

20 AMPTON STREET, LONDON WC1X 0LX

DESIGN & ACCESS STATEMENT

See also the 'Schedule of Existing Features & Related Works' document dated April 2012.

The Planning and Listed Building applications relate only to 20B AMPTON Street (the upper maisonette) - works are not proposed, at this stage, to the lower maisonette (20A).



1. Site Analysis

20 Ampton Street is a five-storey terrace property built during the first half of the 19th 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. 20 Ampton Street was converted into two maisonettes during the early/mid-1980s.

2. Development Objectives

Community Housing Association is intending to carry 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 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.

20B Ampton Street is one of the units within the first phase to be upgraded and will probably serve as a temporary decant unit enabling other properties within the portfolio to be made available for upgrading.

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

- the maisonette entrance door is located on the ground floor (at the bottom of the staircase) adjacent to the entrance door to the lower maisonette.
- the first floor contains the living/dining room at the front and kitchen at the rear.
- the second floor front room has been converted into a bedrooms and an internal shower room
- the rear room is used as a bedroom – it appears that the chimney breast has been removed (including the chimney breast in the kitchen below)

Planning consent and Listed Building consent are therefore being sought for the following alterations:

- enlargement of the shower room to provide a full sized bath
- installation of rooflight to the bathroom to provide natural illumination and ventilation

Also proposed is the introduction of secondary glazing to the windows together with other items described in more detail in the accompanying documents (relating to the application for Listed Building consent).

3. Design Solution and impact on heritage assets

The rooflight to the bathroom is located in the London valley roof and as such will not be visible from the street.

The re-planning of the accommodation on the second floor to provide a family bathroom is accomplished without any significant detriment to adjacent rooms.

The proposed alterations are 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 18 - 36 Ampton Street.

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 18-36 AND ATTACHED RAILINGS

List Entry Number: 1246997

Location

NUMBERS 18-36 AND ATTACHED RAILINGS, 18-36, AMPTON STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

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: 476608

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

798-1/91/45 (North side)

25/10/71 Nos.18-36 (Even)

and attached railings

GV II

Terrace of 10 houses. c1819-23, altered. By Thomas Cubitt. Symmetrical terrace with slightly projecting central block (Nos 24-30).

Nos 18-22 and 32-36: yellow stock brick and stucco ground floors with plain stucco 1st floor sill bands. 3 storeys and basements. 2 windows each, No.18 with 2 windows (1 blind) return to Ampton Place. Round-arched ground floor openings. Doorways with panelled jambs, cornice-heads, radial fanlights and panelled doors. No.18, doorway on return. Ground floor sashes originally with pointed lights. Upper floors with gauged brick flat arches to recessed sashes. Parapets with stucco band below coping. Nos 24-30: stucco with plain 1st floor sill bands. 3 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with panelled jambs, cornice-heads, radial fanlights and panelled doors. Recessed sashes; 1st floor with cast-iron balconies. Cornice and blocking course.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

(Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 63).

Listing NGR: TQ3067482638

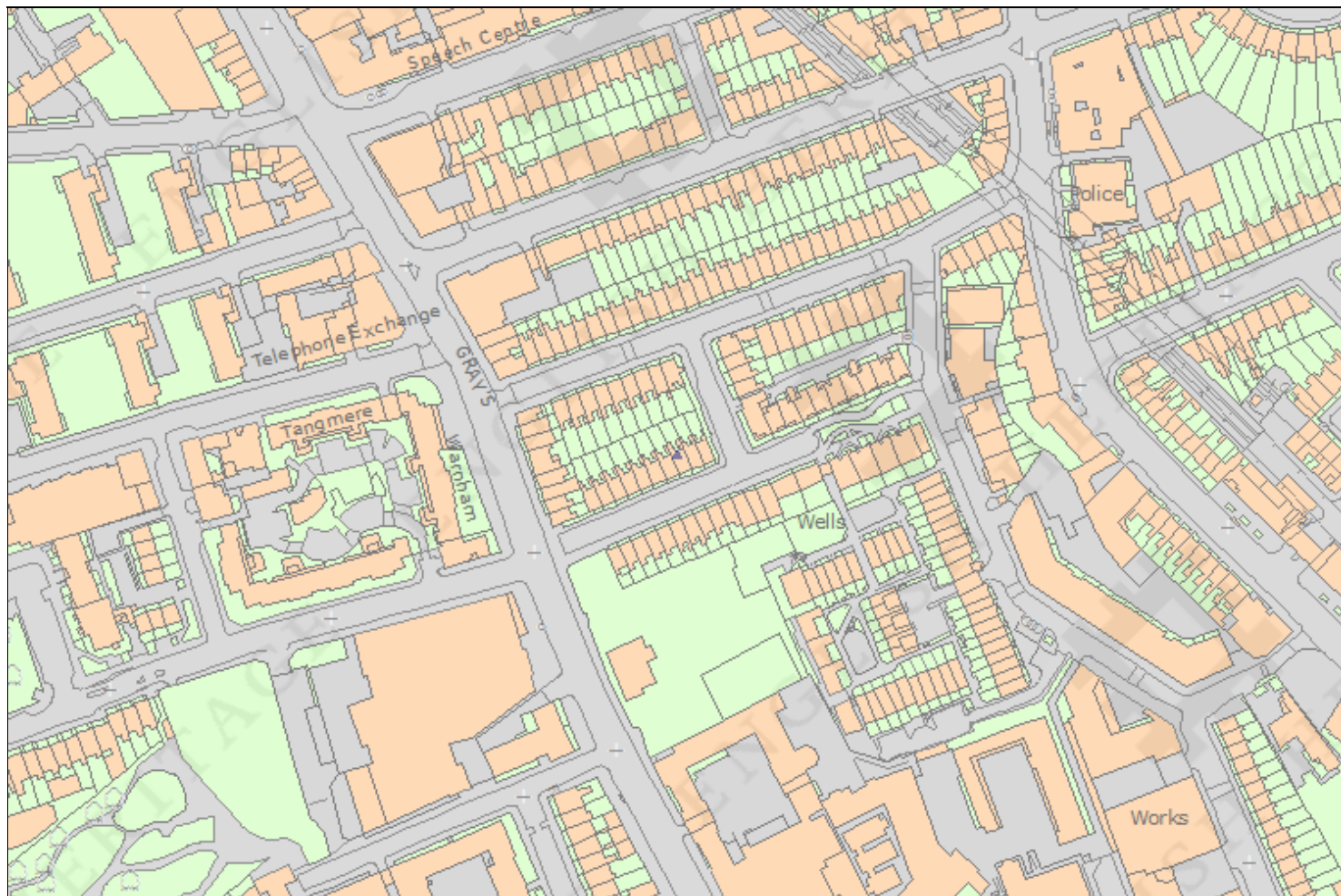
Selected Sources

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
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Map

National Grid Reference: TQ 30674 82638

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1246997.pdf](#)



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