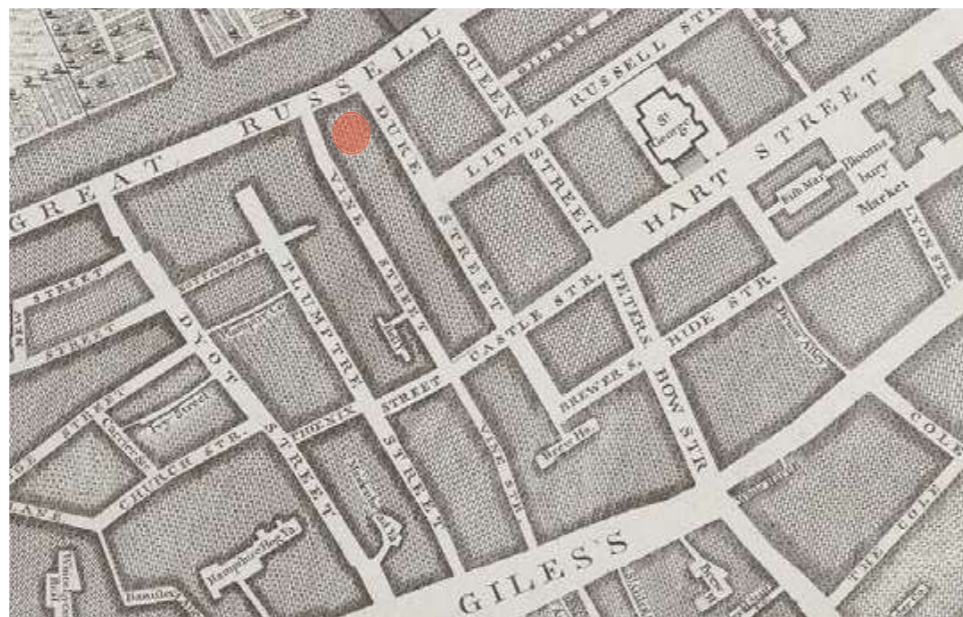


**Flat 8, Queen Alexandra Mansions  
3 Grape Street, London, WC2H 8DX**

**Heritage Statement  
2023**

Proposal to replace existing double-glazed windows and external French doors including the addition of a metal balustrade to a small existing terrace area at Flat 8, Queen Alexandra Mansions.





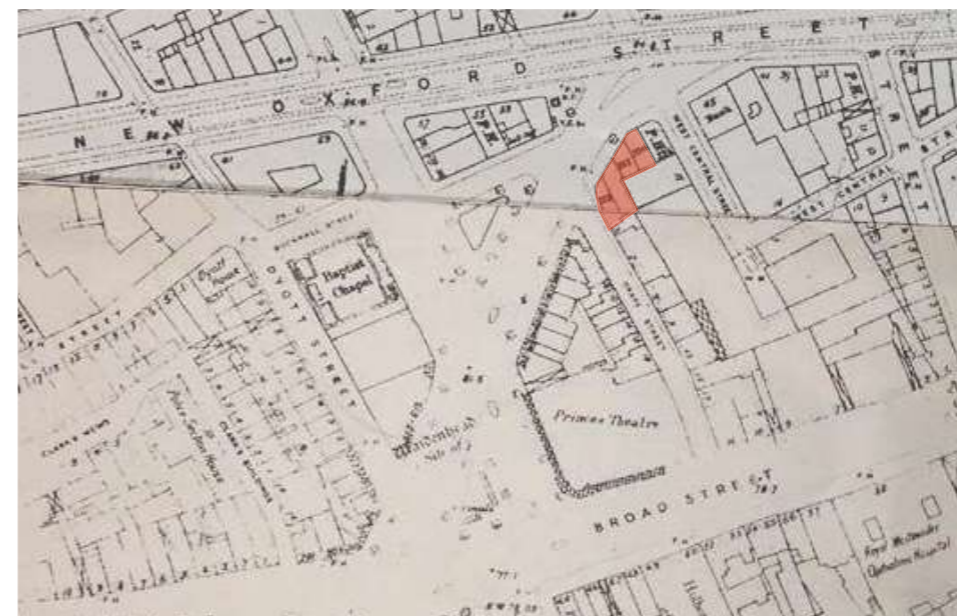
Historic Map 1746



Historic Map 1910



Historic Map 1894-96



Historic Map 1934

Map Extracts from research by Found Associates 2015

### 1.0 Historical Context

Queen Alexandra Mansions forms part of an architectural composition at the north end of Grape Street along with two further adjacent Grade II listed buildings. The architectural language, materiality and decorative detail runs through the facades of King Edward Mansions, Queen Alexandra Mansions and the public house The Bloomsbury. King Edward Mansions is sited on the north-west corner of Grape Street facing Queen Alexandra Mansions on the north-east corner. Both mansion blocks have facades onto Grape Street but also facades that address Shaftesbury Avenue. The Shaftesbury Avenue facade of Queen Alexandra Mansions terminates at fifth floor level with a decorative terracotta casellated parapet.

