

Derby Lodge, originally Derby Buildings, comprises two separate buildings: the first is located in Britannia Street in the London Borough of Camden. It was listed Grade II on 11 March 1994; its list entry no. 1272350 and the National Grid Reference is TQ 30680 82911. It consists of two contiguous blocks, containing Flats 1-18 and 19-36 Derby Lodge respectively. The second is the adjacent building fronting onto Wicklow Street, also listed Grade II on 11 March 1994; its list entry no. 1379194 and the National Grid Reference is TQ 30700 82884. It consists of four contiguous blocks, containing Flats 37-53, 54-69, 69-84, and 85-102 Derby Lodge respectively.

The proposed works to which this application relates comprises replacement of all windows to the rear elevations of Flats 1-18, 19-36, 69-84 and 85-102 Derby Lodge. Note that only two of the Wicklow Street blocks form part of this application, the other two being in separate ownership. No works apart from minor repairs are proposed to any windows on the front elevations.

Derby Lodge was built in 1865 and is among the earliest surviving examples of the work of the Improved Industrial Dwellings Company [IIDC], one of the many philanthropic providers of housing for the poor in this period. The Company had been founded two years earlier, with a capital of £50,000, by the Victorian philanthropist, and later Lord Mayor, Sir Sydney Waterlow, but grew into one of the largest and most successful of the model dwellings companies, housing around 30,000 at its height. The builder, as for most of the IIDC's dwellings was Matthew Allen; Waterlow preferred to work directly with him rather than use an architect. The principle behind the various Model Dwelling initiatives was typically Victorian: the unhealthy living conditions in which so many lived would be addressed by provision of well-built accommodation for those who could afford a modest rent, whilst providing a reasonable return to investors, and indeed similar enterprises like the the Four Per Cent Industrial Dwellings Co made this explicit in their title. Ambitiously, the IIDC aimed to produce a 5% dividend and by 1871, when over 1,000 dwellings were occupied, was exceeding this return. The schemes were directed at the *working* classes, people in regular employment: there was a strict selection and discipline regime amongst its tenants to try to protect returns on investment, although these often proved less than anticipated. The very poor, including those unable to work, or to find work, were unable to afford such accommodation.

Like many philanthropic dwellings the accommodation in Derby Buildings was designed as purpose-built flats, itself a novelty. The IIDC's flats were provided with balcony access, which allowed ventilation for the stairs and at the same time exempted the blocks from house duty, but they differed from those of other companies by being entirely self-contained, having their own lavatories and sculleries behind the living-rooms, no matter how small the flat. Floors were commonly of concrete, as Allen was an early exponent of concrete construction for cheapness. Without a regular architect, the IIDC normally relied for its designs upon a modification of a standard plan, worked out between a consulting surveyor, usually Allen, and, for many years, their secretary, the industrious James Moore. 'We have what we call standard plans', said Waterlow in 1884, 'and if plan No. 1 does not fit, plan No. 2 or No. 3 or No. 4 probably fits the peculiar ground we have to deal with'.

The IIDC had already built very similar blocks. Cromwell Buildings in Southwark, a single block, and the two blocks of Tower Buildings in Wapping were both opened in 1864. Stanley Buildings, originally five blocks east of St Pancras station, of which only the two fronting Stanley Passage and Clarence Passage remain, and even they are truncated, was completed in 1864-5.

Derby Lodge, completed in the following year, comprises six blocks which form a group, with two on Britannia Street [1-18 and 19-36 Derby Lodge] and four on Wicklow Street [37-53, 54-68, 69-84, and 85-102 Derby Lodge]. Cobden Buildings, a single block close to Derby Lodge on the East side of King's Cross Road, was built by the IIDC at the same time and is of very similar appearance and detailing.

Clarendon Buildings in Balderton Street, Mayfair, followed in 1871 and has an extended open frontage arrangement, clearly a development from Derby Lodge. It is interesting to note the IIDC's adopting a more fashionable style over just a few years: Leopold Buildings in Columbia Road, Hackney, was completed in 1872 but by this date the simple design and detailing of the Derby Lodge type has become more ornate, with decorative quoins and projecting bay windows to each floor.

