

27 FREDERICK STREET, LONDON WC1X 0NF

DESIGN, ACCESS & HERITAGE STATEMENT

See also the 'Schedule of Existing Features & Related Works' document dated 2 June 2012.

The Planning and Listed Building applications relate only to 27B Frederick Street (the first floor bedsit flat) - works are not proposed, at this stage, to the other floors.



1. Site Analysis

27 Frederick Street is a four-storey and basement terrace property built by William Cubitt during the first half of the 19th Century (c.1830). It is Grade II listed and is in the Bloomsbury Conservation Area. It is located on the southern side of the street.

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 particular property is part of a portfolio acquired by Community Housing Association in the 1970's in Frederick Street, Ampton Place and Ampton Street. 27 Frederick Street was converted into a maisonette, and with self-contained flats on the first, second and third floors, in 1986.

2. Development Objectives

Community Housing Association 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 essential renewal of the services (mechanical and electrical installations), kitchen fitting and bathrooms together with all other necessary repairs. Minor

alterations to the first floor bedsit flat (at 27 Frederick Street) are proposed to the arrangement of the non-original partitions forming the small kitchen and bathroom.

27B Frederick Street is one of the units within the first phase to be upgraded and will probably serve as a temporary decant unit enabling other properties within the portfolio to be made available for upgrading.

3. Design Solution and impact on heritage assets

The kitchen layout is improved by the introduction of a narrower door enabling additional kitchen units to be placed on the staircase partition. This is achieved by moving the boiler to the chimneybreast side of the kitchen and by substitution of a large shower in place of the bath.

The proposed alterations are extremely minor in nature and quite discreet 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 largely 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.

5. Affect on neighbours

The proposals will have no affect on neighbours.

6. Appendix

English Heritage List Entry Summary for 9-27 Frederick Street.



List entry

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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 9-27 AND ATTACHED RAILINGS

List entry Number: 1322170

Location

NUMBERS 9-27 AND ATTACHED RAILINGS, 9-27, FREDERICK STREET

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

County	District	District Type	Parish
Greater London Authority	Camden	London Borough	

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.

Legacy System Information

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

Legacy System: LBS

UID: 477387

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.

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 798-1/91/510 (South side) 25/10/71 Nos.9-27 (Odd) and attached railings

GV II

Terrace of 10 houses. c1827-32. By William Cubitt. Symmetrical terrace with projecting end houses (Nos 9 & 11 and 25 & 27) and central houses (Nos 15-21). No.9 with prostyle stucco side portico. Also, single storey, splayed corner extension forming No.65 Cubitt Street (qv). Similar to arrangement on No.7 Frederick Street (qv) giving the impression of lodges at the entrance to Cubitt Street. Projecting houses: stucco with rusticated ground floors. 4 storeys and basements. 2 windows each, No.9 with 3 window (blind) return to Cubitt Street. Square-headed doorways with panelled jambs, cornice-heads, overlights and panelled doors. Recessed sashes; 1st floor architraved with pulvinated friezes and pediments. Console bracketed cornice at 3rd floor level. Recessed houses (Nos 13 and 23): yellow stock brick and stucco ground floors. 3 storeys and basements. 2 windows each. Square-headed doorways with panelled jambs, cornice-heads, fanlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Stucco band below parapet coping. 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).

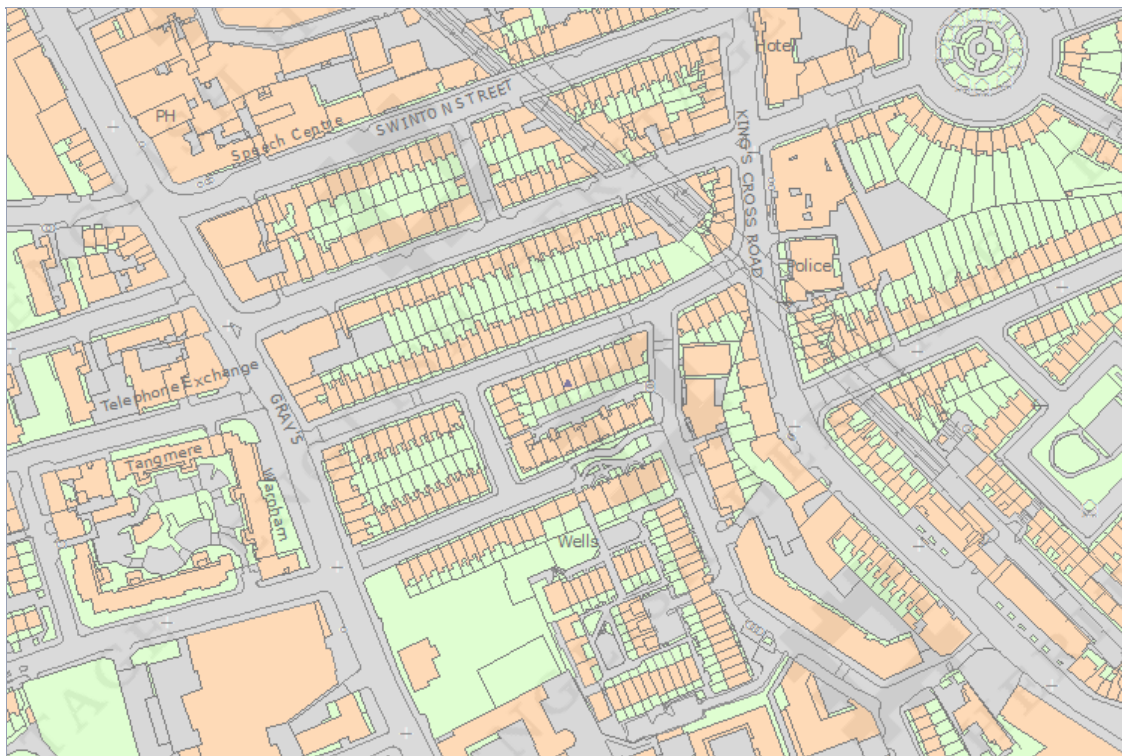
Listing NGR: TQ3072382683

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

National Grid Reference: TQ 30723 82683

Map



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