Queen Alexandra Mansions terminates along Shaftesbury Avenue with a further bartizan corner detail sitting adjacent raised chimney stacks where it meets the facade of The Bloomsbury public house sitting on the corner of West Central Street. The buildings seen together form a highly ornamented roofscape leading on to Grape Street.

### 1.1 Listing

The three Grade II listed buildings were designed by C Fitzroy Doll and built between 1902-1908 for the Bloomsbury Estate of the Bedford family.

Queen Alexandra Mansions was included in the national statutory list of buildings of special architectural or historic interest in January 1999 as Grade II and is described as such:

"Includes: Nos. 1-7 Queen Alexandra Mansions GRAPE STREET. Shops with mansion flats over. 1902-8. Almost certainly by C Fitzroy Doll. Red brick with exuberant terracotta dressings, slate roof with tall stacks.

PLAN/EXTERIOR: asymmetrical L-shaped plan, with 5-window range to Shaftesbury Avenue and eight windows to Grape

Street. 5 Storeys, with 2-storey attic remodelled along Grape Street late C20. Massive corner bartizan which rises from a single ground floor column with foliate capital to form tourelle with panels of moulded heads on giant modillion frieze. This is answered by corner tourelle rising from third floor at junction fronting New Oxford Street. 2 more regular square 3-storey oriels face Shaftesbury Avenue, with 2 likewise to Grape Street, all with machiolated frieze. All linked by parapets, modillion cornice and many bands. The main corner bartizan with balconies either side, with terracotta balustrading and behind which the windows have segmental-arched transoms. The other windows are mullion and transom casements in moulded terracotta surrounds with notched lintels that continue as bands across the composition. Shopfronts

to Shaftesbury Avenue C20, those to Grape Street to consistent design, all set between moulded terracotta pilasters. INTERIORS not inspected. Included primarily for the quality of its street facades, an exceptionally powerful work in Doll's typically bombastic idiom using fine terracotta."

### 1.2 Development of Rooftop

In 1961 the first major alteration to the existing roof was made. Planning consent was gained for a rooftop extension consisting of a single-storey mansard along the wing of the building facing onto Grape Street and West Central Street to the rear. Dormer casement windows were added to the front facade with a series of casement to the rear.

Following planning consent in 1984 a further rooftop extension was added creating residential accommodation at fifth floor level. A two storey slate mansard was created along the Grape Street Facade with a further layer of dormer windows. The dormer windows to Grape Street were adjusted to incorporate a pitched roof capping. To the rear of the building facing West Central Street the services and circulation cores were continued up to the new floor level.

Further adjustments were made following planning and listed building consent in 2005. A roof level conservatory was replaced with the current painted timber and glazed 'Victorian' style structure which sits between the corner tourelle and modern mansard fifth floor structure. Glazed balustrading with stainless steel handrails was also installed behind the original terracotta parapet as a part of these works. This addition provided the fifth floor apartment with a sizable roof terrace.

### 1.3 Planning History

The building has been subject to a number of relevant planning applications a selection of which are listed out below:

#### 2017/4273/P

Decision Date: 06.08.2019

Description:  
 Erection of a roof extension to replace existing and alterations to rear elevation.

Decision: Granted subject to a Section 106 Legal Agreement

#### 2017/5227/L

Decision Date: 08.08.2019

Description:  
 Erection of a roof extension to replace existing and alterations to rear elevation.

Decision: Granted

#### 2005/2904/L

Decision Date: 07.10.2005

Description:  
 Replacement of existing conservatory at roof level with new Victorian style conservatory including timber frames, glazed units/panels and pitched roof and internal refurbishment of existing top floor flat.

Decision: Granted

#### P14/12/B/37310

Decision Date: 01.12.1983

Description:  
 Erection of a two-storey mansard extension to provide three additional residential units.

