.22 The rear extension will be modern, although in terms of its external appearance, it is noteworthy that there will only be a single elevation that will be visible, and only from the rear garden of the property itself. The rendered wall and sliding doors here will not affect the interest of the building, especially in the context of the existing rendered extension (and in the interest of differentiating the extension as a modern addition). At ground level, the elevation will only be minimally altered, with the adaptation of the existing window and doorway openings. The external face of the building will be left as exposed brick. It is worth noting that a **'light touch'** approach was taken in the design of the rear extension: it is an addition that could, in the future, be removed without damage to the elevation.
- 5.23 The extension would not be readily visible from the surrounding area and where it would be visible, there can be no question that it would appear modest and subordinate to the host building. In the context of the existing extensions along



the rest of the terrace, there can be no doubt that the proposed extension would not affect the integrity or unity of the terrace.

- 5.24 The rear extension will significantly improve the quality of the building. It is integral to the removal of the ground floor kitchen, which presently ruins one of the principal ground floor rooms in the building. The new kitchen, with all of the associated services, built-in furniture drains etc. would be housed in the extension, which allows the more significant parts of the building to be restored to their original character and proportions. The associated loss of fabric to the rear wall will be minimal.
- 5.25 However, despite its modest size, mass and bulk, the extension has also been designed as a well considered addition that will add to the spatial quality and character of the building. The roof light **has been designed to create a 'corridor of light' that would be visible from the ground floor, through the stairwell of the reconfigured staircase**, creating an interplay between the new extension and the historic house. This is something of a bold architectural statement. However, the intervention has been carefully designed to breathe new life into the building without affecting its essential quality and heritage significance.
- 5.26 It is recognised that replacing the staircase with a reconfigured new one to match the existing is likely to be considered a contentious intervention, and one that would not normally be acceptable. Aside from the improvements to the circulation of the building and spatially/visually linking the modern extension with the older part of the building, it is relevant that the replacement staircase will be of the highest quality and craftsmanship, with joinery to match the existing down to small-scale detailing (where existing elements cannot be re-used).
- 5.27 Proper implementation of this can be ensured by condition, and it is worth bearing in mind that the existing staircase will, at some point in the future, require significant structural repairs such that its historic fabric would in any event be replaced over time. Given that the new staircase will be of the highest quality, and that the spatial and design improvements would create a quality and legible internal space, it is considered that the benefits of the reconfigured staircase would outweigh any harm resulting from the removal of fabric. Paragraph HE7.7 of PPS5 supports this rationale.

- 5.28 The alterations at the basement level would involve slightly lowering the floor level, which is a solid floor that was probably laid when the new drain was dug through the building in 1910. The other changes mainly relate to the plan form, where the stairs are to be removed and an ensuite bathroom added in the front bedroom. No significant historic features or fabric will be affected or lost, and the front-to-back plan form will remain legible.
- 5.29 The ground floor alterations are minimal. The kitchen will be removed and the room restored to its original character and proportions. Superfluous modern door surrounds, window surrounds, ceiling roses, dado and skirting will be removed. The door surrounds and skirting will match the original examples. The vertical sliding shutter will be reinstated, following upgrading of the front **window to a 'slimlite' double glazed one to match the** existing, with glazing bar profiles to match original windows.
- 5.30 With respect to the removal of modern detailing, the same will apply to the upper floors. The unauthentic first floor fireplace will also be removed. Again, the essential plan form will remain legible, with a bathroom accommodated in the rear room.
- 5.31 The second floor plan form will remain similar, although it will be reconfigured at the stairs in response to the new arrangement. The glazed slots in the rear wall will greatly improve the quality of the staircase. Spatially, the most significant intervention at this level will be the exposed underside of the butterfly roof structure – which will facilitate an appreciation of this unusual structure. The original front windows will be carefully restored.

