

**101–103 OAKLEY STREET  
London SW3**

Royal Borough of Kensington and Chelsea

A standing building assessment

National Grid Reference: 527190 177950

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## Summary

Assessment in July 2006 of three adjacent terraced houses at 101–103 Oakley Street, SW3, has found evidence for their construction, use and development from about the mid-1850s onwards. They are at one end of a terrace of similar houses, all originally single-household residences typical of London at that period, and among the first houses to have been built in Oakley Street. By 1939 Nos 101–103 were a boarding house containing bed-sitting room flats, and later still the three buildings were joined together internally on every floor. The terrace is statutorily listed, grade II, and original features of the form and decoration of the houses survive internally as well as on the street front. Their listing is justified, and is considered to be highly compatible with their possible reversion to single-family residences.

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## 1 Background

1.1 This assessment was commissioned in anticipation of a requirement by the local planning authority, the Royal Borough of Kensington and Chelsea, in connection with proposed reversion of the buildings, at 101–103 Oakley Street, London SW3, from multiple occupation to three single residences.

1.2 These three buildings, and the terrace of five other houses of which they form the southern part, are statutorily listed as being of special architectural or historic interest, grade II, and any substantial alteration to them would require listed building consent in addition to planning consent, and therefore consideration would have to be paid to the various aspects of the buildings that are of special architectural or historic interest. The buildings are also in a conservation area, No 19, 'Cheyne', designated by the Royal Borough, and alterations to the buildings should preserve and enhance the appearance and character of the conservation area.

## 2 Aims, scope and method of assessment

2.1 The main aim of this assessment is to make a considered statement as to the architectural and historic interest of the buildings at present on this site. An assessment such as this should therefore comprise firstly a description of the buildings as they now exist, referring to their location, method of construction, materials, character, appearance and setting. Secondly the assessment should consider the history of the buildings, determining the date (or dates) of their construction, their original form and purpose, and the extent and purpose of subsequent changes, at least in outline. Thirdly an account should be offered of the significance of these various aspects of the buildings.

2.2 Examination of the physical fabric of the buildings has been limited to whatever was obvious in their exterior, and as much of their interior as could be seen easily. Not all of the interior was accessible: the buildings are subdivided internally and bed-sitting rooms are let out to various tenants. This examination has resulted in drawings, notes and photographs which will be deposited in due course in the Museum of London archaeological archive, under the site code OKK06.

2.3 The historical information derives largely from documentary evidence, but this could be qualified and augmented as a result of further physical examination of the fabric of the buildings. The most useful and easily available documentary evidence consists of street directories and maps, and these have been consulted in the Local Studies Library at Kensington and Chelsea Central Library, the London Metropolitan Archives, the Family Records Centre and the Museum of London library. More documentary research could be carried out to amplify and clarify the history of the buildings, were this desired.

2.4 No previous study of these specific buildings appears to exist. The relevant volume of the *Buildings of England* (Cherry and Pevsner 1991) mentions Oakley Street in passing, as containing 'regular stately terraces of c 1850–60 on each side' (ibid, 583). A short guide to the conservation area (RBKC 1983, 51) refers briefly to 85–108 Oakley Street as a group (see 4.3 (G), below).

2.5 Several documents provide a framework within which to consider the significance of the buildings. *Planning Policy Guidance 15: planning and the historic environment* (DoE 1994) states the criteria used for statutory listing of buildings, as being of ‘special architectural or historic interest’, and indicates how they are to be applied. English Heritage also provides guidance with regard to the treatment of buildings in conservation areas, and explicitly considers the merits of buildings other than those already statutorily listed (EH 1995), relevant to considering the architectural or historic interest of buildings that are not statutorily listed. The Royal Borough of Kensington and Chelsea’s Unitary Development Plan contains relevant information and advice (2002, sections 12.3 and 12.4).

### 3 Location, description and history of the buildings

3.1 The buildings are situated at the north end of Oakley Street, near its junction with King’s Road, on the west side of the street (Ordnance Survey national grid reference to the approximate centre of the site: 527190 177950; Fig 1).

#### *Description*

3.2 The buildings have been statutorily listed, grade II, since 1984. Their listing description, intended mainly to identify them, is as follows:

Nos 101 to 108 (consecutive). Group Value. Circa 1860 [but see below for revised date of construction]. Terrace. Three storeys plus attic storey and basement. Two windows. Brick. Channelled stucco to ground floor. Plain entrances approached by steps. Area railings. Full-height 1st-floor windows have dentil cornices and window guards. Dentil cornice above 2nd-floor windows. Crowning cornice and blocking above attic storey.