Decision: Granted

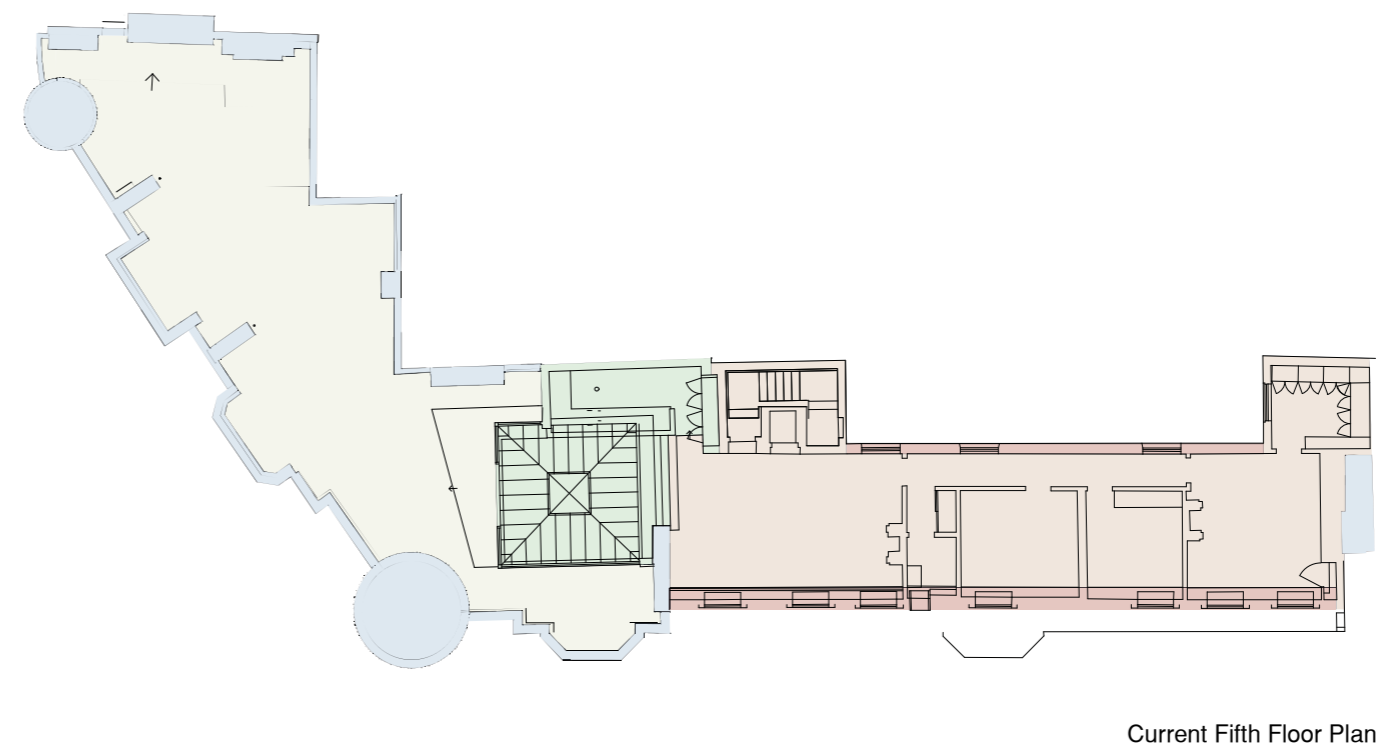
