

COOKE FAWCETT ARCHITECTS

13 Derby Lodge, WC1X 9BP Heritage, Design and Access Statement 26.09.2016

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Introduction

This statement accompanies an application for Listed Building Consent for alterations to number **13 Derby Lodge, Britannia street WC1X 9BP**.

The proposed works include the removal of internal partitions, installation of a new kitche. No exterior works are proposed.

Heritage assessment

Derby Lodge, formerly Derby Buildings is a grade II listed residential building located on Britannia Street within the Kings Cross and St Pancras Conservation Area.

The building was constructed in 1867 by Sir Sydney Waterlow’s Improved Industrial Dwelling Company (IIDC). The building was built by Matthew Allen.

The building’s design is a development on from the 1863 Langbourne buildings on Mark Street (the first building by the IIDC), which itself referred to the design for the Model Dwelling proposed by Henry Roberts for the Industrial Exhibition of 1851. The Derby buildings were constructed as a commercial venture as part of Sydney Waterlow’s ‘Five Percent Philanthropy’ approach to procurement in which profit from development would be limited to five per-cent with any remaining proceeds being invested in future projects.

This building was built during a period in which attention was focussed on improving the living conditions of the inner city working poor, in this case artisans. Developers such as Waterlow and Peabody were experimenting with procurement methods and design in an effort to reduce costs and improve quality. In contrast to Peabody’s approach of providing shared kitchen and sanitary facilities, Waterlow believed that individual residential units should have their own facilities. At the Derby Buildings, Waterlow initially tried a solution in which some units did share sanitary facilities however this proved unsuccessful and in 1871 the staircases of the building which had been configured in this way were adapted to form self-contained units.

The Improved Industrial Dwelling Company preferred not to commission architects to design their buildings and instead built predominantly to a template adapted from Roberts’ Model Dwelling. From Roberts, Waterlow took the concept of a series of units assembled around circulation – stairs and balconies – open to the elements. This basic building block was repeated to form a terrace. To provide kitchens and sanitary accommodation Waterlow and Allen incorporated projections to the rear of the buildings. These provide additional smaller rooms without compromising the ability of the main rooms to benefit from daylight and ventilation. The rear elevation of Derby Lodge reflects this pattern.

- Sources:
- John Nelson Tarn, “The Improved Industrial Dwellings Company”. Transactions of the London & Middlesex Archaeological Society vol.22 1968
 - Gaskell, S. Martin, “Model Housing: From the Great Exhibition to the Festival of Britain”
 - John Nelson Tarn, “Five Percent Philanthropy. An Account of Housing in Urban Areas Between 1840 and 1914.”

Listing – from Historic England

Flatted philanthropic accommodation. 1865. By the Improved Industrial Dwellings Company founded by Sydney Waterlow; builder Matthew Allen. Painted stucco cement treated as banded rustication to the ground floor; the same material used on balcony-stair recesses (treated as Tuscan pilastrade) and to window aedicules. Cast-iron railings to balconies of authentic lattice pattern; metal filigree spandrels to brick pier supporting balcony; metal railings to roof over recess; infill to ground floor for security purposes; late C20 wall treated as banded rustication to match original. EXTERIOR: 5 storeys. Nos 1-10 with one-window, brick range to either side of full-height balcony recess which is divided into two broad bays by a brick pier with stylised capital from which spring filigree spandrels to lintels. Nos 11-36 entered off similar balcony-stair recess; the flanking ranges to either side, however, have two windows each, suggesting a different plan form. Another notable difference is the small round-arched lancet with screen-like inset found between each pair of windows to this section. The ground-floor windows to block containing units 1-10 are tripartite. INTERIORS: not inspected. Forms a group with Derby Lodge (formerly Buildings), flats 37-102, to the south in Wicklow Street (qv). Among the earliest surviving examples of the work of Waterlow’s influential and prolific IIDC.

Previous alterations and current condition

Since its original construction Derby Lodge has been adapted to suit the changing needs of its occupants. Notably during the 1970s and 80s significant modernisation works were carried out which changed the internal layouts of some of the flats including number 13.

The current arrangement of 13 Derby Lodge does not reflect the original layout. The original second room has been subdivided to create a WC, kitchen and storage cupboard containing a hot water cylinder. The current bedroom would likely have been the original kitchen as was typical of other buildings constructed by the Improved Industrial Dwellings Company. Previous works include the addition of new partitions, new doors and new linings to the current kitchen, together with the addition of a bulkhead in the ceiling to conceal extract from the non-original WC.

