

15 AMPTON STREET, LONDON WC1X 0LT

DESIGN & ACCESS STATEMENT

The Planning and Listed Building applications relate to the lower maisonette (ground floor and basement), first floor bedsit and upper maisonette.



1. Site Analysis

15 Ampton Street is a four-storey plus attic terrace property built during the first half of the 19th Century (c.1820) 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. 15 Ampton Street was converted into two maisonettes and a bedsit during the early/mid-1980s. It would appear that 15, 17 & 19 were substantially rebuilt, except for the party walls and front elevations. Consequently there are no original features of any kind whatsoever within the building.

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. 15 Ampton Street is one of several properties planned for upgrading within the second phase.

The layout of the property is almost identical to the adjoining properties (17 & 19 Ampton Street) as is arranged as follows:

- lower maisonette entrance is located on the ground floor as are two bedrooms and a small internal bathroom. The kitchen/dining room is in the basement together with a small utility room and living room. There is a small patio garden at the rear.
- first floor bedsit with small kitchen/dining room at the rear (with balcony), a small internal bathroom and bedsitting room at the front.
- the second floor maisonette has a kitchen/dining room, small bathroom and living room on the second floor. The attic floor contains two bedrooms.

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):

- introduction of new window to the rear elevation basement level
- minor alterations to partitions to the ground floor to improve bedroom and bathroom layouts
- first floor bedsit room to become living/kitchen/dining room allowing a separate bedroom to be created at the rear (i.e. a one bedroom flat as a replacement of the bedsit flat)
- minor alterations to partitions to the upper maisonette to improve the kitchen layout including space for dining and creation of additional storage over the attic stairs (with consequential removal of redundant rooflight over stairs)
- roof-mounted communal satellite dish to the rear elevation

The non-original joinery (casement windows & balcony doors) to the southern elevation, overlooking the Calthorpe Project, are to be replaced with double-glazed, white painted timber casement windows and doors - the same improvements will be carried out to the adjoining and matching properties at 17 & 19 Ampton Street. The rendered rear elevations are to be painted (with white Keim mineral paint).

Also proposed is the introduction of secondary glazing to the front elevation windows together with other items described in more detail in the accompanying documents.

3. Design Solution and impact on heritage assets

The proposed alterations are relatively minor and very discreet – they will not be noticeable from the street and will 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 15, 17 & 19 Ampton 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 15, 17 AND 19 AND ATTACHED RAILINGS

List entry Number: 1246996

Location

NUMBERS 15, 17 AND 19 AND ATTACHED RAILINGS, 15, 17 AND 19, AMPTON 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: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 476607

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 AMPTON STREET 798-1/91/44 (South side) 25/10/71 Nos.15, 17 AND 19 and attached railings (Formerly Listed as: AMPTON STREET Nos.11-15 (Odd)) (Formerly Listed as: AMPTON STREET Nos.17 AND 19)

GV II

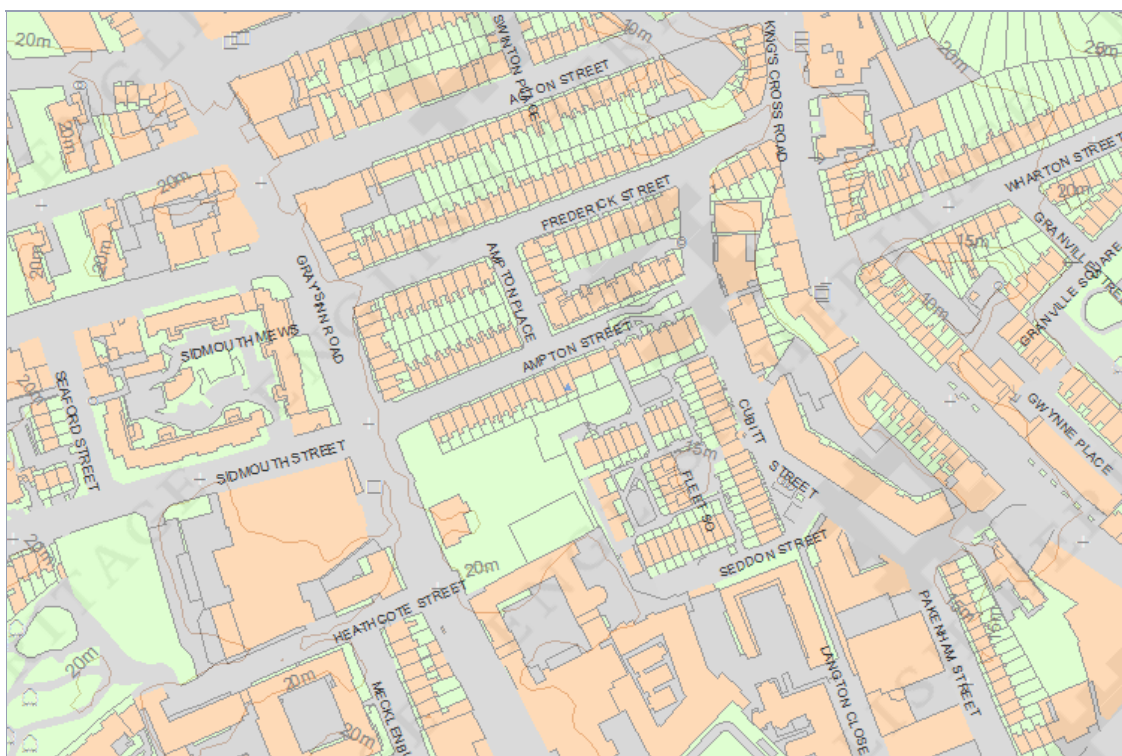
3 terraced houses. c1835-9. By William Cubitt. Channelled stucco with rusticated stucco ground floors and plain stucco 1st floor sill bands. 3 storeys and basements. 1 window each. Prostyle, pedimented stucco porticoes with palmette acroterion. Square-headed doorways with panelled jambs, cornice-heads, fanlights and panelled doors. Recessed, tripartite sashes; 1st and 2nd floor architraved; 1st floor with console-bracketed narrow pediments and cast-iron balconies. Bracketed cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with thistle finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 63).

Selected Sources

1. **Article Reference** - *Title*: Volume 24 Kings Cross neighbourhood The Parish of St Pancras Part 4 - *Date*: 1951 - *Journal Title*: Survey of London - *Page References*: 63

National Grid Reference: TQ 30709 82618

Map



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