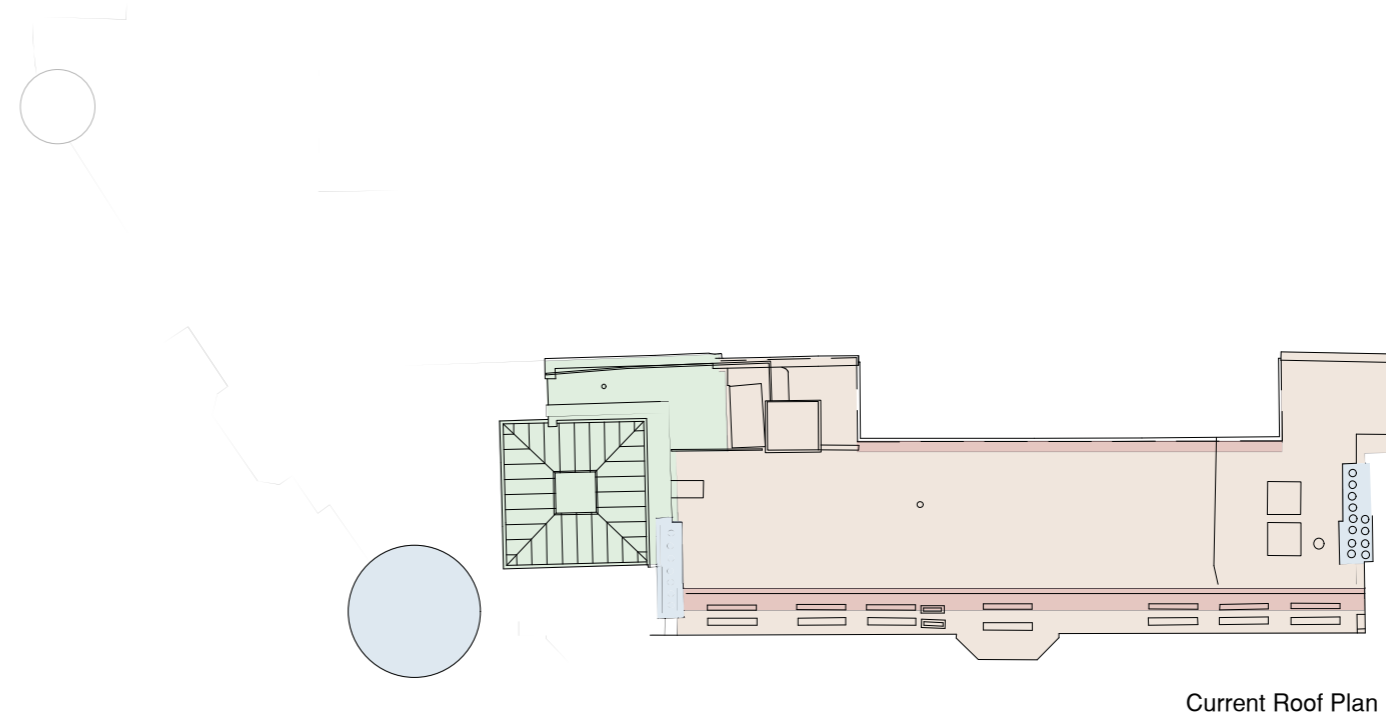
#### 19794