The Derby Lodge blocks are all of six stories, the front elevations built of recently cleaned yellow/buff bricks with cream-painted sharply incised rusticated stucco at ground floor level. They are planned around very compact recessed open stairwells with balcony access, with winders turning around either a semicircle or two quarter-circles; the balcony areas have decorative stucco work with Tuscan 'pilasters'. The full-height balcony recess is divided into two broad bays by a brick pier with a stylised capital from which spring filigree spandrels to lintels. Ornate cast iron lattice-pattern balcony railings give the frontage depth and interest, enhanced by stucco work around the windows and decorative iron ventilation grilles between windows at each floor. Above the balcony recess at roof level there are metal railings.

Front elevation windows to all blocks except 19-36 comprise a pair of tripartite sash windows either side of the entrance with single sash windows to upper floors. 19-36 has single sashes at ground floor level with side-hung casements over fixed lights to upper floors, and the window surrounds retain more elaborate projecting pedimented stucco work than remains at 1-18. Another notable difference is the decorative iron ventilation grilles in the form of small round-arched lancets found between each pair of upper floor windows to 19-36 only. 69-102 retains the stucco arched openings but not the delicate grilles. These two [19-36 and 69-102] are the only blocks with a chamfered plan at the junction of the projecting rear extensions and have differing internal layouts to the other blocks. Presumably the vents were necessary because of the internal plan, which included a dogleg type stair with winders around a semicircular end. The vents are repeated on the rear elevations.

The rear elevations are considerably more utilitarian: built of London stock bricks, with significant patching with non-matching yellow bricks, very obtrusive against the existing which has not been cleaned and is very dark in many areas. Each of the six blocks has a projecting rear bay: this is rectilinear in the four 'standard' blocks, with a pair of windows in its end elevation. These are side-hung casements with timber spandrel panels below, formed in heavy relief. The two 'odd' blocks, as noted above, have a splayed or chamfered plan, and a rather forbidding blank end elevation.

The overall effect of the rear elevations is somewhat oppressive: their form is relieved only by a simple projecting brick cornice. But there are some decorative elements to lighten

matters. All windows have painted stone lintols with a simple recessed design; those which have not had their cills raised have painted stone cills.

The two blocks underwent substantial internal works in the late 1970s: drawings were prepared by architects Rothermel Cooke and approved by LB Camden in 1977. Internal layouts were reconfigured to provide kitchens and bathrooms to all flats, with removal of all fireplaces; suspended timber ground floors were replaced with screeded concrete slabs; external works included removal of rainwater pipes, with resultant relaying of roof falls to accommodate new internal pipes; structural repairs including brick stitching and cutting-in of expansion joints, injected DPCs were inserted, and 30 lintols to the rear elevations were replaced together with the windows beneath. All other windows were simply repaired, although their ironmongery was renewed.

It is believed that the new windows were generally, or all, to the new bathrooms: the original windows to these rooms were replaced with contemporary conventional timber stormproof windows generally comprising a sidehung casement below a small ventilating light. The cills were raised and brickwork infilled with the yellow bricks noted above. Occasional windows have instead been completely bricked up.

Apart from these, and the windows to the end elevations of rear extension mentioned above, the rear windows at 1-36 are generally side-hung casements over fixed lights, some with top-hung ventilators over. A few vertical sliding sashes, again over fixed lights, have been introduced, presumably as available replacements for the non-standard original casements, and the casement types are not consistent for a given situation. At ground floor, French windows give access to the rear area, all part-glazed over a timber panel and with glazed fanlights. Subdivision of the glazed panels varies.

In contrast 69-102 has sliding sashes consistently to all locations except the ends of rear extensions and bathroom windows, which are both as 1-36.

Externally, the only subsequent significant alterations since the late 1970s works are the installation of secure entrance screens and doors, installed fairly recently, finished in a light grey/green similar to that of the balconies.