3.3 The buildings may be more fully described, identifying aspects of special note (Figs 2–9), as comprising four storeys with a basement, constructed of brick, the facing bricks being light brown–yellow. The front is set back a short distance from the street, to provide a narrow basement area below pavement level. The ground floor of the house is raised above ground level externally by about 1m, to make a more impressive, raised entrance and incidentally allowing more light into the basement. Each house is entered by a front door, without a porch or other decoration, reached up short flight of steps, and by a basement door approached by steps down into the basement area from the pavement. At the rear a narrow wing projects, and there is a garden door at its base; there are steps down from ground level at the rear to another basement door in a narrow rear basement area. The front basement area and steps to the front door are railed off with wrought-iron railings with finial decorations; the rear areas are now railed with tubular steel.

3.4 The individual houses are two bays wide, with channelled stucco applied to both the front elevation, up to the level of the 1st-floor window sills, and the rear, to the level of the ground-floor window sills. The front windows are dressed with stucco, the full-length 1st-floor windows in particular being surrounded by moulded architraves. Two cornices project above, a large principal cornice above the 2nd-floor windows and a narrower, shallower cornice above the attic-storey windows. The latter forms a parapet hiding the roof, or roofs, from the street. Each house has in effect two roofs, each roof forming a single pitch against the party wall to either side, with a central valley running between the roofs from front to back of the house. The roofs are slated. (The roofs are more easily seen from the rear of the buildings: Fig 6.)

3.5 The internal layout of each house is similar, and conforms to a standard plan established for London houses by the 18th century (Figs 2 and 3). The two-bay width of each house allows for a stair compartment and landing passage on each floor in one of the bays, behind the main front door, and at least two rooms on each floor in the other bay, one room to the front and the other to the rear. Two chimney stacks, serving fireplaces originally in these rooms, are incorporated in the adjacent party wall. A much smaller, secondary stack rises from the projecting rear wing. The latter wing is in line with the stair compartment, one bay wide, and contains another room on each floor. These rear rooms are entered from an intermediate stair landing at the rear of the stair compartment, and their floors are therefore at a mezzanine level in relation to the main floors of the house. The highest floor in this rear wing was originally at the level of the stair landing between the 1st and 2nd floors, and the chief subsequent alteration to the rear of the houses has been to raise this wing another storey. Other alterations include the conversion of the two main rooms on each floor into bed-sitting rooms. These rooms may be fitted with their own cookers or gas rings for cooking, but they share bathrooms and WCs usually fitted in the mezzanine rooms of the rear wing. Subsequently the three houses have been joined internally. The houses have been made intercommunicating on each floor, except for the basement, by inserting a partition wall across one of the two main rooms on each floor, running between the stair landing and a new doorway opened up between adjacent houses. The stair compartments are all to the west in each house, with the result that the easternmost house, No 103, does not need this additional internal passage. A further small external sign of common ownership, or at least management, is the fact that the steps up to all three front doors have been similarly tiled, in a relatively recent repair.

3.6 The gardens were originally separated from each other by brick walls. The wall between the gardens of Nos 102 and 103 has been removed, and a shed containing a central heating boiler serving all three houses has been erected along the surviving wall between Nos 101 and 102. The gardens were originally longer, and as much as half of their length has been taken for another, infilling property to the west, where a house has recently been constructed.

### *History*

3.7 Oakley Street was laid out in about 1850, on land then occupied by nurseries, market gardens and a few private houses (VCH 2004, 'settlement'). The land was part of the parish glebe, meaning land owned by the church for the support of the incumbent clergyman of the parish. In the case of the parish of Chelsea the incumbent was a rector, who relied for his income on the product of tithes and glebe, rather than a vicar, who was paid an annual stipend. The main area of glebe land was a field, called Parsonage Ground, lying between the Rectory on [Old] Church Street, to the west, and modern Margarett Terrace, to the east, and between King's Road, to the north, and the line of Upper Cheyne Row, to the south. Oakley Street thus crossed the glebe land from north to south near its eastern edge. In 1825 three private acts of parliament had allowed 'the rector to grant building leases for 33 acres of glebe' (VCH 2004, 'land ownership').

3.8 The date of about 1850 for laying out the street is confirmed by Kelly's directories of 1846, 1853 and 1857, and the census of 1851. The 1846 directory contains no references to Oakley Street, whereas the census in March 1851 (HO107/ 1472, fo154) indicates that at least the first four houses had been built and were occupied there, and eight houses were under construction in Margarett Terrace. It seems that houses were built in terraces to either side of the street, initially at the north end next to the junction with King's Road. The

numbering of the houses seems to have been consecutive at first, starting at the north end on the east side, and apparently returning from south to north along the west side. The numbering of the latter clearly anticipated the construction of many more houses in the street.

