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No. 9 Jeffrey's Street NW1 9PS  
London Borough of Camden

*A Heritage Appraisal of the Building and  
the Possible Impact of the Proposed Works*



September 2014 (Rev1)

# 1 PURPOSE OF THE REPORT

1.01 This report seeks to examine the heritage significance of No. 9 Jeffrey's Street, both internally and externally. Its historic importance will be reviewed together with the proposed works and their possible impact on the heritage significance of the building. This will be discussed in the context of local and national policies for managing change in the historic environment.

## 2 THE BUILDING

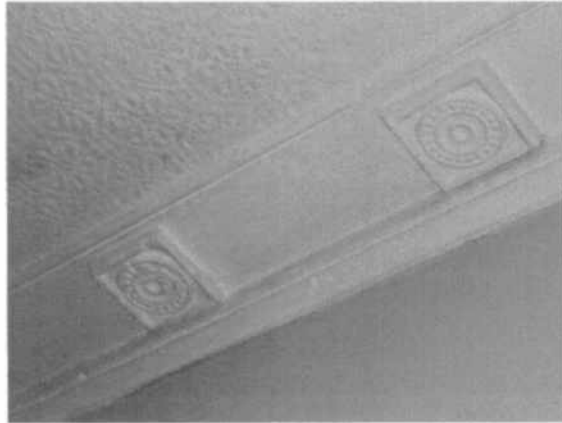
2.01 No. 9 Jeffrey's Street is an early 19<sup>th</sup> century stucco-faced two storey house over a basement. It is one of a unified terrace of four houses which are paired under a gabled pediment with a blind central window. The house pairs are linked by single storey blind stucco arcade containing front entrance doors to Nos.3, 5, &7. No. 9 has a recessed single entrance door bay at the eastern end of the terrace.



2.02 Nos. 3-9 Jeffrey's Street are smaller scale and slightly later in date than the taller houses in the remaining northern side of the street. The reduced scale is probably due to the constrained size of the site, fitted in between the corner buildings facing onto Kentish Town Road and the rear gardens of the terrace in that road to the north.

2.03 The interior of No.9 pleasingly simple with a limited number of decorative features. There is a neo-classical cornice with paterae in the entrance hall. The ground floor front room has lost its original cornice but retains some simple wainscot panelling. There is a poor quality modern timber chimney piece. There are panelled double doors to the rear room. This room has a simple moulded cornice, panelled alcove cupboards either side of a later 19<sup>th</sup> century iron fire grate.





2.04 The original timber staircase with square section balustrade survives to the first floor. The three rooms on this floor are completely plain with some renewal of ceilings in plasterboard.

2.04 The basement floor is now almost wholly modernised, with an opening between the front and back room and a ceiling finished in lacquered tongue and groove boarding.

### 3 DESIGNATIONS

3.01 No. 9 Jeffrey's Street is a Grade II Listed Building.  
The list description reads;

*14/05/74 Nos. 3-9 (odd)  
And attached railings*

*GV II*

*2 pairs linked semi-detached houses. Early C19. Stucco fronts with brick returns. Slated pitched roofs with central*

*tall slab chimney-stacks. 2 storeys and basements. 3 windows, central bay blind. Entrances in round arched site porticoes linked by a central blind arch to form arcaded screens. Square-headed doorways with reeded jambs, cornice-heads and panelled doors. Recessed sashes. Gable ends with moulded coping and plain band forming pediments.*

*INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol XIX, Old St Pancras and Kentish Town (St Pancras part II) London: 1938:49)*

- 3.02 All of Jeffrey's Street is included within the Jeffrey's Street Conservation Area (designated 12/11/85). The conservation area is divided into two parts and Jeffrey's Street is located in the northern area called Sub Area One.

## 4 HISTORY

- 4.01 The origins of local place and street names often lie in land owning families. Camden Town was named after Baron Camden of Camden Place, Kent, whose title was created in 1765. He was a major landowner in the parish of St. Pancras. He married the daughter and co-heir of Nicholas Jeffreys Esq, son and heir of Sir Geoffrey Jeffreys of Brecknock whose eldest son was created Earl of Brecknock in 1812.

4.02 The area that eventually was developed to form Jeffrey's Street was rural in nature until the beginning of the 19<sup>th</sup> century when housing development began to swallow up the open fields. By 1850, the coming of the North London Railway cast a blight on the area so that it became unfashionable. However, the small scale of Nos. 3-9 probably always meant they the houses were intended for the better-off artisan or junior professional class.

4.03 The terrace, Nos.3-9 Jeffrey's Street, is designed in a chaste neo-classical style, typical of the early years of the 19<sup>th</sup> century when London builder/developers sought to imitate the stucco neo-Greek architecture made fashionable by George Dance, John Soane and others.

