

31 FREDERICK STREET, LONDON WC1X 0NF

DESIGN, ACCESS AND HERITAGE STATEMENT

The Planning and Listed Building applications relate only to 31C Frederick Street Upper Maisonette.

Works to the basement flat (31A) were carried out in Phase 4.

Works to the ground floor flat (31B) were carried out in Phase 1.



1. Site Analysis

31 Frederick Street is a five-storey end of terrace property built 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 at the junction of Frederick Street and Ampton Place and forms the northern end of the terrace in Ampton Place. It is accessed from the flank entrance in Frederick Street. The front and flank elevations have a rendered ground floor storey and basement while the upper floors are stock brick with decorative cornice below the top storey. The flank elevation portico has rendered pilasters and entablature and the main wall above is stock brickwork with three pairs of blind windows together with a decorative cornice. The rear elevation is stock brickwork up to the parapet of the mansard slope of the top floor.

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

- N°31A a one-bedroom basement flat with independent entrance
- N°31B a one-bedroom flat on the ground floor
- N°31C a large maisonette to the top three floors

2. Development Objectives

One Housing Group is carrying out a series of repairs and improvements throughout 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 fittings 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.

31C Frederick Street is one of several properties planned for upgrading within the fifth phase.

3. Design Solution and impact on heritage assets

The current layout of the maisonette is arranged as follows:

- the flat entrance door is located in the ground floor communal hallway.
- the first floor contains the living/dining room at the front and kitchen at the rear.
- the second floor contains two bedrooms and an internal bathroom.
- the third floor contains two bedrooms and an internal WC.

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

- alterations to non-original internal partitions.
- new partitions on third floor to utilise space more efficiently.
- relocate bathroom on third floor.
- new shower room on second floor.
- new 1800mm high timber fence on existing low garden brick wall to match adjacent at n° 29 Frederick Street.
- a roof-mounted communal satellite dish is also proposed to the main roof, rear slope.

The proposed alterations are minor and very discreet – they will not be noticeable from the street and 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. Landscaping

The proposals do not include any changes to landscaping.

7. Appendix

English Heritage List Entry Summary for 31 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: NUMBER 31 AND ATTACHED RAILINGS

List entry Number: 1322178

Location

NUMBER 31 AND ATTACHED RAILINGS, 31, 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: 477395

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 798-1/91/514 (South side) 25/10/71 No.31 and attached railings

GV II

End of terrace house. c1845-7. Possibly by William Cubitt. Yellow stock brick with stucco ground floor. 4 storeys and basement. 2 windows (blind). Entrance on Frederick Street facade but main facade formed by 1 window return to Ampton Place being the end of the terrace Nos 4-6 (qv). Stucco portico with paired pilasters supporting an entablature with palmette acroteria. Square-headed doorway with fanlight, cornice-head, panelled jambs and panelled door. Stucco cornice at 3rd floor level. Parapet. Return slightly projecting with gauged brick, segmental-arched, recessed sashes; 1st

floor with cast-iron balcony. Stucco cornice at 3rd floor level. Parapet. INTERIOR: 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).

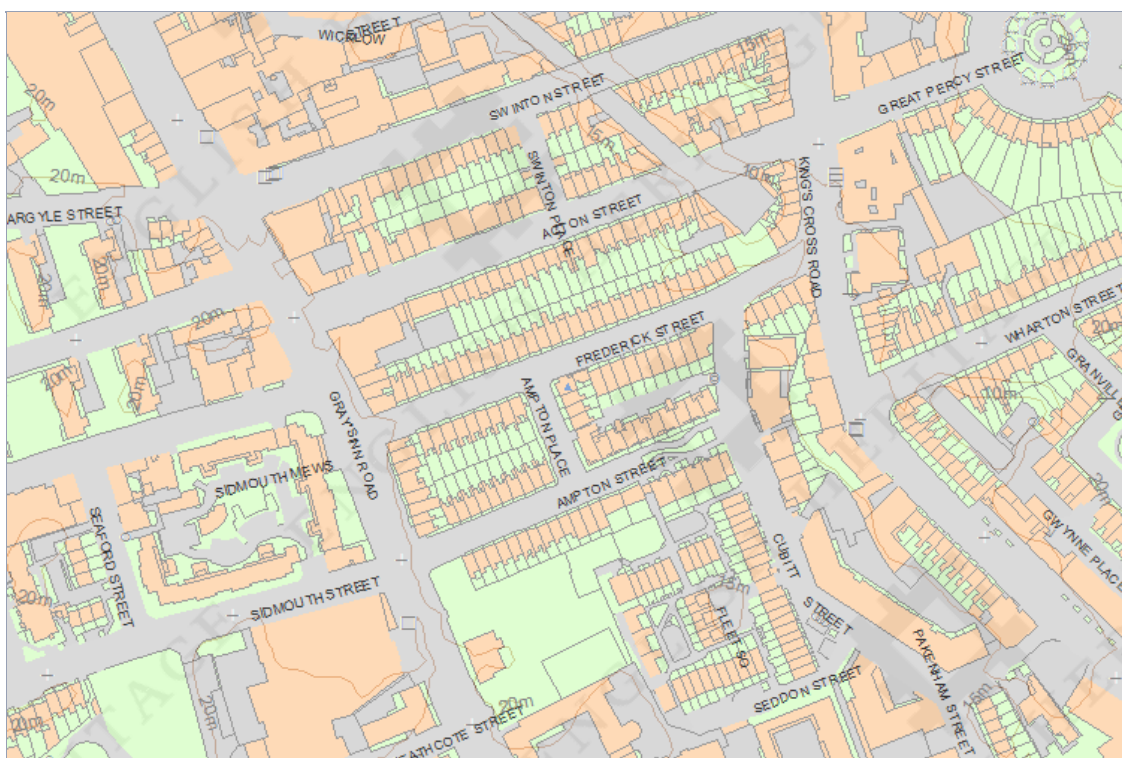
Listing NGR: TQ3069482678

Selected Sources

- 1. **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

National Grid Reference: TQ 30694 82678

Map



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