

60 FREDERICK STREET, LONDON WC1X 0ND

DESIGN, ACCESS & HERITAGE STATEMENT

The Planning and Listed Building applications relate to the basement flat and upper maisonette at 60 Frederick Street.



1. Site Analysis

60 Fredrick Street is a three-storey property with basement and attic floor built during the first half of the 19th 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. The upper storeys and rear elevation are of stock brickwork.

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. 60 Frederick Street was converted into two self-contained units during the early/mid 1980s as follows:

- Basement – self-contained 1-bedroom flat
- Ground & upper floors – 4-bedroom maisonette

There are no remaining original internal features within the basement storey.

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.

60 Frederick Street is amongst the units to be upgraded in the fourth phase.

3. Design Solution and impact on heritage assets

The current layout of the basement flat is typical of the basement flats on this side of the street and is characterised as follows:

- entrance hall located beneath the main entrance steps at street level
- small front living/dining room – entered directly from hall directly (and from which all following accommodation is accessed)
- internal bathroom - adjacent to spine wall (in what was originally the front room)
- bedroom - in main rear room
- kitchen - in back extension

This particular arrangement of rooms, where the bedroom is effectively an 'inner room', does not comply with current fire regulations. By combining the kitchen, living room and dining room together in the rear half of the main building, the front room can be reinstated and used as a bedroom. The flat entrance door is repositioned in its original location (directly under the main ground floor door) and the existing entrance hall outer wall removed. This enables the sealed vault to be reopened. The bathroom is relocated in the back extension. Access to the garden is directly from the living room through a new double door opening (currently the bedroom window). The new layout utilises the limited space more efficiently and provides a layout fully compliant with the Building Regulations. For added security a metal security gate is proposed directly (and discreetly) next to the new flat entrance door.

Planning consent and Listed Building consent are being sought for the following alterations (in addition to other minor alterations identified on the submitted drawings):

- internal reorganisation of basement partitions as described above
- alterations to rear basement window opening to accommodate double glazed timber doors
- new double glazed timber door at front in basement and removal of entrance lobby
- new double glazed timber casement window in basement back addition
- secondary glazing to front sash window in basement
- new brick garden wall
- new double glazed timber door and casement window in ground floor back addition
- secondary glazing to rear sash window in ground floor
- secondary glazing to rear sash windows in first floor

- secondary glazing to front and rear sash windows in second floor
- new partitions in second floor rear room to utilise space more efficiently
- insulation to flank wall in attic
- new partitions in attic to create a store room
- new double glazed timber casement windows at rear of attic
- a roof-mounted communal satellite dish is also proposed to the main roof, rear slope

The proposed alterations 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. Appendix

English Heritage List Entry Summary for 54-72 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 54-72 AND ATTACHED RAILINGS

List entry Number: 1113055

Location

NUMBERS 54-72 AND ATTACHED RAILINGS, 54-72, 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: 477405

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 798-1/91/519 (North side) 25/10/71 Nos.54-72 (Even) and attached railings

GV II

Terrace of 10 houses. c1823-7. By Thomas Cubitt. Yellow stock brick with stucco ground floors (except Nos 70 & 72) and 1st floor sill bands. 3 storeys and basements. 2 windows each except Nos 60 & 62 with 1 window each. Nos 60 & 62 and 70 & 72 slightly projecting. Round-arched ground floor openings. Doorways with panelled jambs, cornice-heads, fanlights (some patterned) and panelled doors. Nos 70 & 72 doorways with fluted quarter columns carrying cornice-heads; fanlights and panelled doors. No.54 ground floor window with margin lights. Gauged brick flat arches to recessed

sashes; 1st floors with cast-iron balconies. Nos 60 & 62, segmental arches to 4-light windows with cast-iron balconies on 1st floor, 2nd floor, tripartite sashes. Parapets. Nos 54-60 with stucco band below coping. INTERIORS not inspected. SUBSIDIARY FEATURES: attached cast-iron railings. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 64).

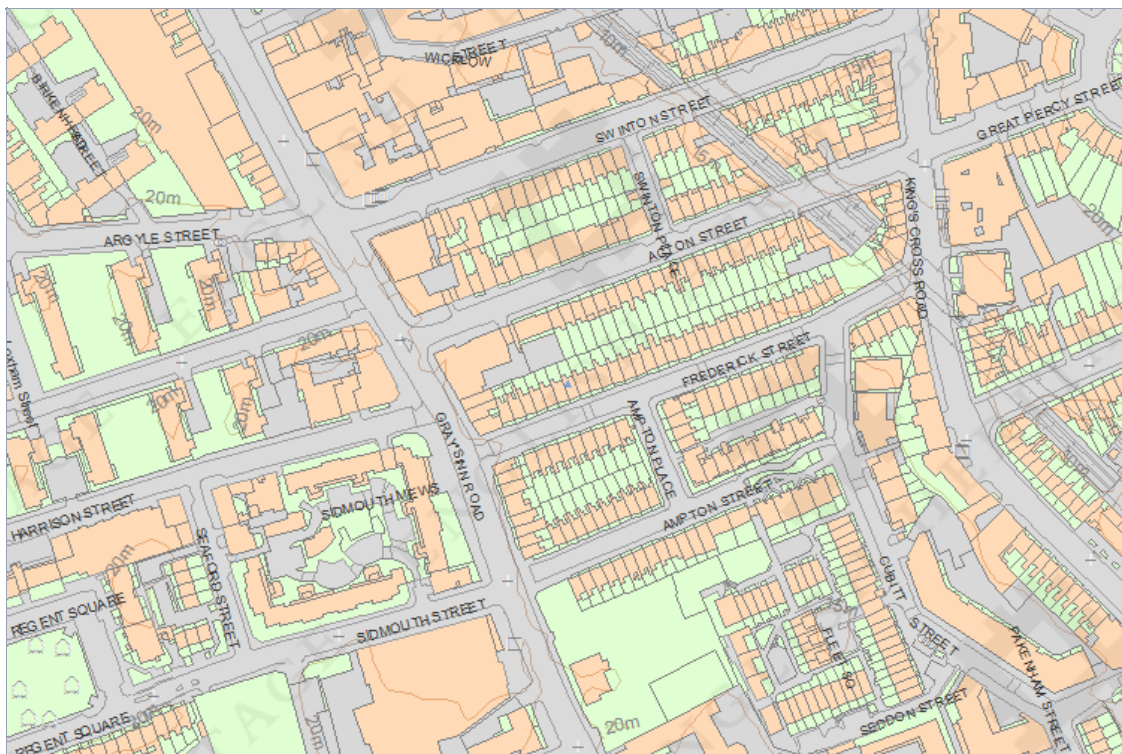
Listing NGR: TQ3064782689

Selected Sources

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

National Grid Reference: TQ 30647 82689

Map



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