3.9 The 1853 directory indicates that Nos 1 to 10 were occupied, presumably in the first terrace of houses on the east side of the street, together with Nos 34 and 35 to the south and also on the east side. By 1857 the directory gives the names of more than 20 people living in Oakley Street, a few of whom appear to have been living at addresses nearer central London in the 1846 directory. The house numbers in the 1857 directory run from 1 to 13, then 34 and 50, in isolation as before, and then from 81 to 87. The 1861 directory only adds No 88 to this list, but no other houses. The latest houses, those from 81 to 88, were presumably adjoining each other but are not otherwise securely located. The big gaps in the run of house numbers would not have represented (at that time) houses in existence, whose occupants did not rate a mention in the directory, but rather houses the existence of which was expected, although they had not yet been constructed. Unfortunately the details are missing for Oakley Street in the 1861 census, which would have indicated every house, both occupied and unoccupied.

3.10 The present Nos 42–108 Oakley Street, including the three houses assessed here, are documented as having been renumbered in 1898 (LCC 1955). The previous numbering is not documented explicitly, and may have been quite complicated. By using directories to either side of this date, for 1897 and 1900, which identify who was living where, it is possible to work out how these houses were in fact previously numbered and, working back from this, how they were originally numbered in the late 1850s (Table 1). Directories of 1863 and 1866 suggest that some of the houses then in existence were renumbered between those dates. The coincidence and the order of occupants' names indicate that the houses at first numbered 81 to 88, consecutively, were renumbered from 168 to 182, even numbers only.

*Table 1: Selected house numbers and their occupants in Oakley Street (Kelly's Post Office Directories)*

<b>1857–1863</b>		<b>1866–1897</b>		<b>1898–</b>
		171 [or 166?]	Chetwynd	100
81	Cruse	168	Harrison	101
82	Haward	170	Milne	102
83	Yapp	172	Herbert	103
84	Strickland	174	Scott	104
85	Col. Reynolds	176	Slaughter (Frith)	105
86	Rev. Davies	178	Rev. Davies	106
87	Luke	180	Col. Grant	107
88	Woodley		(Cook)	108

3.11 In Table 1, the two columns of names are common to the house numbers in the columns adjoining to either side (unless in parentheses). For instance, George Yapp, Esq., is recorded in 1863 as living at No 83, which in 1866 had become No 172. In 1897 this house, No 172, was occupied by Miss J C Herbert, whose house by 1900 had become No 103, its present number. In consequence, it is possible to say that the present Nos 101–103 were originally numbered 81–83, and were constructed at some time between 1853 and 1857.

3.12 In 1857 Nos 12 and 13 Oakley Street had already been built in front of Margareta Terrace, on the site of what had probably been intended to be the front gardens of the houses in this terrace. Perhaps no more houses had been built, or were yet occupied, further south, except for Nos 32 and 50. By 1865, the date of survey of the first large-scale Ordnance Survey map of the area (1874: Fig 10), more houses had been built in Oakley Street in front of Margareta Terrace and in two terraces opposite each other at the south end of Oakley Street next to Cheyne Walk. Both the latter terraces contained about a dozen houses, some of which would probably have appeared in the 1857 directory had they existed then. The numbering of the houses in 1857, however, evidently anticipated these additional houses. This suggests that the construction of these different terraces at different times formed part of a single larger scheme, although not necessarily carried out by a single developer.

3.13 Table 1 reveals that, remarkably, the Rev. Robert Henry Davies, the incumbent clergyman at the Old Church, Chelsea, was apparently living in the same house all the time from 1853 to at least 1901. The only other long-lived resident was Dr John Samuel Phené, described as architect and surveyor, who is documented as living at No 34 in 1853, and was still there in 1908. Several sources say he was a 'local notable' who owned land to either side of Oakley Street and was responsible for building many of the first houses in the street (VCH 2004, 'settlement'; Cherry & Pevsner 1991, 583). That this was likely is indicated by the fact that Margareta Terrace was apparently named after his late wife, and Phene Street he presumably named after himself, both these names appearing on the 1865 map. Oakley Street itself was named after William Sloane Cadogan, the owner of a large estate in Chelsea, who in 1718 had been created Baron Cadogan of Oakley, Buckinghamshire (RBKC 1983, 71).