In summary:

- Original kitchen and WC both previously replaced
- Original layout previously subdivided to create existing WC and storage
- No original fixtures and fittings remain
- Non-original flooring and linings



View of Derby lodge from Britannia Street (no.13 highlighted)



Interior view - existing kitchen in 13 Derby Lodge

Proposed alterations

The current layout, although totalling 39 m², feels cramped and difficult to use because of the unnecessarily convoluted arrangement at the centre of the flat. The existing kitchen is small and the non-original WC awkward. The proposed works are intended to open up the existing living room and kitchen to create a generous living space benefiting from through aspect North / South.

The proposed works include:

- 1. Partial removal of the central partition wall which currently divides the living room from the kitchen
- 2. Removal of the non-original partitions which currently form the WC
- 3. Removal of the existing cupboard next to the WC
- 4. Removal and replacement of the existing kitchen
- 5. Installation of a new door to create a new entrance lobby to the flat
- 6. Redecoration with finishes to match existing
- 7. Replacement of the existing boiler
- 8. Removal of non-original ductwork and bulkhead in ceiling

As part of the proposed works a new combination boiler will be installed. The removal of the existing WC will enable the removal of existing ceiling level ductwork.

Impact of proposed alterations

The proposed works have no impact on the exterior of the building.

The proposed internal works will not be visible from any public street level viewpoint. From an assessment of the listing and from research into the history of the building, the heritage significance of Derby Lodge is understood to relate to the overall building form, its external appearance (including the detailing) and the building's relevance to the history of 19th century housing in London. In this context the interior layout of the flats is of limited significance to the status of the listing. The original layouts are unremarkable and have already been altered through the previous works in the 1970s and 80s.

On this basis the proposed works are justified on the basis that they will offer considerable spatial benefit to current and future occupants whilst having no impact on the historic character of the building exterior.

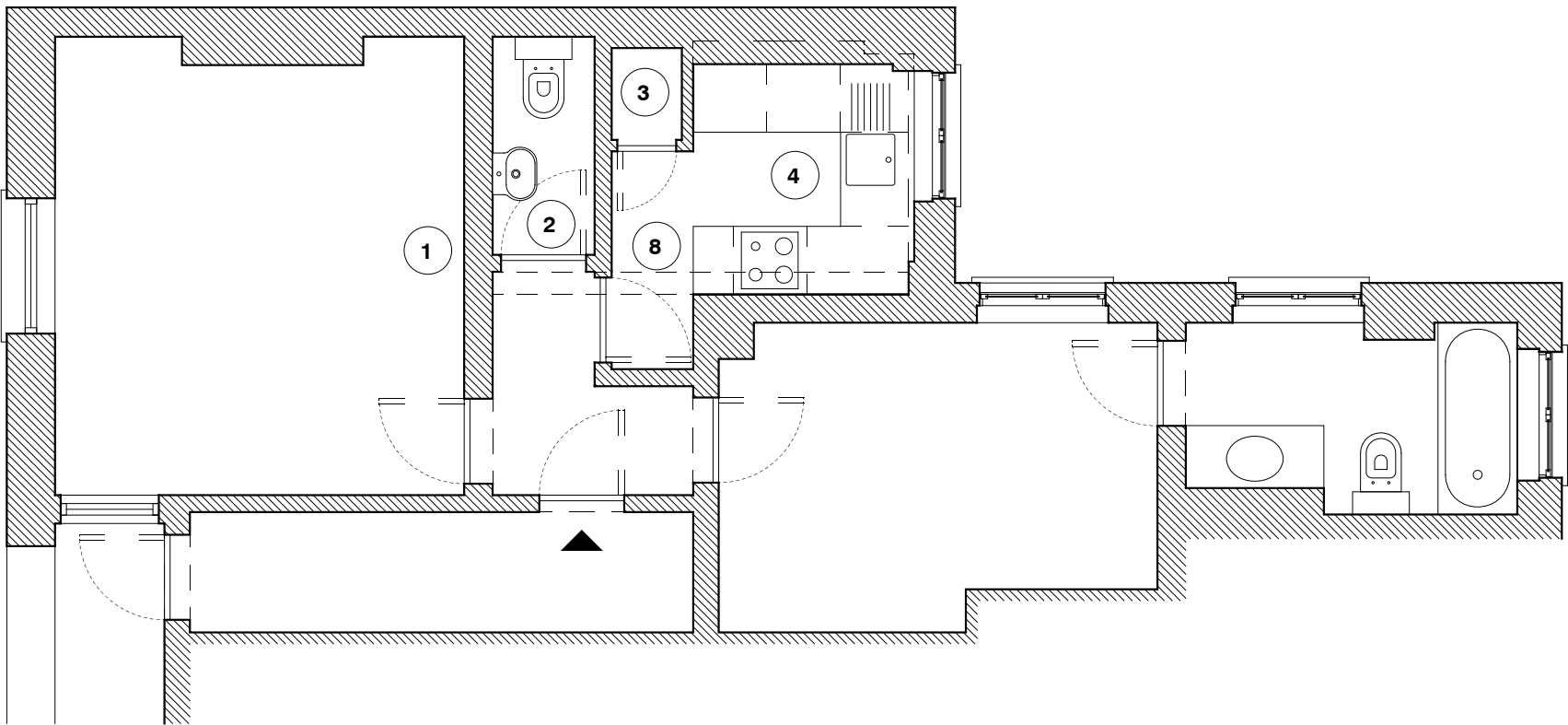
Precedent

The proposed works are similar in scope and nature to recent approved alterations to other flats within Derby Lodge. These include:

