



DESIGN & HERITAGE STATEMENT

8 JEFFREY'S STREET, LONDON, NW1 9PR

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**SQUARE FEET ARCHITECTS**

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## HISTORY

8 Jeffrey's Street is a Grade 2 listed house on the south side of the street, part of an early 19th Century terrace within the Jeffrey's Street Conservation Area. The house is a single family dwelling of three storeys and basement that has undergone a series of alterations, extensions and restorations. Whilst the front elevation has largely been reinstated to its original appearance the rear has been altered in an unsympathetic manner that not only detracts from the character of the conservation area, but has also created an impractical and inefficient internal arrangement.

This application for planning permission and listed building consent aims to redress the balance between the historical context and the requirements of modern family living.



rear elevation



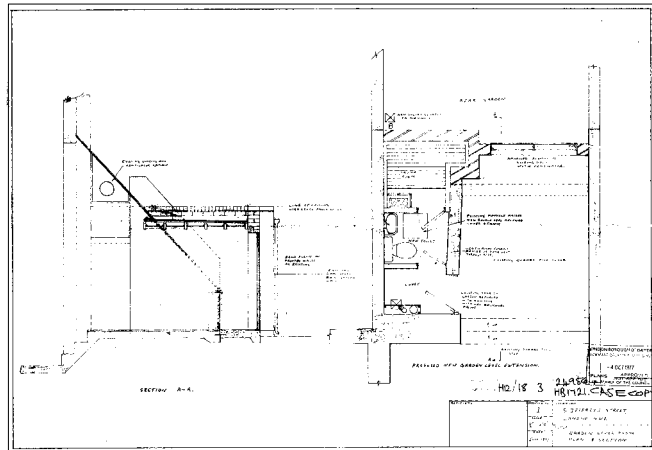
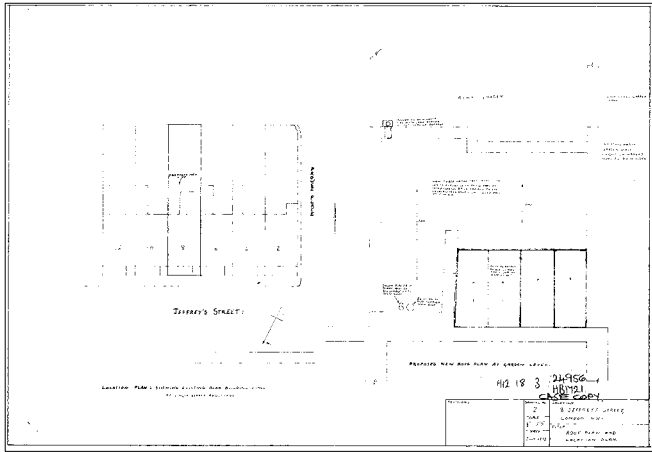
roof terrace & sloping glazing



view west to adjacent houses



view east to adjacent houses



## PREVIOUS APPLICATIONS

Approval was granted in October 1977 (ref: HB1721) for alterations to the rear of the house including an infill at basement level to reconfigure the rear extension as a full width element. It is unclear at this stage how much of the original form of the rear existed - the submitted drawings (see left) are imprecise but it does seem that earlier alterations had been carried out involving floor levels and the addition of a large plane of sloping glazing extending down from above the ground floor almost full width.

This gave the rear elevation a distinctly 'modern' appearance that has now become not only very dated but also a source of extreme heat loss.

In January 2015 listed building consent was granted for replacing the front windows, internal alterations, the addition of a window to the rear and re-roofing, (ref; 2014/7423/L).

This was the first stage in a gentle restoration and upgrade of the house. Repair and re-slatting allowed effective insulation to be incorporated in the roof. The front elevation had concrete lintels over non-original sash windows with a typical late-Victorian glazing bar arrangement; these were replaced with gauged brick arches and new windows with six over six panes incorporating slim double glazed units.

## PROPOSALS

The proposals centre around the removal of the storey height sloping glazing to the rear elevation. This was installed pre-1977, has negligible insulation value, is draughty and leaking yet also a significant source of overheating from the southerly aspect. At night it also allows a lot of light from the house to spread out into the local environment. Removal allows the large opening in the rear elevation to be infilled to recreate a window pattern similar to the original and to match the adjacent houses, incorporating double glazing to improve energy performance.

Internally the ground floor currently has a balcony overlooking the basement below the sloping glazing. This alteration, the date of which is unclear, also involved the re-positioning of the staircases from basement up to first floor level resulting in a loss of the original room shapes. The proposals include the relocation of these staircases to the opposite party wall, restoring the original plan arrangement and tying in with the rear elevation.

The stair is configured to relate to the levels of the rear basement, which is higher than in the main part of the house, and the flat roof over the rear extension. This roof has operated as a terrace for at least 26 years when the current owners bought it. (It was included by the agents as part of the house particulars). It is likely that the terrace was formed as part of the 1977 alterations.

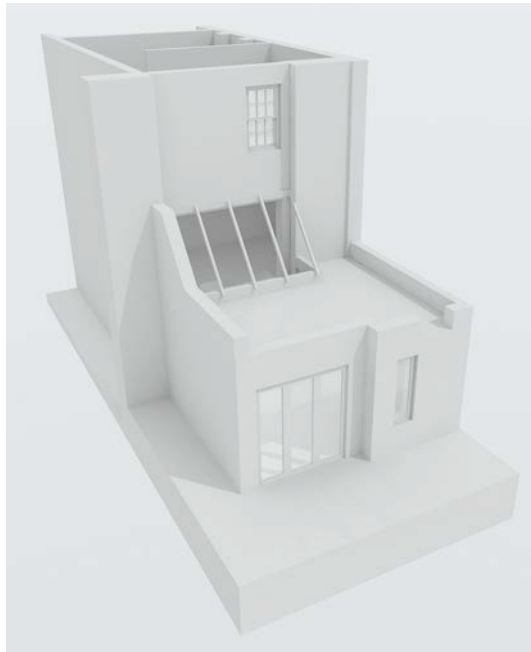
Access had previously been via a timber stair from the garden, but the proposals allow access from the new staircase via new glazed doors with a small area of glass roof over.

A simple balustrade in painted metal with a timber rail will be added to improve the protection currently provided by a parapet upstand.

At basement level the wall between the Kitchen in the front and the Dining room to the rear includes a wide door opening and a panel of glass blocks. In order to increase the natural light to this level a new wide opening is proposed to link the spaces. The beam over, together with a column placed to line with the edge of the new staircase, (relocated in its original position), will serve to acknowledge the original room layout.

The existing glazed doors to the basement Garden Room are in poor condition and need replacement. The proposals include for new high performance sliding folding glazed doors in powder coated aluminium frames. The glazed assembly from the staircase to the terrace will use matching materials such that these elements will read clearly as new additions to the historic form.

The new window at ground floor level to the Living Room, set in an opening with a brick arch to the head to match the original window above, will be a painted timber sliding sash with slim double glazed units. The sashes are shown without glazing bars in order to identify this as a modern reinstatement.



existing



proposed

## SUMMARY

These proposals aim to build on the work carried out in 2015 to reinstate the significance of the listed building whilst providing much needed updating to modern standards. Removal of earlier insensitive alterations will help restore the balance of the rear elevation to match adjacent houses in the terrace and the Conservation Area as a whole. These latest measures will also significantly improve the energy performance of the house in response to Camden's current guidelines.

The changes will have no effect on the neighbouring houses to each side.

The rear alterations at lower level are largely unseen from public realm, but the removal of the sloping glazing will restore the integrity of the terrace when viewed from Prowse Place.