

**35 FREDERICK STREET, LONDON WC1X 0NB**

**DESIGN, ACCESS & HERITAGE STATEMENT**

**The Planning and Listed Building applications relate to the basement flat, ground floor flat & upper maisonette at 35 Frederick Street.**



## **1. Site Analysis**

35 Fredrick Street is a four-storey terrace property (plus a non-original 1980's mansard roof extension, which replaced the original attic storey) built during the first half of the 19<sup>th</sup> Century (c.1830). It is Grade II listed and within the Bloomsbury Conservation Area. The front elevation is of painted render/stucco and 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. 35 Frederick Street was converted into three self-contained units during the early/mid 1980s as follows:

Basement – 1 bedroom flat

Ground floor – 1 bedroom flat

First, second & third floors – 4 bedroom maisonette

## **2. Development Objectives**

One Housing Group is carrying 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 consist of the essential renewal of services (mechanical and electrical installations), kitchen fitting and bathrooms together with all other necessary repairs. Targeted improvements to the internal layouts of the maisonettes, flats and bedsits may also be proposed on a property-by-property, unit-by-unit basis.

35 Frederick Street is one of several properties planned for upgrading in the sixth phase.

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

The layouts of the flats and maisonette are to be retained with only a handful of relatively minor alterations (kitchen layout alterations, new boilers, etc) which are all shown on the submitted drawings.

Planning consent and Listed Building consent are therefore sought for these works together with the following:

- replacement of non-original door flat entrance door with new panelled door and metal security gate
- replacement of non-original rear garden door with new double glazed timber door together with bricking up adjacent (non-original) casement window opening
- replacement of non-original doors to rear elevation roof terrace (first floor) with new double glazed timber doors and openable fanlights
- existing dormer windows to attic to be replaced with painted timber dormer windows with double glazing (in the event the existing joinery is found to be beyond repair)
- Selectaglaze secondary glazing (locations identified on drawings)
- a communal satellite dish (painted black) is also proposed to the main roof, rear slope

The proposed alterations are minor and discreet – they will generally not be noticeable from the street and will therefore have no adverse impact on the listed building. Double glazing is being proposed only to new joinery that is replacing defective non-original joinery and in discreet locations. The changes do not harm the building nor do they affect any original features, they are reversible and will positively contribute to the stock of housing in the area by improving the quality and standard of accommodation available.

Listed Building consent is also sought for the addition of plasterboard dry-lining on a protective membrane to the existing brick walls in the basements (external, party and spine walls) replastered in the 1980's with sand cement render. After much research and finally consulting the Building Research Establishment (BRE) their advice is that either the damp render should be hacked off (with the potential to damage to the underlying historic brickwork) and replastered, or a damp-resistant membrane should

be applied over the damp/defective render and finished with plasterboard dry lining. The latter is their preferred solution as it is the most effective and reversible and has been approved in principle by Camden. It will add only 28mm to the thickness of the wall and is relatively minor and quite discreet. Drawings of the critical junctions with windows are also submitted to illustrate how the additional thickness is to be married with the existing.

#### **4. Access**

There are no proposed changes affecting the access arrangements to the property.

#### **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 33-49 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 33-49 AND ATTACHED RAILINGS

**List entry Number:** 1113048

#### Location

NUMBERS 33-49 AND ATTACHED RAILINGS, 33-49, 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:** 477398

### 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 798-1/91/515 (South side) 25/10/71 Nos.33-49 (Odd) and attached railings

GV II

Terrace of 9 houses. c1823-26. By Thomas Cubitt. Yellow stock brick with stucco ground floors and 1st floor sill bands. Symmetrical terrace with projecting end bays. 3 storeys and basements. Projecting end bays (Nos 33-37 & 45-49): 1 window each. Round-arched ground floor openings except No.33 with segmental arched ground floor tripartite sash and entrance porch on return to Ampton Place. Doorways with panelled jambs, cornice-heads, fanlights and panelled doors. Sashes with margin lights. On each house, rising through the 1st and 2nd floors, pilasters with enriched capitals,

carrying an entablature and blocking course. Pilasters flank on the 1st floor 4-light windows with gauged brick segmental arch heads and cast-iron balconies; 2nd floor, tripartite sashes. Recessed central bay (Nos 39-43): 2 windows each. Round-arched ground floor openings. Doorways with panelled jambs, cornice-heads, fanlights and panelled doors. Sashes with margin lights. Upper floors with gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. 1st floor of No.41 with console bracketed cornice. Stucco band beneath cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 64).

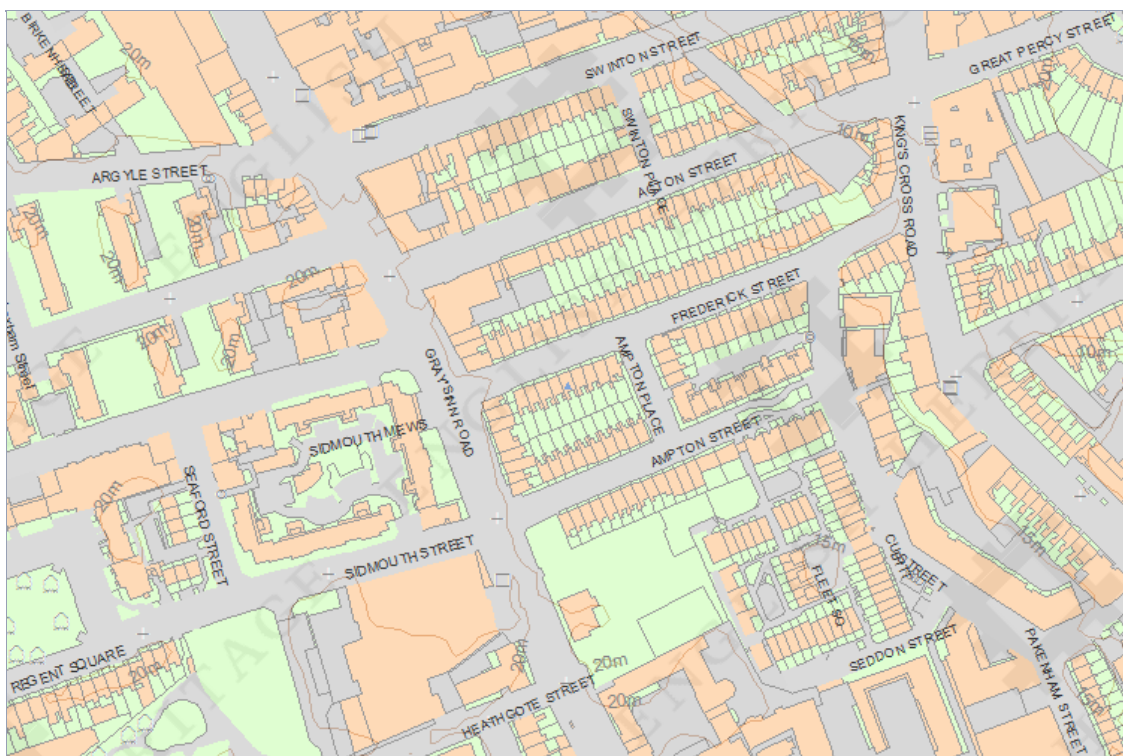
Listing NGR: TQ3065282660

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 - Page References: 64

National Grid Reference: TQ 30652 82660

Map



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