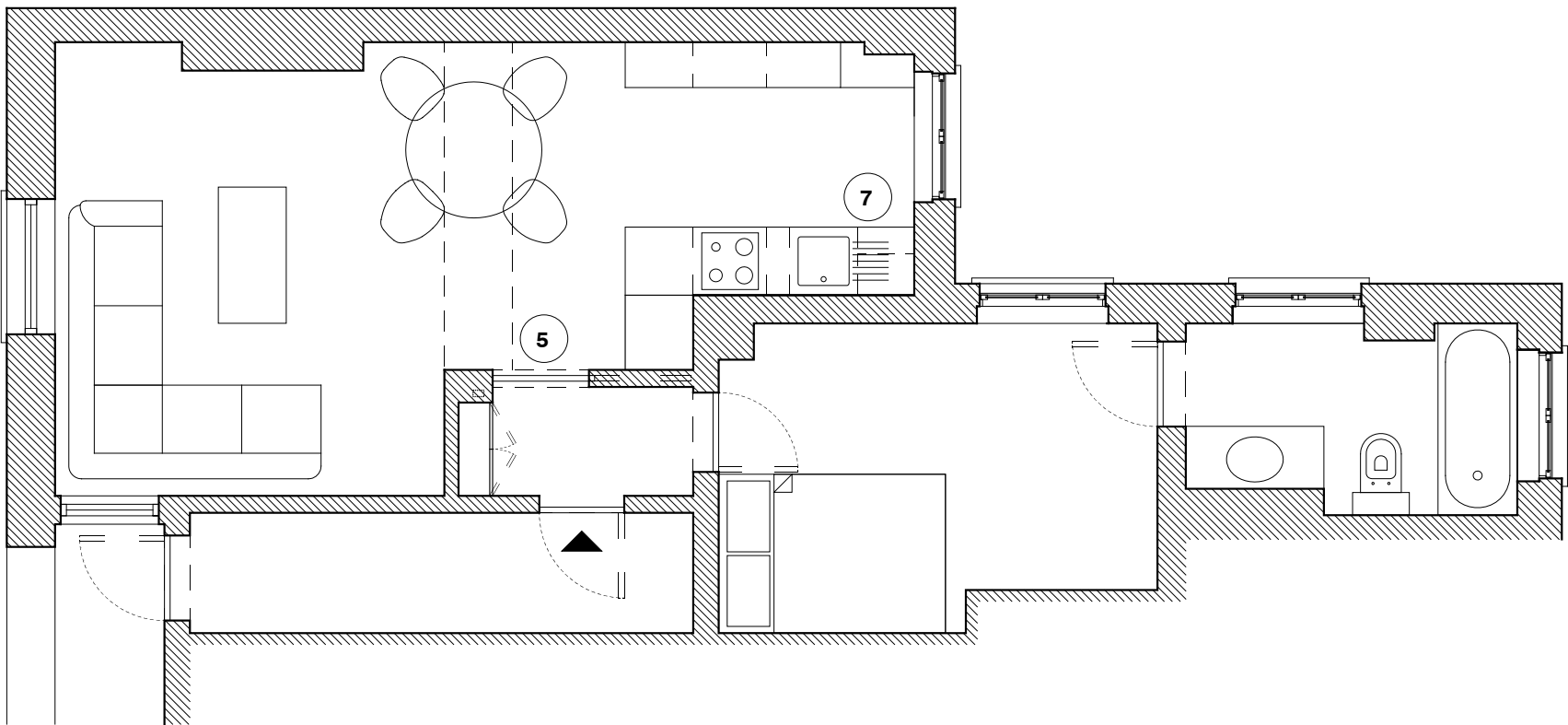
- Flat no. 23 reference 2016/0087/L
- Flat no. 33 reference 2015/2521/L
- Flat no. 36 reference 2013/4988/L

Access

Current access is via the main shared staircase which connects number 13 to street level. There will be no change to the existing access as part of the proposed works.



Existing plan (Not to scale)



Proposed plan (Not to scale)



View 1 - living room to kitchen (proposed)



View 2 - living room to kitchen (proposed)

Notes:

1. Sketches, diagrams and illustrations contained within this document are indicative and included for information only. For detailed information for approval please refer to existing and proposed drawings submitted as part of this application.

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