Decision Date: 30.10.1961

Description:  
 The extension of a flat at fourth floor level at Queen Alexandra Mansions, 228-234 Shaftesbury Avenue and 3-7 Grape Street, Holborn.

Decision: Granted

### Development Diagram \*\*



### Drawing Key

- Original Fabric
- 1961 Alterations
- 1984 Alterations
- 1984-85 Alterations
- 2005 Alterations



**Top Left**  
View East across  
Shaftesbury Avenue  
of Queen Alexandra  
Mansions

**Top Right**  
View of Queen Alexandra  
Mansions and Grape  
Street from North

**Bottom Left**  
View East across  
Bloomsbury Street and  
Shaftesbury Avenue

**Bottom Right**  
View of The Bloomsbury  
and Queen Alexandra  
Mansions across New  
Oxford Street



**Top Left**  
View of Queen Alexandra Mansions Grape Street facade with 1961 fourth floor and 1984 fifth floor extensions and slate mansard with pitched dormers

**Top Centre**  
View of Queen Alexandra Mansions with non-original slate mansard visible across Shaftesbury Avenue

**Top Right**  
View North along Grape Street with Queen Alexandra Mansions on right hand side of Street

**Bottom Left**  
View of rear elevation of Queen Alexandra Mansions from West Central Street

**Bottom Right**  
View west along West Central Street



## 2.0 Building Description

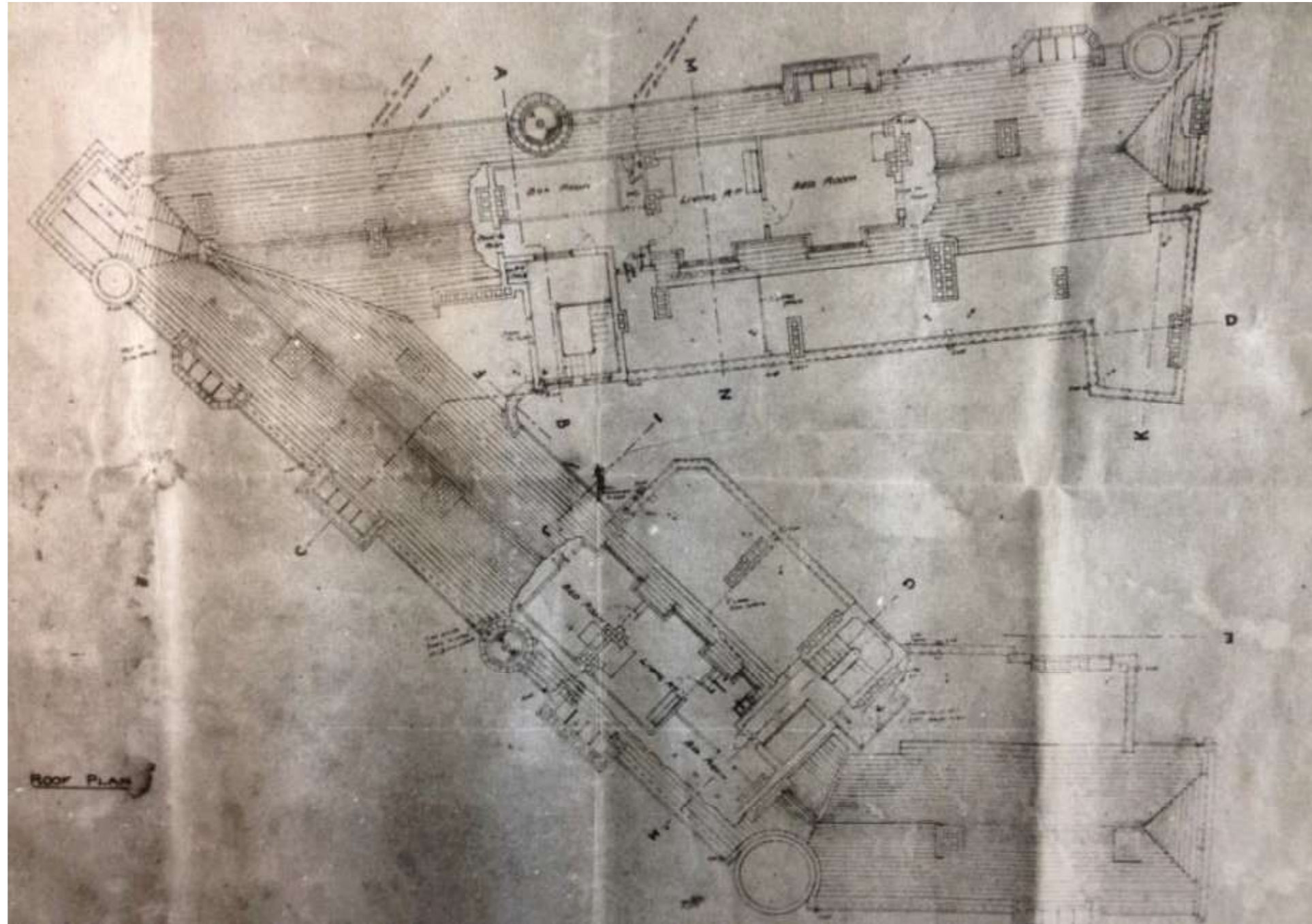
### 2.1 Exterior

Queen Alexandra Mansions is a 5-storey mansion block with a number of late-20th century roof extensions. Its principal frontages face Grape Street and Shaftesbury Avenue, and demonstrate a High Victorian mix of historical revival styles, including neo-Georgian, Tudor and Baroque. The red brick with stone dressings, mullioned windows, balconies and conical turrets are typical of the early building style along Shaftesbury Avenue, which the Survey of London has described.<sup>1</sup> It is also typical of the 'mansion flat' typology, which developed from the mid-19th century and commonly adopted an elaborate red brick style with ornamented roofs and flourishes. The eclectic design is characteristic of the late-Victorian and Edwardian period and also of the architect Charles Fitzroy Doll, who is described in the building's list entry description as having a 'bombastic idiom'.

### 2.2 Building Plans

There are no original plans available in public archives for Queen Alexandra Mansions, however Camden's local studies and archive does hold what are thought to be original plans for the twin site at King Edward Mansions. These show what the original roof formation may also have looked like for its partner: a pitched and slated roof, and two small areas of attic space in each wing of the building, with dormer windows looking into the site.

<sup>1</sup> Survey of London: Volumes 31 and 32, St James Westminster, Part 2.