3.14 Phené certainly owned a site on the northern corner of the junction of Upper Cheyne Row and Oakley Street, opposite his own residence, where in 1906 he had built a tall house to his own eccentrically elaborate, highly ornate design, resembling (he maintained) a French chateau. No-one ever lived in this building, and it was demolished in about 1924, some 12 years after Phené's death (Topham 1991; Denny 1996, 75–6). More importantly, Phené is also credited with having been the first person to plant trees in the pavements of ordinary streets in London. Previously they had been grown to form avenues, as in the royal parks, along the riverbank of the Thames, and in the centre of newly laid-out squares, around burial grounds and in similar open spaces, and such trees as these appear in maps of 17th and 18th-century date (e.g. Morgan 1682). The first-edition Ordnance Survey maps at the large scale of 1:2500 show trees individually in most cases, which later Ordnance Survey maps even at this scale do not do. Consequently the non-appearance of trees along the streets of London on the first-edition maps can be taken as evidence that they did not then exist there. The 1865 map shows the pavements of the central stretch of Oakley Street, all the length of Margareta Terrace and in Phene Street as planted on both sides with trees (Fig 10), and a sample of other first-edition maps of comparable areas of Kensington, Westminster and Camden suggests that such street-planting was unique. Some of these trees, at least in Margareta Terrace, are probably among those still there, most of them the subject of tree preservation orders. The general omission of roadside trees from later large-scale maps, even though they must have existed, judging by the present age of trees, can be seen by comparing Oakley Street and its neighbouring streets on the 1865 map (Fig 10) with the same streets on the 1914 map (Fig 11). It seems that Oakley Street was indeed among the first ordinary residential streets of London to have trees planted in its pavements, by the early 1860s. This could well have been done on the initiative of a local house-builder and developer, who in this case was probably Phené. It seems unlikely that neither he nor anyone else would have been able to do this if he had not been, in some practical sense, the local developer.

3.15 Like most developments of private houses in 18th and 19th-century London, the terraced houses in Oakley Street were intended to be single-family residences, constructed and decorated to attract the well-to-do. The evidence of successive censuses suggests that here this aim was generally successful, at least at first, although Chelsea was not considered a high-class area of London until after the Second World War. In 1871, for example, all the houses in the terrace that includes the present Nos 101–103 (i.e. then Nos 168–182) contained single households, all but one of which had at least one and usually two or more servants (RG10/ 74, fo81). They varied from No 172, which consisted of Mr and Mrs Yapp, and their cook and a housemaid, to the Rev. Davies at No 178, with a total of eight members of his family and one servant. Many heads of household were retired, like Mr Yapp, who had been a boot and shoe-maker; others were a retired civil engineer, a lieutenant-colonel ‘late Indian Army’, an Admiralty surveyor and a clerk in the Bank of England. The one household without any servants was also the smallest, that of a constable in the Metropolitan Police, at No 170, who was living with his wife and his brother-in-law, a harness-maker. Even at this date, though, many of the families living in other houses in the street were taking in lodgers and boarders. Some houses were advertised in the directories as apartments or lodging houses, always with a resident lodging house-keeper, one house was a ladies’ boarding school, and another was ‘Lord Townsend’s School for Destitute Children’. Occasionally the lodgers constituted separate households within a single house, according to the census, and the 1891 census recorded how many rooms such households occupied, if they were fewer than five, but none of the houses in the terrace including Nos 101–103 was so subdivided (RG12/ 64 fo47). By contrast, just to the south of this terrace in 1891 were the then recently-built Oakley Flats, consisting of more than 40 one and two-room apartments, which were served by a resident Lady Superintendent and Secretary, a housekeeper, a cook, three other female domestic servants and a male caretaker. By 1939, at the latest, Nos 101–103 are documented as a boarding house managed by James Stuart-Wilson. More recently this use was reinforced by making the three buildings intercommunicating, as described above.

## 4 The interest and significance of the buildings

4.1 The significance of the architecture and history of these three buildings can be considered in terms of the applicability of the criteria for statutory listing of buildings (DoE 1994, 26–7, paragraph 6.10). These include (letters added for ease of reference):

[A] ‘architectural interest:...of importance to the nation for...their architectural design, decoration and craftsmanship;...important examples of particular building types and techniques...and significant plan forms;

[B] ‘historic interest:...illustrate important aspects of the nation’s social, economic, cultural or military history;

[C] ‘close historical association with nationally important people or events;

[D] ‘group value, especially where buildings comprise an important architectural or historic unity or a fine example of planning...’

The criteria include age and rarity as relevant considerations (ibid 27, paragraph 6.11). Thus ‘most buildings of about 1700 to 1840 are listed, though some selection is necessary.’ The criteria for such selection are specified with regard to buildings of later than 1840, although they are presumably relevant to buildings of before 1840: ‘the best examples of particular building types, and only buildings of definite quality and character.’ Selectivity applies if listing is primarily for historical reasons (ibid, 27, paragraph 6.13), ‘where a substantial number of buildings of a similar type and quality survive.’ Aesthetic merit is not all-important (ibid 27, paragraph 6.14): ‘The external appearance of a building...is a key



consideration...but the special interest of a building will not always be reflected in obvious visual quality. Buildings which are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may well have little external visual quality.’ In general these criteria emphasise national significance, ‘although this cannot be defined precisely. For instance, the best examples of local vernacular building types will normally be listed. But many buildings which are valued for their contribution to the local scene, or for local historical associations, will not merit listing’ (ibid 27, paragraph 6.16), and it is open to planning authorities to protect such buildings by other, lesser means.