## 5 THE POLICY CONTEXT

5.01 The policy guidance from Government is provided in the National Planning Policy Framework (NPPF). In Section 12 "Conserving and enhancing the historic environment", it states in paragraph 126, that local planning authorities strategies should take account of:

*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*the wider social, cultural, economic and environmental benefits that conservation can bring;*

*the desirability of new development making a positive contribution to local character and distinctiveness;*  
*and*

*opportunities to draw on the contribution made by the the historic environment to the character of place*

5.02 London Borough of Camden has produced a Conservation Area Statement (19/11/2002) for the Jeffrey's Street Conservation Area. Among the advice and guidance offered is the following concerning rear extensions;

*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, 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.*

5.03 English Heritage provides design and conservation advice in its publication; "London Terrace Houses 1660-1860"

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*.....The balance between preservation and change may not always be easy to strike. The aim should be to minimise the impact on the building while helping the owner to adapt the property to suit reasonable needs.*

5.04 Whilst English Heritage advises that extensions should generally utilise traditional forms and materials;

*However, there may be some occasions where a more modern design approach is acceptable.*

5.05 The Mayor of London's Spatial Development Strategy for Greater London supports the proper management and recognition of heritage assets in London.

5.06 London Borough of Camden has policies within the Local Development Framework that echo central Government's commitment to the preservation and enhancement of the historic environment (DP25)

5.07 Policy UDP NN31;

*In pursuing the preservation or enhancement of heritage assets, the council will require applicants to provide sufficient information to properly fully describe the proposal.*

## 6 HERITAGE SIGNIFICANCE

6.01 No. 9 Jeffrey's Street firstly has heritage significance as one of a neo-classical designed group of early 19<sup>th</sup> century listed buildings which make an important contribution to the character of the Jeffrey's Street Conservation Area. The buildings are also important as examples of one of the first developments in the area and an expression of a simple neo-classical vernacular.



- 6.02 No. 9 is also of significance intrinsically as a modest Regency terrace house which has broadly retained its original plan and some important, if simple architectural details.

## 7 THE PROPOSALS

- 7.01 The proposals involve minor internal alterations, some small works to the front elevation and an extension to the rear at basement level.
- 7.02 There are a number of existing original features that will be retained and restored as necessary. The existing original sash windows on the front and rear elevations will be repaired and restored. The basement staircase cupboards would be retained and renovated. In the ground floor entrance hall, the paterae cornice will be retained and the existing SVP will be repositioned as far as possible into the corner to reduce its intrusiveness.
- 7.03 The ground floor front room will have a replacement period chimney piece (subject to detail and LPA approval) and the wainscot panelling will be retained and renovated. Another consideration for the future would be the replacement of the modern ceiling coving by a moulded cornice as exists in the ground floor rear room, subject to LPA approval. The alcove cupboards in the rear room would be

renovated and an appropriate chimney piece restored subject to LPA approval.

7.04 On the first floor, the unsightly tank cupboard on the landing would be removed and the existing bathroom refitted.

7.05 The external alteration to the front elevation involves the provision of a clear glazed rectangular fanlight over the existing front door. The modern door canopy would be removed. The panelled front door would be paint-finish and not wood stain as exists. The front steps, currently covered in modern ceramic tiles would be reformed in York stone to match the original design. The modern external shutters to the front area windows would be removed.



- 7.06 The principal area of works proposed is the alterations to the basement and a rear single storey extension for a day room. The basement internal proposals would have a positive impact on the character of the building. Poor quality fittings would be removed. The modern boarded ceiling would be replaced by a plain plastered ceiling. The wide opening joining the front and rear rooms would be in-filled, restoring the original plan form of the basement. The basement rooms would be used for a bedroom and en-suite bathroom to the front part and a kitchen to the rear room. The existing bathroom partition (not original) would be replaced with a new partition with a borrowed light above the new bath.
- 7.07 The full-width dayroom extension would be linked to the basement via an opening in the existing rear elevation. This extension would be of lightweight glazed construction. Externally, there would be a small paved terrace and the remaining garden would be landscaped. This opening and linking of the rear basement kitchen and the new day room would provide a family-sized room while retaining the visual distinction between new and old work. The floor level would be dropped by approximately 300mm to alleviate the existing very low head height.
- 7.08 Proposals to the first floor are limited to refitting an existing bathroom and the removal of some modern cupboards. The existing blind window on the stair rear wall will be opened and a sash window to match the existing other original examples will be fitted to provide better light to the landing.

## 8 COMMENTARY

- 8.01 This simple but charming early 19<sup>th</sup> century building is in need of renovation and the current proposals will bring welcome repairs, renovations and new life to the building.
- 8.02 The external repairs to the front elevation and the internal works to all floors will have a positive affect by restoring or retaining historic plan form or details and finishes.
- 8.03 The house is of a small domestic scale and the proposed basement rear extension is of an appropriate size and height so as not to dominate the house rear elevation, obscure important architectural details or have an over-bearing effect on neighbouring properties. In fact, the basement rear elevation has painted brickwork and two modern doors of unsuitable design as well as a modern lean-to privy, which will all be removed or masked by the proposed extension.



8.04 As a small house generally of reticent neo-classical design, a low basement rear extension should be similarly visually lightweight and sparsely elegant rather than ornate or substantial. The use of slim dark metal framed glazing introduces an appropriate light-handed structure where a simple modern design has equivalence with the rather chaste architecture of the house. It will be possible to clearly observe the original house with a minimum of interference from the low-key extension. If executed successfully, this small extension has the potential to be an exemplar for other smaller houses where a rear extension is contemplated.

## 9 CONCLUSION

9.01 This project will result in this listed building being fully renovated while respecting the historic character, plan form and details of the house. The proposals conform to the spirit and requirements of national and local policy for change in the historic environment.