

**30 FREDERICK STREET, LONDON WC1X 0ND**

**DESIGN, ACCESS & HERITAGE STATEMENT**

See also the 'Schedule of Existing Features & Related Works' documents.

**The Listed Building application relates only to 30B Frederick Street (the ground floor bedsit flat) - works are not proposed, at this stage, to the other floors.**



## **1. Site Analysis**

30 Fredrick Street is a three-storey property with basement built during the first half of the 19<sup>th</sup> Century (c.1830). It is Grade II listed and is in the Bloomsbury Conservation Area. The front elevation is painted render/stucco at basement and ground floor levels.

Extracts from 'Bloomsbury Conservation Area Appraisal and Management Strategy' – Adopted 18 April 2011:

### *Calthorpe Street/Frederick Street.*

*This sub area is situated on the eastern edge of the Bloomsbury Conservation Area, east of Gray's Inn Road, and abuts the boundary with the London Borough of Islington. It comprises an area of mainly terraced housing built on the Swinton and Calthorpe Estates to the east of Gray's Inn Road, an historic route dating back at least to Medieval times. It is one of the few parts of the Conservation Area that has a noticeable fall from west to east, being on the west side of King's Cross Road which follows the valley of the now culverted River Fleet. The northernmost part around Swinton Street was developed in the late 18th century following the construction of New Road (now Euston Road) and a small suburb to the north of this area around Battle Bridge. The remainder of the area was developed over the period 1820 to 1850 by the builder Thomas Cubitt who had his yard in this area. A notable pattern is the progression of development from west to east and the gradual variation in the detailed treatment of the frontages. In the 1860s the excavation for the new Metropolitan Railway cutting bisected Swinton Street and Acton Street towards their eastern end.*

*Most of the buildings in this area date from the 1820s to the 1840s, and were designed and built by Thomas and William Cubitt. 19th century development progressed from west to east, although there have been some areas of post-war redevelopment. There is slightly greater use of stucco render in these quieter streets. There is generally a grander, classical approach to the overall composition of elevations, which boast pilasters, pediments and projections, emphasising the design of the terrace as a single composition (particularly evident on Frederick Street). Several terraces in this area have entrance porticos at street level giving greater architectural significance, a feature not seen in the streets to the north.*

The property is part of a portfolio of properties acquired by Community Housing Association in the 1970's in Frederick Street, Ampton Place and Ampton Street. 30 Frederick Street was converted into three self-contained units during the early/mid 1980s as follows:

- Basement – self-contained 1-bedroom flat
- Ground floor – bedsit flat
- Upper floors – 3-bedroom maisonette

## **2. Development Objectives**

One Housing Group is intending to carry out a series of repairs and improvements throughout the majority of their properties in the immediate vicinity (i.e. Frederick Street, Ampton Street and Ampton Place). Generally, the works will consist of the replacement of the services (mechanical and electrical installations), kitchen fitting and bathrooms together with all other necessary repairs. Improvements to the internal layouts of the maisonettes, flats and bedsits may also be proposed on a property-by-property, unit-by-unit basis.

30B Frederick Street is amongst the first units in the portfolio to be upgraded and will probably serve as temporary decant units enabling other properties within the portfolio to be made available for upgrading.

Minor internal alterations are proposed in the layout to transform the small bedsit flat, which currently provides substandard accommodation.

## **3. Design Solution and impact on heritage assets**

The kitchen is to be moved from the small rear room to the front room to provide a combined kitchen/dining/sitting room. The former kitchen becomes a small bedroom off which is the bathroom (in the back extension). This new arrangement creates a small one person flat instead of the present bedsit flat. It is also safer as the bathroom is accessed from the bedroom rather than the kitchen, which poses inherent risks.

The proposed alterations are very discreet – they will not be noticeable from the street and will therefore have no adverse impact on the listed building. They do not harm the building nor do they affect any original features, they are entirely reversible and will positively contribute to the stock of housing in the area by improving the quality and standard of accommodation available.

## **4. Access**

There are no proposed changes affecting the access arrangements to either property.

## **5. Affect on neighbours**

The proposals will have no affect on neighbours.

## **6. Landscaping**

The proposals do not include any changes to landscaping.

## **7. Appendix**

English Heritage List Entry Summary for 28, 30 & 32 Frederick Street.

# List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: NUMBERS 28, 30 AND 32 AND ATTACHED RAILINGS**

**List Entry Number: 1322174**

## Location

NUMBERS 28, 30 AND 32 AND ATTACHED RAILINGS, 28, 30 AND 32, FREDERICK STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 25-Oct-1971

**Date of most recent amendment:** Not applicable to this List entry.

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 477391

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

CAMDEN

TQ3082NE FREDERICK STREET  
798-1/91/512 (North side)  
25/10/71 Nos.28, 30 AND 32  
and attached railings

GV II

Terrace of 3 houses. c1827-32. By William Cubitt. Yellow stock brick with stucco ground floors and 1st floor sill bands. 3 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with panelled jambs, cornice-heads, fanlights (No.30 patterned) and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies, Nos 28 & 30 ground floor with margin glazing. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with bud finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 64).