4.2 The buildings are in a conservation area, and their significance can also be considered in relation to the published conditions under which buildings, unlisted as well as listed, are held to make a positive contribution to the special architectural or historic interest of a conservation area (EH 1995, 5, paragraph 4.4). ‘The following questions should be asked [letters added for ease of reference]:

[E] ‘is the building the work of a particular architect of regional or local note?

[F] ‘has it qualities of age, style, materials or any other characteristics which reflect those of... other buildings in the conservation area?

[G] ‘does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?

[H] ‘does it, individually or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or an earlier phase of growth?

[I] ‘does it have a significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?

[J] ‘does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of public buildings?

[K] ‘does it reflect the traditional functional character of, or former uses within, the area?

[L] ‘has it significant historic associations with local people or past events?

[M] ‘does its use contribute to the character or appearance of the conservation area?’

‘...Any one of these characteristics could provide the basis for considering that a building makes a positive contribution...’ and paragraph 4.27 of *PPG15* makes a presumption in favour of preserving unlisted buildings that make a significant contribution to the character of a conservation area.

4.3 The buildings can be assessed and evaluated in relation to each of the numbered points above.

[A] The buildings are terraced town houses, probably constructed between 1853 and 1857 (a few years earlier than stated in the listing description), very typical in layout and organisation of town houses built in London from the late 17th to the late 19th centuries. They were intended to be single-family residences, and were situated and decorated to appeal to well-to-do middle-class prospective owner-occupiers or, more likely at that time, resident tenants. They are excellent examples of their type, with many details of their original decoration, both internal and external, in a good state of preservation. Notable surviving features include the window surrounds, shutter-boxes and shutters of the full-length 1st-floor front windows, the pot guards on the front sills of these windows, and the graduated elaboration of ceiling cornices, skirting boards and fire surrounds, detectable internally from the most important ground and 1st-floor rooms down to those on upper floors and in the basement. In form, proportions and decoration the houses are generally Italianate in style, which was very fashionable in the middle decades of the 19th century.

[B] The buildings are documented as having originally housed single families or single households, but by 1939 at the latest they are documented as having been converted to boarding houses, under a single management. They would then have contained bed-sitting rooms, as at present, with a mixture of shared and independent facilities, this conversion

being an early reflection of the social and cultural development of this part of London. For this purpose the three buildings have been altered slightly and interconnected internally. They are among those of their date in Oakley Street which appear otherwise to have been relatively little altered, at least externally.

[C] and [L] The building has no known connection with nationally important people or events, although at least two residents at No 102 are worthy of note, and there may have been others. Around 1900 this house was the childhood home of A A Milne (1882–1956), the author of *Winnie-the-Pooh* and other stories for children, while in 1908 E F Benson (1867–1940), the novelist, is documented as living there.

[D] The group value of the building is high in relation to its immediate neighbours, Nos 104–108 to the north being part of the same terrace of houses. The group value of this terrace is high when considered in relation to other comparable houses in the street. This particular terrace was possibly the second to have been constructed in the street, opposite the first, and may have been intended by its architect–developer to have had trees in front of it. The building’s relationship to other buildings nearby is also considered under [F], [G] and [M].

[E] The architect of the building is not known for certain, but is likely to have been John Samuel Phené LLD FSA (1823–1912), whose interest in the street and its buildings is suggested by the fact that he lived at No 34 for most of his long life, and he is credited with beginning the practice of planting trees in street pavements, Oakley Street and its neighbours, Margareta Terrace and Phene Street, being recorded as having such trees in 1865, almost uniquely in London at the time. If Phené was the architect of these first terraces as well as their developer, his design is in marked contrast to that of an eccentric folly of his old age (described above, since demolished), opposite his home. Phené described himself as an architect and surveyor, but he was also an early archaeologist.

[F] The buildings match in scale, materials, fenestration and character the other early examples of terraced housing in this street and elsewhere in London.

[G] Other statutorily listed buildings nearby are terraces or individual houses at 1–11, 14–25, 26 and 27, and 28–35 Oakley Street, and in Margareta Terrace. All are of similar size, form and character to the terrace containing Nos 101–103. The ‘Cheyne Conservation Area proposals statement’ of 1983 (RBKC, 51) notes the incongruity of later buildings inserted among them in the street. The mid 19th-century terraces at Nos 85–108 are described rather dismissively as ‘a particularly undistinguished group when contrasted with the terraces opposite... The ponderous effect is not enhanced by the loss of sections of cornice which are now rendered flat. The terrace is broken by an early piece of rebuilding; three houses being replaced by red brick, bay-windowed houses of [about 1900] which manage whilst maintaining the general heights of their neighbours to be stylistically at opposite poles.’ These listed buildings contribute very positively to the appearance and character of the conservation area.

