

**23 FREDERICK STREET, LONDON WC1X 0NF**

**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**

23 Frederick Street is a three-storey terrace property, with basement and attic floor, built by William Cubitt during the first half of the 19<sup>th</sup> Century (c.1830). It is Grade II listed and is in the Bloomsbury Conservation Area. It is 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 property is part of a portfolio acquired by Community Housing Association in the 1970's in Frederick Street, Ampton Place and Ampton Street.

23 Frederick Street was converted during the 1980s into 3 units: basement and ground floor one-bedroom flats and an upper maisonette. Improvement works were carried out to the two flats in 2013.

## **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. Improvements to the internal layouts of the maisonettes, flats and bedsits may also be proposed on a property-by-property, unit-by-unit basis. 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 23 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 maisonette is to be retained with only a handful of minor alterations (kitchen layout alterations, new boiler, 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:

- where non-original timber windows and doors are found to be beyond repair they are to be replaced to match existing (or as otherwise indicated on the drawings) including new double glazing – locations: rear elevation first floor roof terrace French windows & fanlights and attic dormer casements
- formation of cylinder cupboard to second floor with corresponding adaption of non-original bathroom partition
- formation on attic shower rooms (currently attic utility room)
- Selectaglaze secondary glazing (locations identified on drawings)
- a communal satellite dish (painted black) is also proposed to the main 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 (doors/casement windows). 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 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).

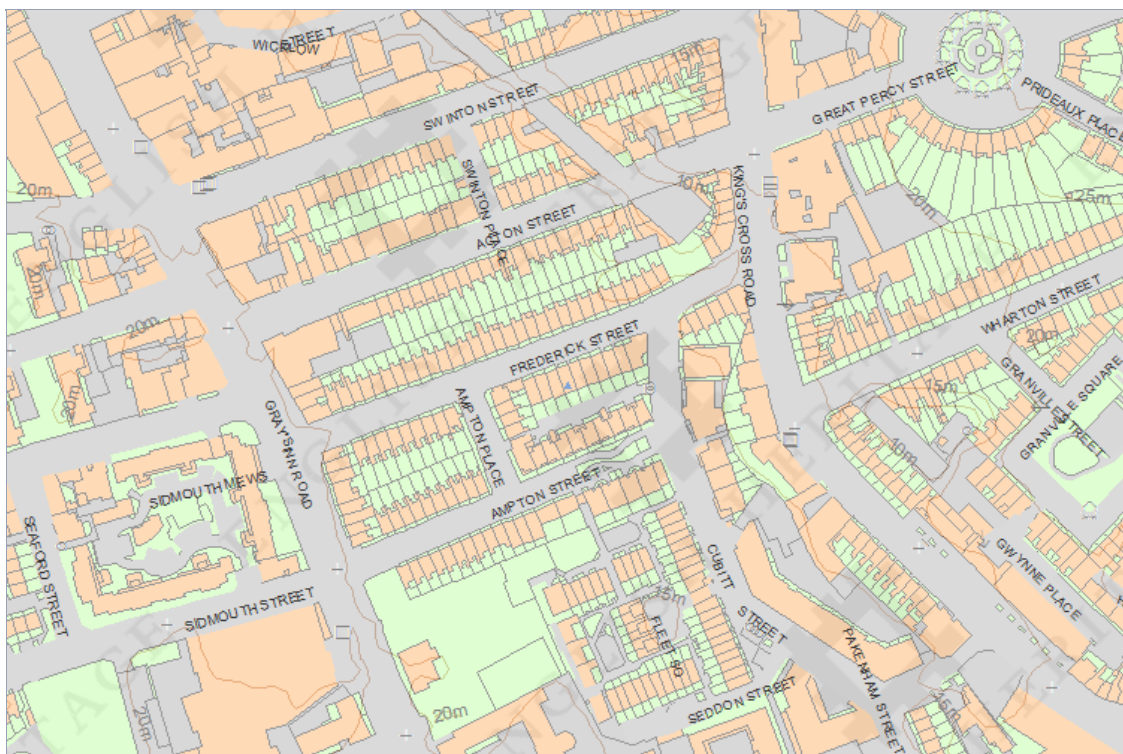
Listing NGR: TQ3072382683

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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