Listing NGR: TQ3071582714

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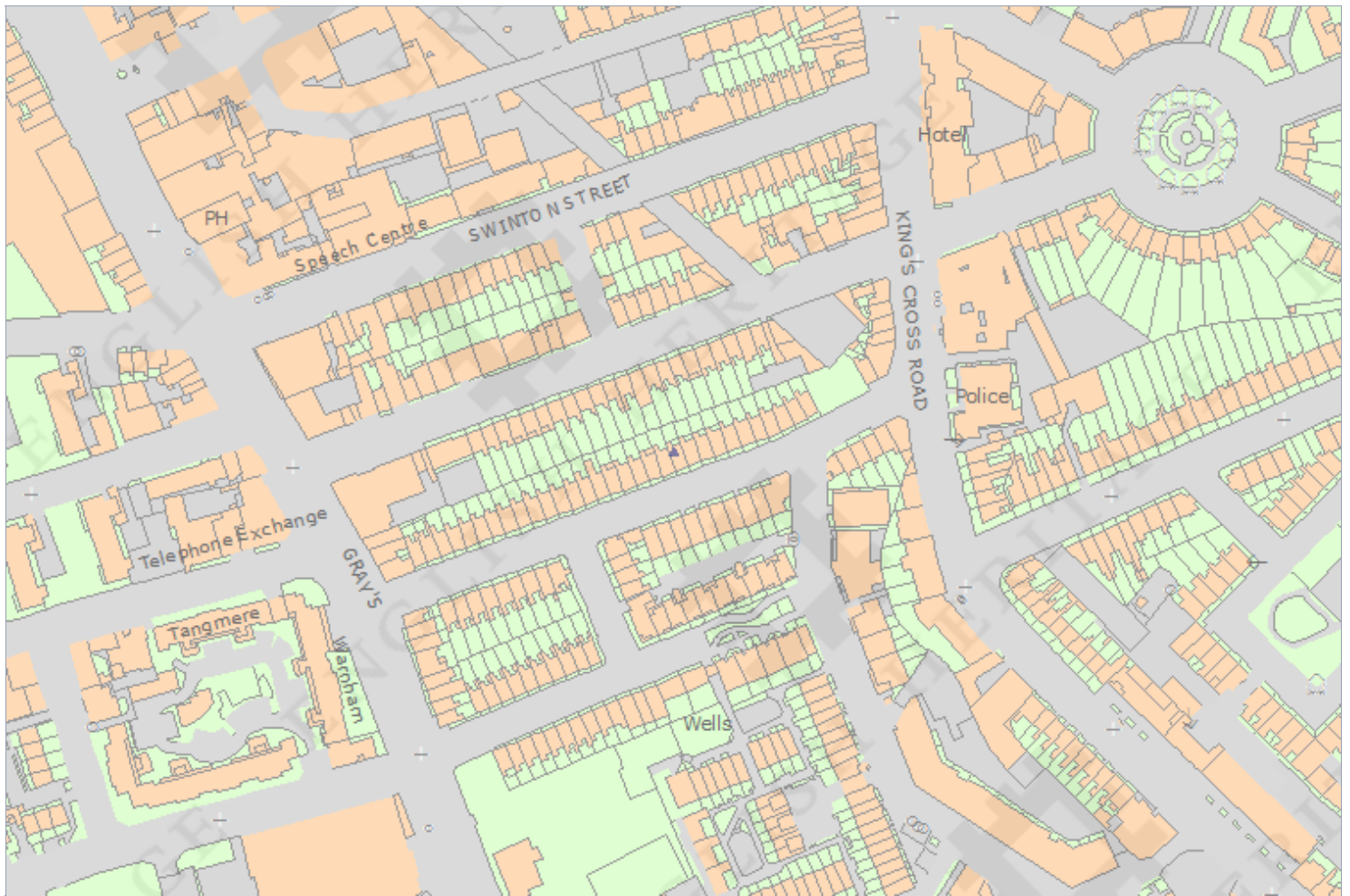
## Selected Sources

1. **Article Reference** - *Title:* Volume 24 Kings Cross neighbourhood The Parish of St Pancras Part 4  
- *Date:* 1951 - *Journal Title:* Survey of London - *Page References:* 64
- 

## Map

**National Grid Reference: TQ 30715 82714**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1322174.pdf](#)



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