

**19-21 FREDERICK STREET, LONDON WC1X 0NF**

**DESIGN, ACCESS & HERITAGE STATEMENT**

**The Planning and Listed Building applications relate to 19-21 Frederick Street basement, ground, first and second floors. The 3<sup>rd</sup> floor lateral flat was included in Phase 1.**



## **1. Site Analysis**

19-21 Fredrick Street are five-storey terrace properties built during the first half of the 19<sup>th</sup> Century (c.1830) by William Cubitt. They are Grade II listed and in the Bloomsbury Conservation Area. They are 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 properties are part of a portfolio of properties acquired by Community Housing Association in the 1970's in Frederick Street, Ampton Place and Ampton Street. 19-21 Frederick Street was converted into flats during the early/mid-1980s.

## **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. Improvements to the internal layouts of the maisonettes, flats and bedsits may also be proposed on a property-by-property, unit-by-unit basis.

The third floor flat at 19-21 Frederick Street has already been upgraded in Phase 1.

The layout of the flats is arranged as follows:

- the two basement flats are accessed via a non-original internal stair in the expanded hallway of no.19
- each basement flat contains a living/dining room, bedroom, bathroom and small kitchen
- the ground floor flat is also accessed from the hallway of no.19
- the ground floor flat contains a living room, kitchen/dining room, two bedrooms and a bathroom
- first, second and third floor flats are accessed via the ground level street door of no.21 and a communal hall and stair
- each of the first and second floor flats contains a living/dining room, kitchen, two bedrooms and a bathroom

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

- removal of non-original internal stair from ground to basement in no.19
- installation of new external steel stair in front area of no.21
- new double glazed timber doors at front and rear in basement
- new secondary glazing to front sash windows in basement
- internal alterations to non-original partitions in basement to improve layouts and enlarge kitchen/living/dining rooms
- secondary glazing to rear sash windows in ground floor
- new double glazed timber garden access door and sidelight at rear in ground floor
- reinstatement of original front room in no.19 ground floor
- alterations to internal partitions in ground floor to relocate internal bathroom to rear
- new double glazed timber doors onto balcony at rear of first floor
- secondary glazing to sash window in rear of first floor flat (not to window in communal stairs)
- secondary glazing to front and rear windows in second floor (except to window in communal stairs)
- alterations to second floor partitions to enlarge bedroom and improve furnishability

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

Apart from the new external stairs (which will match other buildings in the terrace) the proposed alterations are discreet and will not be noticeable from the street. They will therefore have no adverse impact on these listed buildings. They do not harm the buildings nor do they affect any original features and will positively contribute to the stock of housing in the area by improving the quality and standard of accommodation available.

#### **4. Access**

The existing internal stairs from ground to basement are steep and contain winders. The tenants of both basement flats have reported that they find the stairs difficult and hazardous to negotiate.

#### **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).

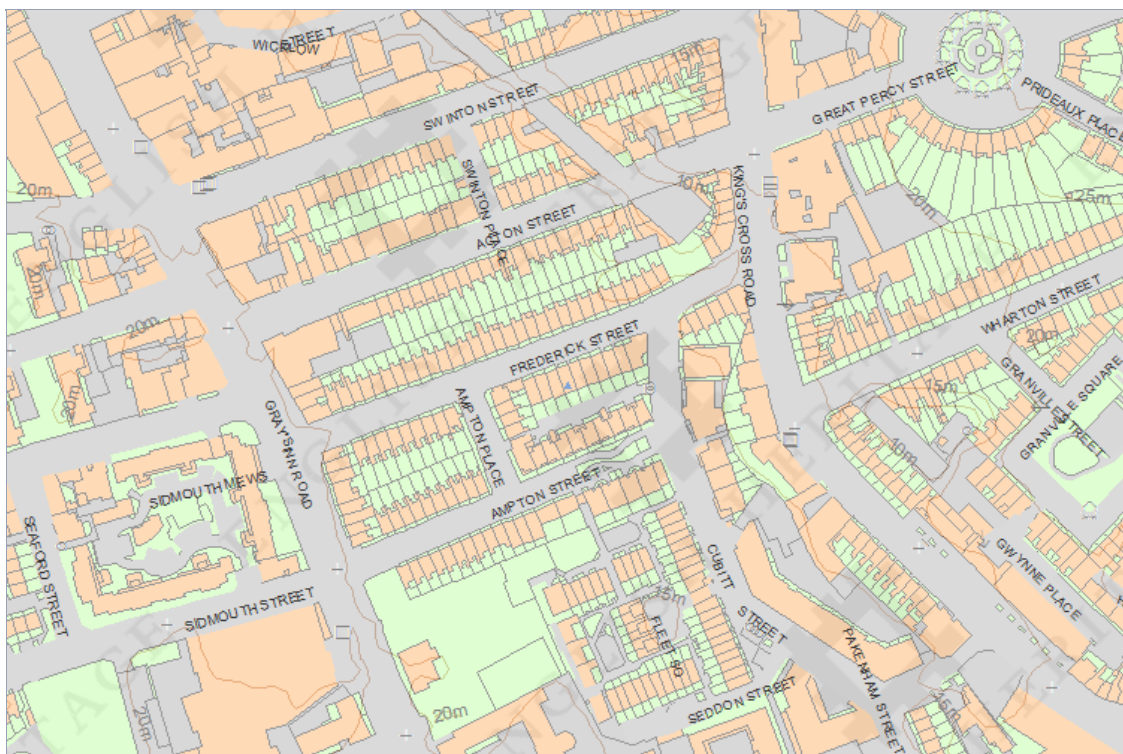
Listing NGR: TQ3072382683

Selected Sources

- 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 30723 82683

Map



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