

26 FREDERICK STREET, LONDON WC1X 0ND

DESIGN & ACCESS STATEMENT

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

The Planning and Listed Building applications relate only to 26B Frederick Street (the first floor bedsit flat) - works are not proposed, at this stage, to the other floors.

1. Site Analysis

26 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.

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. 26 Frederick Street was converted into maisonette and 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 are proposed to the arrangement of the non-original partitions forming the small kitchen and bathroom.

26B 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

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 the substitution of a large shower in place of the bath.

4. Access

There are no proposed changes affecting the access arrangements.

5. Affect on neighbours

The proposals will have no affect on neighbours.