

7 Jeffreys Street NW1 9PS



Heritage Statement

Heritage Statement for lower ground floor rear extension at 7 Jeffreys Street,
London, NW1 9PS.

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Existing Building

The existing building is an early 19th Century stucco faced 2-storey house over a lower ground floor basement. It forms as part of a row of terrace houses which are paired under a gable pediment with a blind central window. The house pairs are linked by single storey blind stucco arcade containing front entrance doors permitting access in to the buildings.

The buildings for no. 3-9 Jeffreys Street are smaller scale and older than that the larger houses along the northern side of the street. The smaller scale may be as a result of site constraints.

Designations

No. 7 Jeffreys Street is a Grade II Listed Building.

Jeffreys Street is included within the Jeffreys Street Conservation Area (designated 12/11/85). The designation is divided in two parts and Jeffreys Street is located in the northern area called Sub Area One.

Local History

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 land owner 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 made Earl of Brecknock in 1812.

The area that eventually was developed to form Jeffreys Street was rural in nature until the beginning of the 19th 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 un or professional class.

The Terrace, no. 3-9 Jeffreys Street, is designed in a chaste neo-classical style, typical of the early years of the 19th century when London builder/developers sought to imitate the stucco neo-Greek architecture made fashionable by George Dance, John Soane and others.

Proposal

The proposal is extension to the rear lower ground floor level.

The proposal aims to retain and respect the original features of the building. The rear extension itself has been designed as a period style extension, rather than a modern design, to resonate with the architecture of the existing property. Furthermore, new proposed windows and doors shall match the existing stucco windows at the rear elevation of the property.

The internal proposal for the extension aims to have a positive impact on the character of the building, poor quality fittings would be removed. The extension would replace the small stucco window at the rear of the property with a larger opening, allowing more light in to the room and creating a better living space. This will be supplemented with a skylight, again with a period style design to match the architecture of the existing property. The existing lower ground floor

plan will remain largely intact, providing a cellar, utility room and bedroom, the extension will combine with the existing kitchen and dining room to create an open plan space.

This extension would be of lightweight glazed construction. The remaining garden space will remain untouched and unaffected by the proposal. This proposal would provide a family-sized room while retaining the visual distinction between new and old work.

This 19th Century building is in need of renovation and the current proposal will bring welcome repairs and new life to the building, while keeping in line with its existing design and architecture.

While the property is of a small domestic scale the proposed lower ground floor rear extension is of an appropriate size and height so as to not dominate the house rear elevation, obscure important architectural details or have an impact on neighbouring amenities.

Proposal commitments:

- The materials used in the exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.
- The proposals are similar to other extensions in the area.
- The proposal has been designed to respect the form the existing building.
- No windows are to be installed in the side elevation.

Conclusion

The design has been based on the following principles: A domestic extension to update and modernise a tired residential building; while respecting its historic character, plan and details. To ensure that facing materials in colour and form respect the local surrounding development.