## *The Jeffrey's Street Conservation Area*

- 5.32 The alterations to the frontage are very limited and these, to the extent that they will be visible, will have the effect of rationalising the elevation by removing clutter. This will result in a slight improvement, although on the whole the effect on the area will be limited because of the minimal nature of the changes.
- 5.33 The removal of the existing rear extension, which is neither visible nor noteworthy in terms of its character and quality, will leave the significance (or character and appearance) of the conservation area unaffected.

- 5.34 The replacement rear extension will not be visible from any public vantage points. Neither will it be visible even from the private rear gardens of the neighbouring houses. Indeed, insofar as views from adjoining properties are concerned, it will only be visible from above when looking obliquely down from the upper storey windows of the neighbouring houses. Insofar as the character and the appearance of the conservation area is concerned, the rear extension will have such a limited effect as to be negligible – especially in the context of the existing rear extensions elsewhere along the terrace, some of which rise to two storeys.
- 5.35 With respect to the alterations at the roof level, including the glazed slots in the mansard slope, it is notable that the glimpsed and filtered views of the upper part of the terrace, as seen through vegetation from the north through the gap in between the buildings on Farrier Street, is an incidental fragmentary view from outside of the conservation area. This view does not reveal the historic or architectural interest of the building, the terrace or the conservation area.
- 5.36 In any event, although more visible than the extension from the nearby rear gardens, the glazed slots will not stand out as particularly prominent, not least because they will be frameless and flush with the roof slope. The removal of the heavy framed existing casement, the rebuilding of the chimneystack and the removal of the UPVC pipes would all help to improve the elevation, to the extent that it would be visible from the surrounding area.

## 6.0 CONCLUSIONS

- 6.1 **Jeffrey's Street** formed part of the Camden Estate and it was laid out around at 1800, with development spread over the following two decades. **Nº 13 Jeffrey's Street** (originally numbered 2) forms part of a terrace that dates from this period; in the mid 19<sup>th</sup> century it was described as a 4<sup>th</sup> rate house.
- 6.2 **Nº 13 Jeffrey's Street is of historic interest as part of an important phase of** the early development of this part of Camden. The building is both of architectural and historic interest, and in both respects its most significant aspect is its street frontage and its group value with the remainder of the terrace. In this context it makes a small, but valuable contribution to the **Jeffrey's Street** Conservation Area.
- 6.3 The rear elevation was not designed to the same standard as the facade. It is more informal and subservient in terms of materials, design, fenestration arrangement and general quality and it has been compromised by unsympathetic alterations. As a result it is of much less interest than the facade, **both in terms of Nº 13 in isolation and the terrace** it forms part of. Unlike the facade, there is no real sense of an unspoilt or unified composition at the rear of the terrace. The rear of the terrace is also much less visible, with only glimpsed views of the upper parts publicly visible from the north, screened behind trees and seen through the gap in between the buildings on Farrier Street.
- 6.4 The existing rear extension lacks architectural or historic interest and it does not add to the character/quality (or special interest) of **Nº 13**, the terrace or the area.
- 6.5 Despite the survival of some modest original features, on the whole **Nº 13** has been internally altered to the extent that it no longer retains its original quality or character.
- 6.6 **Essentially, the significance of the Jeffrey's Street Conservation Area stems** from its historic origins and the quality, consistency and completeness of its late-Georgian and early-Victorian architecture and townscape.

