

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.

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. 19-21 Frederick 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 Frederick 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

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.

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.