

24 FREDERICK STREET, LONDON WC1X 0ND

DESIGN, ACCESS & HERITAGE STATEMENT

The Planning and Listed Building applications relate to the basement flat and upper maisonette at 24 Frederick Street



1. Site Analysis

24 Frederick Street is a three-storey terraced 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.

24 Frederick Street was converted into 3 units in the mid 1980s: basement and ground floor one-bedroom flats and an upper maisonette. Improvement works were carried out to the ground floor flat in 2012/13.

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 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 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. Changes to the internal layouts of the maisonettes, flats and bedsits may also be proposed on a property-by-property, unit-by-unit basis.

3. Design Solution and impact on heritage assets

The current layout of the basement flat is typical of the basement flats on this side of the street and is characterised as follows:

- non-original entrance hall located beneath the main entrance steps at street level.
- small front living/dining room – entered directly from hall directly (and from which all following accommodation is accessed)
- internal bathroom - adjacent to spine wall (in what was originally the front room)
- bedroom - in main rear room
- kitchen - in back extension

This arrangement of rooms, where the bedroom is effectively an 'inner room', does not comply with current fire regulations. By combining the kitchen, living room and dining room together in the rear half of the main building, the front room can be reinstated and used as a bedroom. The flat entrance door is repositioned in its original location (directly under the main ground floor door) and the existing entrance hall outer wall removed. This enables the vault door to be restored to its original size. The bathroom is relocated in the back extension. Access to the garden is directly from the back extension (currently the kitchen window). The new layout utilises the limited space more efficiently and provides a layout fully compliant with the Building Regulations. For added security a metal security gate is proposed directly (and discreetly) next to the new flat entrance door.

In addition to the work described above, planning and Listed Building consent are also sought for:

- alterations to non-original partitions to third floor to create a cylinder cupboard and adjacent washing machine cupboard
- Selectaglaze secondary glazing (locations identified on drawings)
- a communal satellite dish (painted black) is also proposed to the main roof

The proposed alterations are relatively 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 12-26 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 12-26 AND ATTACHED RAILINGS

List entry Number: 1322172

Location

NUMBERS 12-26 AND ATTACHED RAILINGS, 12-26, 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: 477389

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 798-1/91/511 (North side) 25/10/71 Nos.12-26 (Even) and attached railings

GV II

Terrace of 8 houses. c1827-32. By William Cubitt. Stucco. Nos 20-24 with slated mansard roofs and dormers. Irregular terrace with projecting end bays and central bay. Projecting bays (Nos 12, 18 & 26): 4 storeys and basements. 1 window each. Rusticated stucco ground floors and plain stucco 1st floor sill bands. Square-headed doorways with panelled jambs, cornice-heads, fanlights and panelled doors. Paired pilasters with enriched capitals rise through 1st and 2nd floors to support an entablature at 3rd floor level (simplified on No.26). 1st floor windows with cast-iron balconies; Nos 12 &

18 with 4-light windows and No.26 with tripartite sash. 2nd floor, recessed sashes with sill band. Nos 12 & 18 3rd floors with paired pilasters flanking recessed sashes and carrying cornice and blocking course. No.26 with paired pilaster strips rising to the top of the parapet and flanking a C20 window. Recessed bays (Nos 14, 16 and 20-24): 3 storeys and basements; Nos 20-24 with attics. 2 windows each. Square-headed doorways with panelled jambs, cornice-heads, fanlights and panelled doors. 1st and 2nd floor sill bands. Recessed sashes; 1st floor with cast-iron balconies. No.20 with cast-iron foliated and floral window guard on ground floor. Nos 14 and 16, entablature and blocking course. Nos 20-24 entablature without cornice. 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).

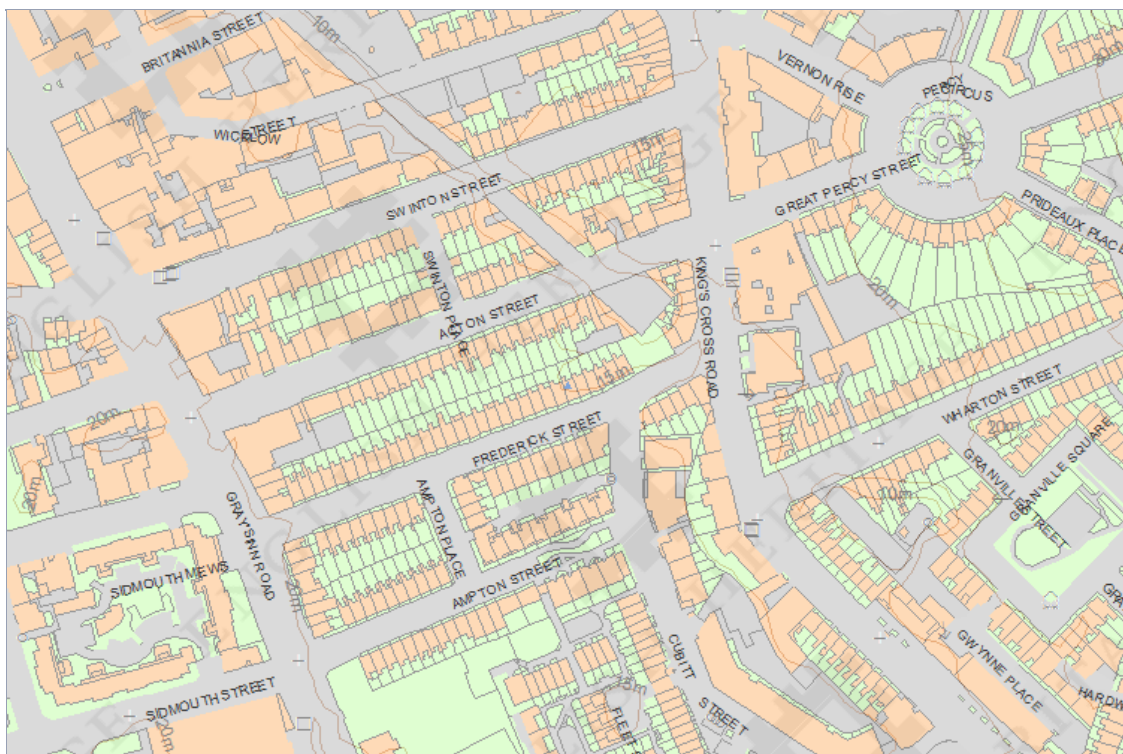
Listing NGR: TQ3074082723

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 30740 82723

Map



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