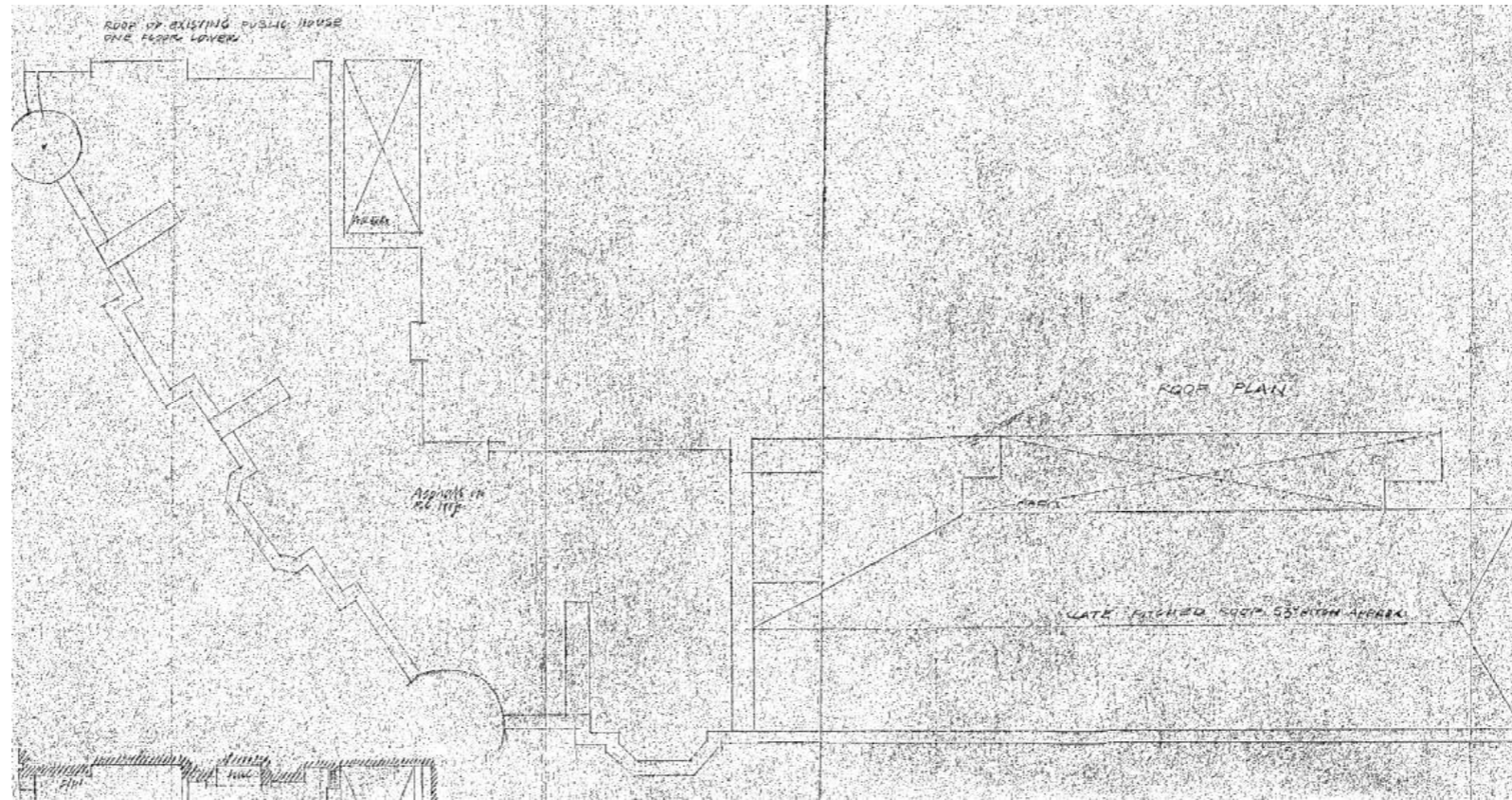


#### Drawing

Roof Plan dated 1900 of King Edward Mansions (Camden Local Studies and Archives)