- 6.7 Whilst the facade of **Nº 13 Jeffrey's** Street makes a valuable contribution to the architectural interest of the area, the rear elevation is not readily visible, but neither is it a significant element in terms of the quality and character of the area. It does not play an important role in terms of views into the conservation area.
- 6.8 The proposed alteration will leave the facade almost entirely unchanged. Where changes are proposed, the alterations here will preserve, if not improve the elevation.
- 6.9 Replacing the damaged roof structure is in the interest of the long term future of the building and, along with improving the energy efficiency of the building, this constitutes a significant benefit.
- 6.10 The proposed alterations to the rear elevation, including rebuilding part of the rear chimneystack, replacing the **thick framed 'dormered' casement** with frameless glazed slots and removing the UPVC pipes will improve the elevation, insofar as this will be visible. The glazed slots will also significantly improve the quality of the staircase internally.
- 6.11 The proposed rear extension will be modern, although there will only be a single elevation visible, from the rear garden of **Nº 13**. **It is a 'light touch'** addition that could, in the future, be removed without damage to the elevation. The extension would not be readily visible from the surrounding area and where it would be visible, there can be no question that it would appear modest and subordinate to the host building. It would not compromise the architectural integrity of the building or the terrace.
- 6.12 The new rear extension is a well considered addition that will improve the functionality and spatial quality of the building, and facilitate removal of the kitchen from the ground floor. Replacing the staircase with a reconfigured new one to match the existing is a bold intervention, but the replacement will be of the highest quality existing fabric will be reused. The new configuration creatively responds to the listed building to form a spatial and visual interplay between the historic part of the house and the new extension. Based on the merits of the design and the improvements to the spatial quality of the building it is considered to be an acceptable intervention in accordance with paragraph HE7.7 of PPS5.

- 6.13 The remainder of the alterations would, for the most part remove superfluous modern details, leaving surviving historic features unaffected. These will not affect the special interest of the building, whilst renewing the building and increasing its energy efficiency.
- 6.14 It is respectfully submitted that the benefits of the proposed development would outweigh any harm and on that basis warrant consent.

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Authored by: Ignus Froneman

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- ii. Map of St Pancras. 1834
- iii. Goad map. May 1900
- iv. Goad map. 1951
- v. OS Maps: London VII.12 1:1056 1870, 1894, 1934
- vi. Aerial photograph. 1971
- vii. Aerial photographs. 1965

#### London Metropolitan Archives

- i. **Letters about Jeffrey's Street. June-July 1985**
- ii. **Greenwood's map of London. 1827**
- iii. Ordnance Survey Map: London VII.12 1:1056, LCC revision. 1938
- iv. LCC/VA/GOAD/C: Goad map, revised to May 1957
- v. E/CAM/0142-0148:  
Deeds. Two messuages in Camden Street; one messuage in High Street; five messuages in Great College Street; seventy-three messuages in Jeffreys Street; eleven messuages in Priory Street; 7 Camden Square. 1792-1845 [all of these deeds were viewed; there **was not a deed for 73 messuages in Jeffrey's Street. The actual number of properties in Jeffrey's Street is 33]**
- vi. E/CAM/0563-0570:  
Deeds. Six messuages in Priory Street; two messuages in Jeffreys Street; thirteen messuages on West side, Great College Street. 1840-1846 [**the deed for the two messuages in Jeffrey's Street is not relevant.** The deed is for two properties at the south east end of the road]
- vii. SC/PHL/01/Box 347:
  - Photograph of 11-13 Jeffrey's Street. 1969
  - Photograph of 33-11 Jeffrey's Street. 1975
  - Photograph of 11-33 Jeffrey's Street. 1975

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## **Repositories consulted**

Camden Local Studies Library  
London Metropolitan Archives



**Appendix 1:** List Description from English Heritage's National Heritage List for England

TQ2984SW JEFFREY'S STREET 798-1/66/940 (North side) 14/05/74 Nos.11-33 (Odd) and attached railings

## GV II

Terrace of 12 houses. Early C19. End houses (Nos 11 & 33) and centre houses (Nos 21 & 23) stucco with rusticated ground floors; other houses yellow stock brick (upper floors mostly refaced) with stucco ground floors and 1st floor band. 3 storeys and basements. 2 windows each except end and centre houses with 1 window each. Round-arched ground floor openings except windows of end and centre houses being segmental-arched sashes. Doorways with reeded surrounds, radial or patterned fanlights and mostly panelled doors. Ground floor sashes mostly with margin glazing. End and centre houses upper floors with segmental-arched tripartite sashes; 1st floors with cast-iron balconies. Others houses with gauged brick flat arches to recessed casements with cast-iron balconies on 1st floors; 2nd floors, segmental-arched recessed sashes. Parapets; centre houses with blocking course.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.