[H] and [I] Historically these buildings exemplify the development of Chelsea as an inner suburb of London in the middle years of the 19th century. The terrace containing Nos 101–108 was the second such terrace of houses to be constructed in Oakley Street, and it is particularly interesting that the development of these houses began at the north end of the newly laid-out street, near King’s Road, rather than at the south end, where Cheyne Walk had, until then, been the more important west–east road of the area. King’s Road had been a private road for the use of the court until 1830, but its accelerating development thereafter caused the commercial and social centre of Chelsea to move there, away from the riverside, as the area grew in population and became intensively built up. Albert Bridge was constructed to the south of Oakley Street in 1871–4. See also [K].

[J] The buildings do not possess landmark quality in themselves. Their architectural value lies in their general similarity and compatibility with other houses in the street and nearby.

[K] These buildings, constructed between 1853 and 1857, are very typical of the many terraced houses being built in the inner suburbs of London at that time. They appear externally to have been little altered, and internally they contain decorative and other evidence for their original layout and use as single-family residences, despite having been converted subsequently to boarding houses containing bed-sitting rooms.

[M] The buildings are mentioned only in passing in the applicable conservation area description and guidance (RBKC 1983, 51; see [G] above). The buildings are at present in multiple occupation, and have been since at least 1939, and this use is like that of many other buildings in the area. Possible reversion of the buildings to their original use, as single-family residences, would be unlikely to detract from, and might better ensure, their positive contribution to the character and appearance of the area.

## 5 Acknowledgements, references and copyright

5.1 This assessment was commissioned by A J Browne, architects, and the author and project manager would especially like to thank Anthony Browne and his staff for providing information and assistance. They supplied the plans on which Figures 2 and 3 are based. The author also thanks Manthé Penton Harrap, of the letting agency, SJN Group, who lent keys to the flats in the buildings, David Walker and other staff of the local studies section in Kensington and Chelsea Central Library, as well as the staff of the Family Records Centre, the London Metropolitan Archives and the Museum of London library for supplying historic maps, census and other documentary information. Rosalind Aitken was the MoLAS project manager, in David Lakin's absence.

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[6,058 words]



Fig 1 Site location (1:2500)