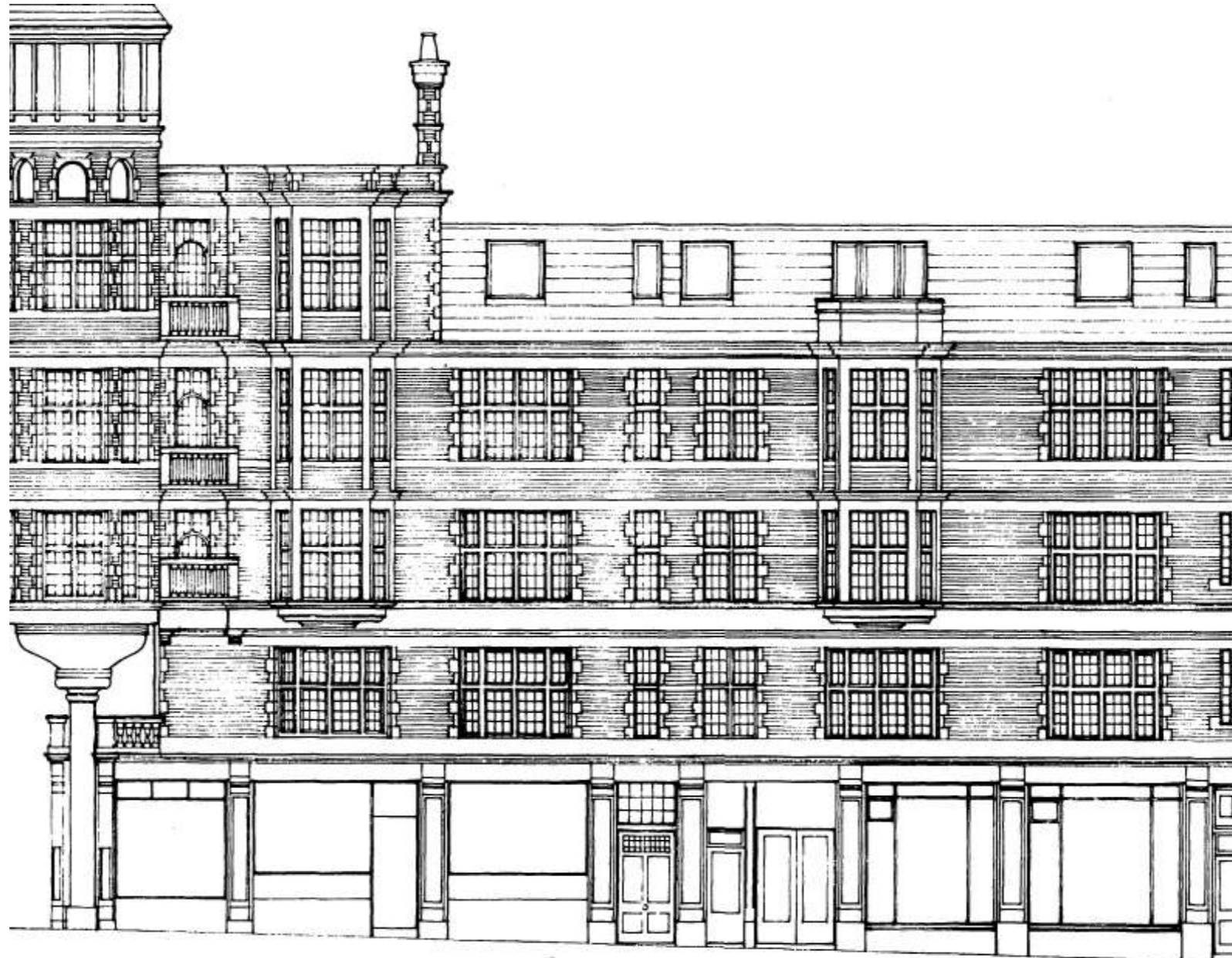
## 2.2 Building Plans continued.

Plans dated 1961 of Queen Alexandra Mansions itself are available at Camden's archives. These suggest that little or nothing had been altered up to this point, as they show that the roof of the section fronting Grape Street remained a slate pitch, with flat asphalt-covered portions elsewhere. It was at this time that the first comprehensive alterations and extensions to the roof form were made.



## 2.3 Mansard Roof Development

An investigation into more recent planning history of Queen Alexandra Mansions shows that by 1984, a two-storey mansard addition with pitched dormers was made to the elevation along Grape Street in order to provide three extra residential units. To the rear towards West Central Street the mansard extension was continued to a similar design and also the stair / lift cores extended upwards in solid masonry.



