

3 FREDERICK STREET, LONDON WC1X 0NG

DESIGN, ACCESS & HERITAGE STATEMENT

The Planning and Listed Building applications relate to the upper maisonette (first, second & attic floors) and communal areas



1. Site Analysis

3 Frederick Street is a three-storey terrace property, with basement and attic, built by William Cubitt 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 on the northern 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 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. 3 Frederick Street was converted into two units in the mid 1980s.

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 essential renewal of the services (mechanical and electrical installations), kitchen fitting and bathrooms together with all other necessary repairs. Improvements to the fire resistance of plasterboarded partitions and ceilings are also proposed together

with the installation of a fire alarm system to safeguard the communal circulation areas.

The upper maisonette at 3 Frederick Street is one of several units planned for upgrading in the eighth phase.

3. Design Solution and impact on heritage assets

The layout of the upper maisonette is to be retained with only a handful of 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:

- Selectaglaze secondary glazing (locations identified on drawings)
- new double glazed casement window in existing rear dormer in attic room
- introduction of conservation rooflight to enable visual inspection of the front roof and parapet gutter, which are otherwise inaccessible
- a communal satellite dish (painted black) is also proposed to the main roof (mounted on chimney stack to rear of roof)

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 (casement window) and located in the attic. 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.

4. Access

There are no proposed changes affecting the access arrangements.

5. Affect on neighbours

The proposals will have no affect on neighbours.

6. Appendix

English Heritage List Entry Summary for 12-26 Frederick Street.

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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 1-7 AND ATTACHED RAILINGS

List entry Number: 1322167

Location

NUMBERS 1-7 AND ATTACHED RAILINGS, 1-7, 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: 477384

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 798-1/91/509 (South side) 25/10/71 Nos.1-7 (Odd) and attached railings

GV II

Terrace of 4 houses. c1835-39. By William Cubitt. Stucco with rusticated ground floors. 3 storeys and basements. 2 windows each, No.7 with 3 window (blind) return to Cubitt Street. Single storey, splayed-corner extension to No.7 forms No.34 Cubitt Street (qv). Similar arrangement on No.9 Frederick Street (qv) gives the impression of lodges at the entrance to Cubitt Street. No.1, mid C19 projecting shopfront with pilasters supporting an entablature flanked by consoles. C20 doors. Nos 3-7, square-headed doorways with panelled jambs, cornice-heads, overlights and panelled doors.

Recessed sashes; 1st floor with architraves, pulvinated friezes, pediments and cast-iron balconies. Console bracketed cornice and blocking course.
INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with bud finials to areas.

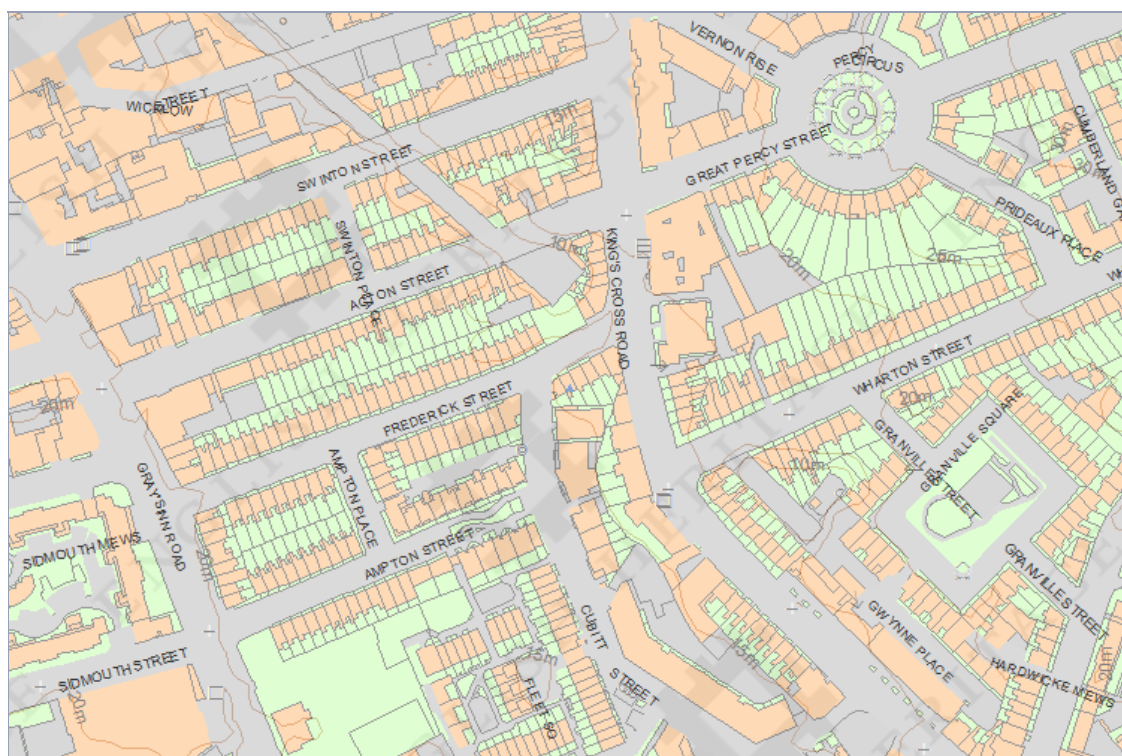
Listing NGR: TQ3078082709

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 30780 82709

Map



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