

Tim Nodder OAKLEY STREET RESIDENTS' ASSOCIATION

Statement relating to the Inspector's Questions about the Partial Review of the RBKC Core Strategy on

BASEMENTS

Matter 2

Issue 2.1 para. 10 definition of basement

Please refer to our comments of March 2014 on the Publication Planning Policy which are in BAS 04 on page 96-97 particularly on CL7 c where we ask for clarification in respect of basements built originally with the houses. These are sometimes misnamed as lower ground floors, which the following demonstrates is incorrect, for both listed and unlisted Victorian terraces.

In Oakley Street five terraces are listed buildings described by English Heritage :

Nos. 1-11 *“Terrace of houses. Circa 1860. Three storeys plus attic storey and basement .”* Eng Heritage Ref 422165 (our underlinings)

Nos. 14-25 *“1860s Symmetrical terrace, stuccoed. Three storeys plus basement. “* Ref 422166

Nos. 26-27 *“Pair of terraced houses. Circa 1860. Three storeys plus basement. Ref 422167*

Nos. 28-35 *“Later C19 symmetrical terrace. Four storeys plus attic and basement Ref 422168.*

Nos. 101-108 *Circa 1860. Terrace. Three storeys plus attic storey and basement. Two windows. Brick. Channelled stucco to ground floor. Plain entrances approached by steps. Area railings .. Ref 422169*

The Cheyne Conservation Area Proposals Statement describes Oakley Street and includes :

Numbers 1 to 11 form a four storey plus basement terrace with rusticated stucco to the ground floor, the principal feature being the arched porches

Numbers 14-25, from the evidence of maps was built between 1860-63 and is a striking composition: three stories and a basement..

The terrace Numbers 28-35 stucco faced, places the main emphasis on the end

pairs of houses....The ground floor with continuous balcony and projecting Corinthian porticos is of conventional type of the period.. [Note this terrace is not listed].

The adjoining terrace (41-57) ..a twenty bay composition arranged on a 1:4:3:4:3:4:1 rhythm... the terrace, four storey and basement, is of typical brick with rusticated ground floor projecting porticos and continuous first floor balcony. [Note this terrace is not listed].

The Victorian terrace returns to complete the street: numbers 85-108 a particularly undistinguished group when contrasted with the terraces opposite: four storey and basement, brick with stucco ground floor.. [Note Nos 85-100 are not listed].

The adjoining houses Numbers 36 and 37 break the pattern of the mid-19th century terraces, being four storey and basement red brick in the style associated with mansion blocks of the turn of the century. [Note Nos 36 and 37 and the similar sections of red brick terrace 38-40, 70-74 and 98-100 are not listed]

BASEMENT extract from Oxford English Dictionary

quote **basement 1. the lowest or fundamental portion of a structure.**

3 a spec The lowest storey (not a cellar) of a building, esp. when sunk below the general ground level.

1823 SCOTT in *Lockhart (1839)* VII 204 The under or sunk storey basement the learned call it.

3 b attrib 1865 DICKENS *Mut. Fr* iv 22 Down stairs to a little basement front door

1917 T S ELIOT *Prufrock and Other Observations*

**They are rattling breakfast plates in
basement kitchens** unquote

T S Eliot was a Kensington resident and the verse usefully continues its description of the function of the basement storey

And along the trampled edges of the street

I am aware of the damp souls of housemaids

Sprouting despondently at area gates.

p27 in *Collected Poems 1905- 1935* Faber and Faber

