

8 JEFFREY'S STREET, NW1 9PR
DESIGN & HERITAGE STATEMENT

HISTORY

This Grade 2 listed house is part of an early 19th Century terrace within the Jeffrey's Street Conservation Area.

1. BASEMENT SHOWER ROOM

This modern infill structure was built after permission was granted 7 October 1977 (ref. HB1721). We propose to replace the current uninsulated concrete floor with an insulated floor incorporating underfloor heating. As the room has no natural light or ventilation, we propose to add a narrow window in the (modern) rendered rear wall, reflecting the vertical proportions of the adjacent glazed screen to garden.

2. ROOF / LOFTSPACE

The roof needs repairs and reslating. Connected with this work, we propose to incorporate insulation in roof construction, provide lead flashings, repair the rooflight in the rear pitch and incorporate a new conservation-grade Velux rooflight. We also propose to open out a portion of the Floor 2 rear bedroom ceiling to allow partial use of loft space.

3. FRONT WINDOWS

The front elevation of this house has been insensitively altered, incorporating concrete lintels during rebuilding of the upper portion, and replacing sash windows with a typically late Victorian glazing bar arrangement. We propose to fit timber sashes with historically accurate six-over-six pane arrangement for Floors 1 & 2 and arched glazing bar pattern for the Ground floor window as in No. 19 Jeffrey's Street, which appears the most likely original arrangement. In the interests of energy conservation, we are including slim-edge double-glazed units which allows for true glazing bars of the original slim profile. This system was approved, for example, in Listed Building application 2013/33623/L for Flat H, 15 Gloucester Avenue, NW1. For the fanlight, currently a plain sheet of glass, we plan to follow the early 19th Century pattern metal tracery as in Nos. 25 & 27 Jeffrey's Street. Finally, we propose to replace the concrete lintels to the two upper floors with historically accurate flat gauged brick arches.

Dale Loth
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