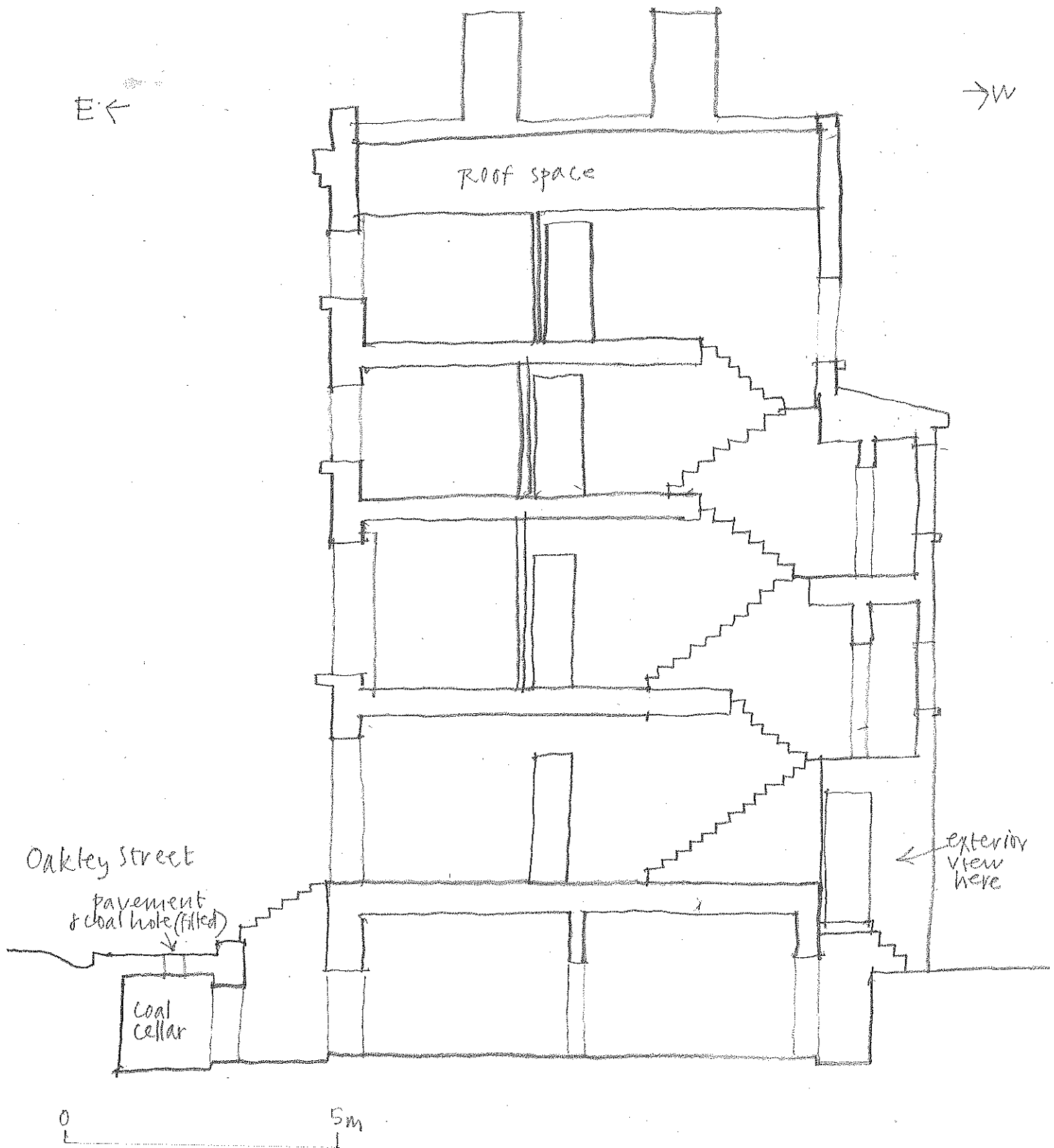


Fig 3 Sketch section through No 102 Oakley Street from east to west, looking south (1:100).



Fig 4 The street front of 101–103 Oakley Street, looking west (MoLAS)



Fig 5 Detail of front steps, basement area and railings, looking north-west (MoLAS)





Fig 6 The rear of 102 and 101 Oakley Street, looking south-east (MoLAS)



Fig 7 Interior on 1st floor, showing front window shutters closed and open, looking northeast (MoLAS)



Fig 8 Detail of 1st-floor front window shutters, sill and pot-guards, looking east (MoLAS)



Fig 9 Interior on 3rd floor, rear room, looking south-east (MoLAS)

