

4.1 Site Location

The Site is bounded by the small road of Jeffrey's Place to the north and west, no.9 Jeffrey's Place to the south-west, the rear gardens of dwellings on Ivor Street to the south and east and no. 6 Jeffrey's Place to the east.

4.2 Site Description

7-8 Jeffrey's Place was subject to a high-quality conversion scheme in 2015/2016 to residential dwellings. The development site is confined to the roof area of this conversion, which is currently a flat roof covered in roofing felt with a steep wooden access stair rising up from the stairwell in the north-east section of the building.

4.3 Identification of Heritage Assets

Jeffrey's Street Conservation Area

Jeffrey's Street Conservation Area was first designated in 1985 and in 2002 a further area was added to the north-east. The area is bounded by Camden Street and Kentish Town Road to the west, Farrier Street to the north, Rochester Place and part of Royal College Street to the east and Bonny Street to the south. The character and appearance of the conservation area is largely defined through its character as an enclave of quiet residential streets and narrow lanes, intermixed with former commercial premises between the busy roads of Camden Street and Royal College Street. In addition, the very large brick viaduct of the North London railway dominates the southern end of the Conservation Area. Most buildings date from the nineteenth-century with a few late eighteenth-century townhouses.

The Jeffrey's Street Conservation Area Statement (adopted November 2002) splits the Conservation Area into two-character areas. Sub area one, which covers the area first designated in 1985, and sub area two concentrating on the 2002 additions. Sub area one includes the whole of the viaduct to the south and the fairly secluded block of streets, some with stone sets, of Prowse Place, Ivor Street and Jeffrey's Place. The



Figure 4.1: 7-8 Jeffrey's Place



Figure 4.2: 7-8 Jeffrey's Place and the adjacent properties



Figure 4.3: View toward the Site (Site not visible) from Jeffrey's Street



Figure 4.4: 8-10 Ivor Street

appraisal addresses the character and appearance of each street in turn as well as noting important views, which include 'Jeffrey's Place to the rear of Royal College Street properties' and 'Jeffrey's Place to rear of Ivor Street properties'. The appraisal also notes buildings that make a positive contribution including Nos. 5,6,9, 12-19 and 20 Jeffrey's Place, but notably not 7-8 Jeffrey's Place. (However, conversely, 7-8 Jeffrey's Place is marked on the area map as a building that makes a 'positive contribution to the character of the Conservation Area.')

8, 9 and 10 Ivor Street

A Grade II-listed terrace of three double-fronted houses, built between 1836-37. The buildings are in a fairly late classical style, displaying parapets with recessed panels to Nos. 9 and 10 and moulded cornices to Nos. 8 and 9. All stuccoed. A protruding band runs along the first floor across all three dwellings. The doorcases all appear to be contemporary to the build date, but the windows are mid-nineteenth century or later replacements. The console brackets to No.8 are also of a later date.

Nos. 4 - 20 Jeffrey's Street, No. 10 Prowse Place and attached railings

A Grade II-listed terrace of 10 houses recognised for group value. The buildings are of an early nineteenth-century build date, erected c1810-1820. In yellow London stock brick and stucco ground floors, each of the dwellings has a basement with three further storeys. Most have recessed sashed, some with later replacements and all have cast iron balconies to the first-floor windows. The cast-iron railings have urn or acorn finials in places. No.10 Prowse Place was previously No.2 Jeffrey's Street.

5. ASSESSMENT OF SIGNIFICANCE

5.1 Assessment Methodology

The assessment methodology used here for assessing the significance of the identified heritage asset and its settings, and the non-designated heritage asset is the framework set out in Historic England's best-practice guidance document Conservation Principles, Policies, and Guidance (2008)⁵. Broadly, this proposes the use of four key heritage values – evidential, historical, aesthetic, and communal – in assessing what makes a place and its wider context special.

The four values are defined summarily as follows:

Evidential value derives from the potential of a place to yield evidence about past human activity.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

5.2 Assessment of Identified Heritage Assets

7-8 Jeffrey's Place

7-8 Jeffrey's Place holds some heritage interest for its historical value as a factory building set within residential surroundings in a busy part of what is now Camden Town. The building as the former pipe factory for B.Barling & Sons holds further historic interest through this association. The building also now holds some exterior aesthetic interest following the sympathetic

restoration during its conversion to residential in 2015/16. This aesthetic value is held almost entirely by the front and flank facades however, given that the rear of the building possesses a significantly more utilitarian appearance, appearing rather ugly in its wider context. It includes large, purely functional stair towers. The building is largely visible from Jeffrey's Place, and its primary visual contribution to the Conservation Area lies in relation to this aspect. There are, however, some views from Ivor Street, and through a narrow gap between buildings on Prowse Place; in both of these views, it is the rear elevation that is primarily visible.

The development site (the roof) itself holds negligible heritage value within the wider interest of the building, formed as it is of the roof space and access stair. The heritage interest held by 7-8 Jeffrey's Place is not of an extent that it should be afforded special status via listing or local listing, but it does make a positive contribution to the character and appearance of the Jeffrey's Street Conservation Area. It is clear that the works that took place during the residential conversion have served to enhance its significance overall, and contributions (which include the reinstatement of the historic 'B. Barling and Sons' lettering to the front of the building) have increased its significance overall, and its contribution to the character and appearance, and legible significance, of the wider Jeffrey's Street Conservation Area.

Jeffrey's Street Conservation Area

Jeffrey's Street Conservation Area is of medium heritage significance as a whole, as an area warranting national protections via designation. The Conservation Area is of reasonable quality, with very few buildings detracting from its character and appearance. It also contains a number of grade II-listed buildings. The primary significance of the area is derived from its character and appearance, which in this part of the Conservation Area is principally defined by its overall residential character, interspersed with former small-scale factory buildings and the proximity of the railway line to the southern end of the area, giving it a more mixed appearance.

However, the close urban grain and the often low intervisibility between streets means the character and appearance changes quickly between domestic or more industrial in quite a small geographical area. Jeffrey's Place specifically contains a higher degree of late nineteenth century and twentieth-century built urban grain, including the row of modern 1970s terrace houses on its north side. The south side of Jeffrey's Place is described in the Conservation Area Statement (2008) as being comprised of a 'mixture of workshops and commercial buildings.' No. 4 Jeffrey's Place is of 'no architectural or historic interest' meanwhile the Conservation Area Statement says 'no 7/8 is out of scale and character with the surrounding area, consisting of a tall bulky three storey building with rendered façade and metal windows.' As discussed above, the recent removal of the render to the front and replacement of the windows has greatly improved the appearance of the building and as such the 7-8 Jeffrey's Place is now considered to contribute to the appearance of the Conservation Area as a whole, despite its comparatively larger proportions.

8, 9 and 10 Ivor Street

8, 9 and 10 Ivor Street are of high heritage significance as a whole, for their special historical and aesthetic interest as reflected in their national designations at grade II. The special interest in 8, 9 and 10 Ivor Street is found in their classicised aesthetic character and relative regularity of form, consisting of three double fronted cottages, with similar, although not exactly the same detailing. Whilst their windows appear to have been later replacements, although still sliding sashes, they are pleasant, although architecturally very late in style, example of a town cottage and a pleasing addition to the street scape. The buildings are also of historical interest. They were built in 1836-7 before the railway line was erected, whilst the use of their original rear gardens firstly for workshops and then for increasingly commercial and factory premises, including part of the Site, demonstrate how their surroundings changed to relate to the economic demands of the time.