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27 Jeffrey's Street NW1 9PS
London Borough of Camden

A Heritage Appraisal of the Building and the Possible Impact of the Proposals for Minor Internal Alterations.

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1 Introduction

1.01 This appraisal seeks to describe the heritage significance of this building both intrinsically and within wider historic good practise. The possible impact of the internal proposals on this significance will be investigated.

2 The Building and the Context

2.01 No. 27 Jeffrey's Street forms part of the terrace, Nos. 11-33, situated on the north side of the street. This terrace is listed Grade II, is of group value and lies within the designated Jeffrey's Street Conservation Area. The listing description reads;

14/04/74 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. Other 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.

3 The Proposals

3.01 The proposals concern minor alterations to the ground, first and second floors;

GROUND FLOOR

The wall between the entrance hall and the front room was largely removed some years ago. This was an alteration that has had a detrimental effect on the buildings character. It is proposed to restore this wall, including a pair of sliding doors that would be housed within the thickness of the restored stud wall.

FIRST FLOOR

(i) The front windows would be carefully repaired with rotten or damaged fabric replaced as necessary to match the original in material, design and finish.

SECOND FLOOR

It is proposed to remove the existing modern bathroom from the rear room and construct a stud frame partition to form a new shower/WC, with a single bedroom to the rear and a double bedroom to the front. The proposed

shower/W.C. would be contained within the rear room. The front bedroom would be unaffected. The proposal would involve a new partition in the rear room and a new door to each the original pattern of bedroom doors.

4 Commentary on Heritage Significance and the Policy Context

4.01 For proposals to be acceptable, they must not result in the loss of significant historic fabric, planning or features of heritage significance.

4.02 The heritage significance of No. 27 resides firstly in its contribution to the architectural and historic character of the terrace (Nos.11-33 Jeffrey's Street) and the part this terrace plays in forming the special character of the Jeffrey's Street Conservation Area. No. 27 is intrinsically of heritage significance as a listed building, retaining many original features both externally and internally, including an intact plan form.

4.03 Government guidance on change in the historic environment is given in the National Planning Policy Framework (NPPF). Section 12 "Conserving and enhancing the historic environment" states in paragraph 126 that local authorities should take into account when considering applications, the desirability of sustaining and enhancing the significance of heritage assets. Local authorities should also take account of;

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

4.04 The extent of this proposal falls within the guidance criteria offered by Historic England (London Terrace House 1660-1860) where it is advised that

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Internal alterations

Listed Building consent is required for all alterations which affect the character of the interior of a listed building, whatever its grade. Interiors should always be considered even if they are not referred to in the list description. Normally individual features of interest should be retained and left in situ, and fully protected during the course of any works. Some features or early wallpapers may survive hidden behind later linings and care should always be exercised to avoid unnecessary damage.

The domestic plan form of London terrace houses is an important part of their character and special interest. As a general rule, proportion and integrity of the principal rooms at ground and first floor levels, together with the primary and secondary staircase compartments, should be preserved. Normally, such areas should not be subdivided. Elsewhere, a greater degree of flexibility may be possible, although the original plan form and features should remain clearly discernible. Any alterations should be reversible.

4.05 The Mayor of London, through his London Plan, supports the aspirations of local and national policies for managing change in the historic environment.

4.06 The London Borough of Camden has planning policies aimed at protecting historic buildings and places;

DP24 - Securing a High quality of Design

DP25 - Conserving Camden's Heritage

5 Commentary on the Proposals

GROUND FLOOR

5.01 The proposal to reinstate the wall between the ground floor entrance hall and the front room is to be welcomed as a restoration of the original plan. The proposed doors that would slide within the wall cavity are a feature sometimes seen in Regency houses, allowing rooms to be opened up for entertaining and closed for more domestic use.

FIRST FLOOR

5.03 The existing windows to the front elevation are in a poor state of repair. It is proposed to renovate and repair the joinery retaining its existing design, materials and finish. This is a welcome conservation repair of historic fabric.

SECOND FLOOR

5.04 The two rooms on this top floor of the house are currently used as a bedroom with the rear room converted to a bathroom. There are few surviving features in what

were probably always simple rooms. The fireplaces and chimney pieces are no longer in place. The proposal is to create a small shower room within the rear room.

5.05 The Historic England guidance in “London Terrace Houses 1660 to 1860” points out that the principle floors (the ground and first) are of particular importance, together with the staircase compartments. Elsewhere, such as here on the second floor, more flexibility is possible. This is especially so when the proposed changes are modest and reversible and no features of interest would be lost. The proposed shower/WC would occupy less space than the current bathroom and would allow, to an extent, the restoration of a two-bedroom plan on this second floor.

6 Conclusion

6.01 These internal proposals are modest and sympathetic. The proposals would not involve the destruction of historic fabric or features of importance. The current revision of the original proposals are as a result of discussions with the local authority and echo the conclusions of those discussions.