**Top**  
1961 Roof Plan (Camden  
Local Studies and  
Archives)

**Bottom**  
1984 Street Elevations:  
survey (Camden Planning)

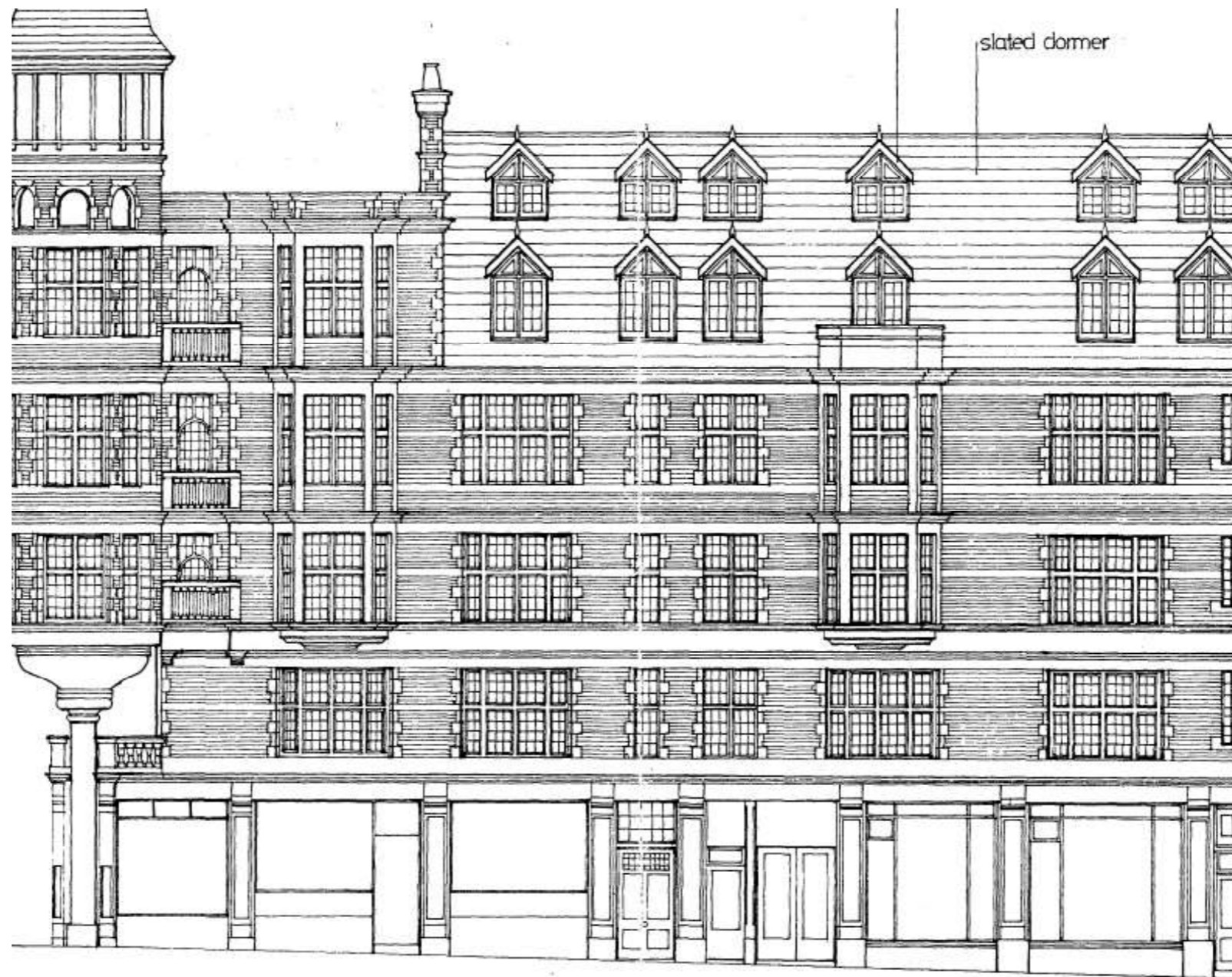
### 2.3 Mansard Roof Development continued.

Study of the 1984 survey drawing indicates that prior to that year, the roof form had already been extended to form a single storey mansard and the addition of a series of square-headed dormer windows to both the street frontage, and at the rear. A photograph from 1978 narrows the time frame, and shows that these works to the building's roof form were undertaken between 1961 and 1978.

In views from Shaftsbury Avenue and along Grape Street, the double-mansard extension of 1984 is essentially the roof form we see today (see site photographs included). To the rear, however, the intended matching design of pitched mansard incorporating dormer windows was either not implemented in accordance with this design or was later remodelled. The photograph of the West Central Street facade shows a much more utilitarian rear elevation, with sheer slate clad elevation incorporating modern casement windows and the service cores both now full height and cement rendered.

### 2.4 Fourth Floor Apartment Interior

The apartment at fourth floor level is located within the lower level of the 1984 double-mansard roof extension, and dates from this later phase of the building's alteration. The interior at this level is therefore entirely modern, and makes no contribution to the special interest of the listed building.



**Top**  
1984 Street Elevations:  
proposed (Camden  
Planning)

**Bottom**  
1978 Photograph (City  
of London, London  
Metropolitan Archives)