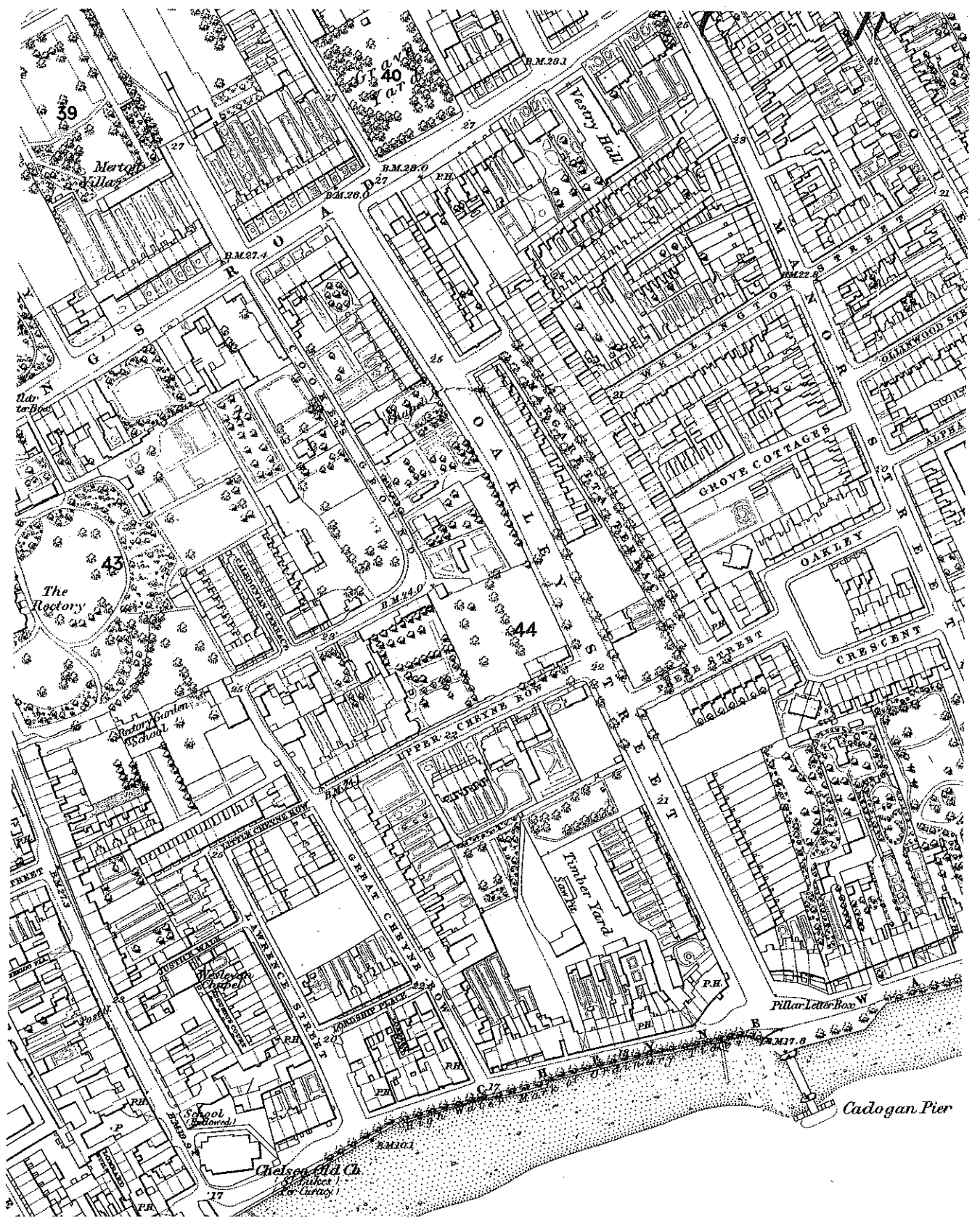


Fig 10 Map of the area in 1865 (OS 1874)

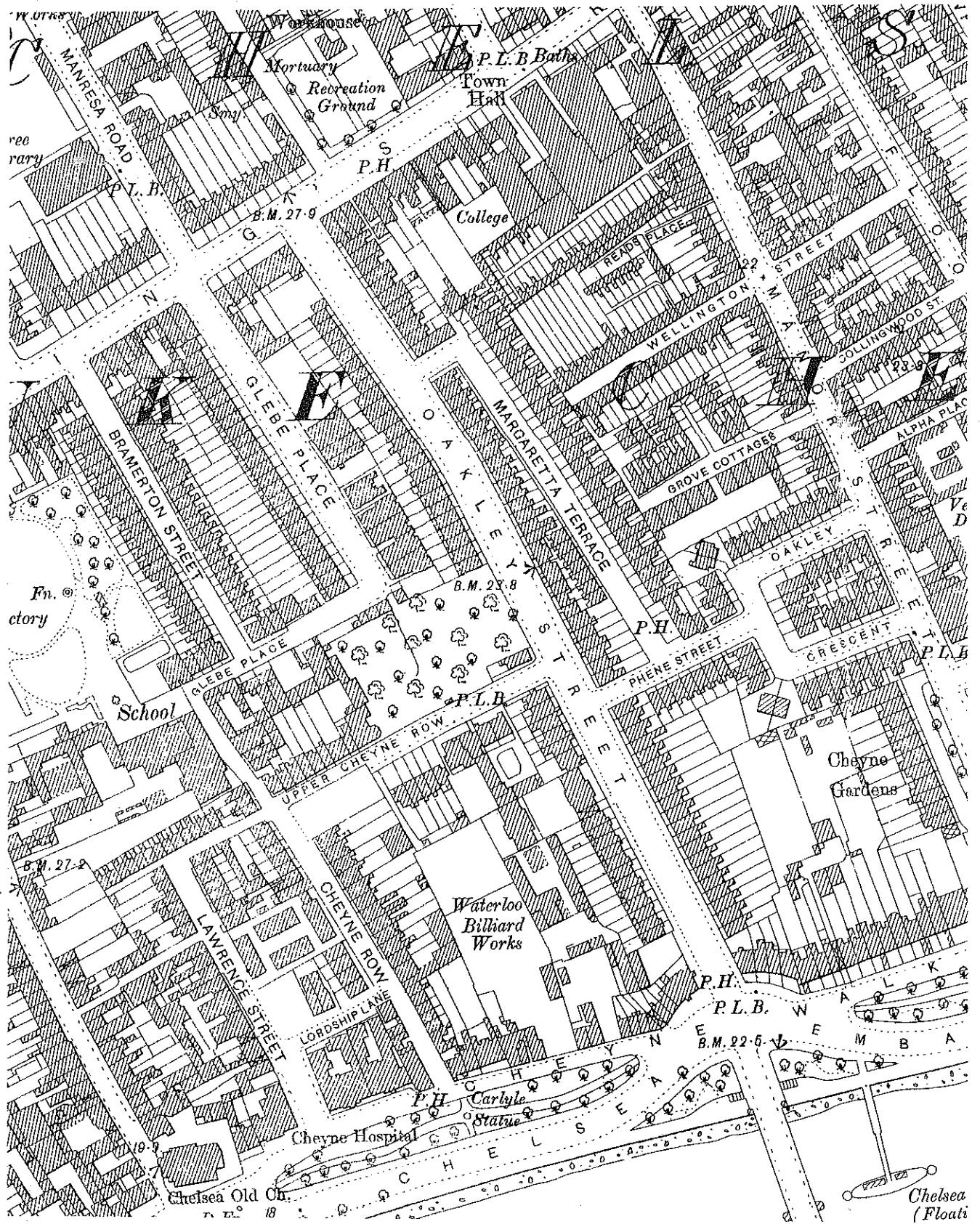


Fig 11 Map of the area in 1914 (OS 1916)