

**24 AMPTON STREET, LONDON WC1X 0LX**

**DESIGN, ACCESS & HERITAGE STATEMENT**

**The Planning and Listed Building applications relate to 24A Ampton Street (the upper maisonette) – corresponding consents for 24B Ampton Street (the lower maisonette) were granted in June 2013**



## **1. Site Analysis**

24 Ampton Street is a four-storey terrace property built during the first half of the 19<sup>th</sup> Century (c.1820) by Thomas Cubitt. It is Grade II listed and in the Bloomsbury Conservation Area.

Extracts from 'Bloomsbury Conservation Area Appraisal and Management Strategy'  
– Adopted 18 April 2011:

*Development occurred between 1801 and 1832 to the east of Gray's Inn Road, on land sloping down to the River Fleet, The scale of these streets is lesser than those to the west; this may be due to their proximity to river Acton Street, Frederick Street and Ampton Street were built to the designs of William and Thomas Cubitt. Wren Street and Calthorpe Street, further to the south, were planned by the Cubitt brothers from 1816 and were developed up to around 1850.*

### *Frederick Street/Ampton Street*

*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 east end of Ampton Street, as it slopes down towards the culverted River Fleet, is lined by later 20th century housing, which although modern, respects the scale of the adjoining 19th development. Sage Way occupies land on the north side and consists of a low-rise, honey-colour brick development of flats. The blocks depend on three-dimensional modelling rather than ornament to provide interest, and range from four to five storeys, taking advantage of the change in land levels. The development is softened by planting within its curtilage. On the south side, is a short row of 1980s four-storey maisonettes, which were developed as part of the Wells Square development to the south, most of which lies outside the Conservation Area. This terrace shares much of the architectural vocabulary of its opposite neighbours, and has been described by Nikolaus Pevsner as 'low-key neo-vernacular'.*

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 Ampton Street was converted into two maisonettes during the early/mid-1980s.

## **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. 24 Ampton Street is one of several properties planned for upgrading within the second phase.

The layout of the maisonette is similar to others in the street and is arranged as follows:

- the maisonette entrance door is located on the ground floor adjacent to the entrance door to the lower maisonette
- the first floor contains the living room at the front and kitchen at the rear
- the second floor contains two bedrooms and bathroom

Planning consent and Listed Building consent are therefore being sought for the following alterations (in addition to other minor alterations identified on the submitted drawings):

- alterations to rear bedroom door opening to provide better options for furniture layouts
- construction of new storage cupboard to second floor landing
- alterations to internal bathroom including modification of non-original partition to allow full length bath and introduction of rooflight for natural illumination and ventilation

Also proposed is the introduction of secondary glazing to the windows (except the front elevation first floor shuttered windows) together with other items described in more detail in the accompanying documents.

Planning and listed building consents for the lower maisonette (24B Ampton Street) were granted in June 2013 and it is intended to undertake the improvement work to the upper maisonette at the same time so as to minimise disruption to the residents.

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

The proposed alterations are relatively minor and discreet – they will not be noticeable from the street and therefore have no adverse impact on the listed building. They do not harm the building nor do they affect any original features, they are largely 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. Landscaping**

The proposals do not include any changes to landscaping.

**7. Appendix**

English Heritage List Entry Summary for 18 - 36 Ampton Street.