

**11 AMPTON STREET, LONDON WC1X 0LT**

**DESIGN, ACCESS & HERITAGE STATEMENT**

**The Planning and Listed Building applications relate to the basement, ground and first floor flats and the upper maisonette.**



## **1. Site Analysis**

11 Ampton Street is a double-fronted four-storey plus attic terrace property built during the first half of the 19<sup>th</sup> Century (c.1820) by William Cubitt. It is Grade II listed and in the Bloomsbury Conservation Area. 11 and 13 Ampton Street are the last remaining examples from a terrace of five double-fronted properties the rest of which were bombed.

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. 11 Ampton Street was converted into three flats and a maisonette during the early/mid-1980s. It would appear that 11 & 13 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. 11 Ampton Street is one of several properties planned for upgrading within the fourth phase.

The layout of the property is almost identical to the adjoining property (13 Ampton Street) and is arranged as follows:

- all flats are entered through the main front door on Ampton Street leading to a communal stair
- the rear garden is shared, with access via the basement
- the basement flat has a kitchen/living/dining room, a bedroom and a small internal bathroom
- the ground floor flat has a kitchen/living/dining room, a bedroom and a small internal bathroom
- the first floor flat has a kitchen/living/dining room, a bedroom and a small internal bathroom
- the second/third floor maisonette has a kitchen/dining room, kitchen and a small bedroom on the second floor. The attic floor contains two bedrooms and a bathroom.

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

- non-original casement windows and doors to the basement rear elevation are to be replaced with double-glazed, white painted timber casement windows and doors
- Selectaglaze secondary glazing to basement front elevation windows
- alterations to the basement internal layout, including new door openings and moving bathroom to provide natural light through front window
- new rear garden walls to provide private amenity space for basement flat
- new double glazed door to front area from basement
- minor alterations to partitions to the ground floor to improve the storage
- Selectaglaze secondary glazing to ground floor front and rear windows
- Selectaglaze secondary glazing to first floor rear elevation windows
- minor alterations to partitions in the upper maisonette to improve the kitchen and WC layouts and creation of additional storage over the attic stairs
- roof-mounted communal satellite dish to the rear elevation

The rendered rear elevations are to be painted (with white Keim mineral paint).

### **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 other than the subdivision of the rear garden to provide private amenity space for the basement flat.

### **7. Appendix**

English Heritage List Entry Summary for 11 & 13 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 11 AND 13 AND ATTACHED RAILINGS

**List entry Number:** 1246995

#### Location

NUMBERS 11 AND 13 AND ATTACHED RAILINGS, 11 AND 13, 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:** 476606

### 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 798-1/91/43 (South side) 25/10/71 Nos.11 AND 13 and attached railings (Formerly Listed as: AMPTON STREET Nos.11-15 (Odd))

GV II

2 terraced houses. c1835-9. By William Cubitt. Channelled stucco with rusticated stucco ground floors. 3 storeys, attics and basements. 2 windows 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 floors architraved; 1st floor with console-bracketed narrow pediments and cast-iron

balconies. C20 string replaces original cornice. 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).

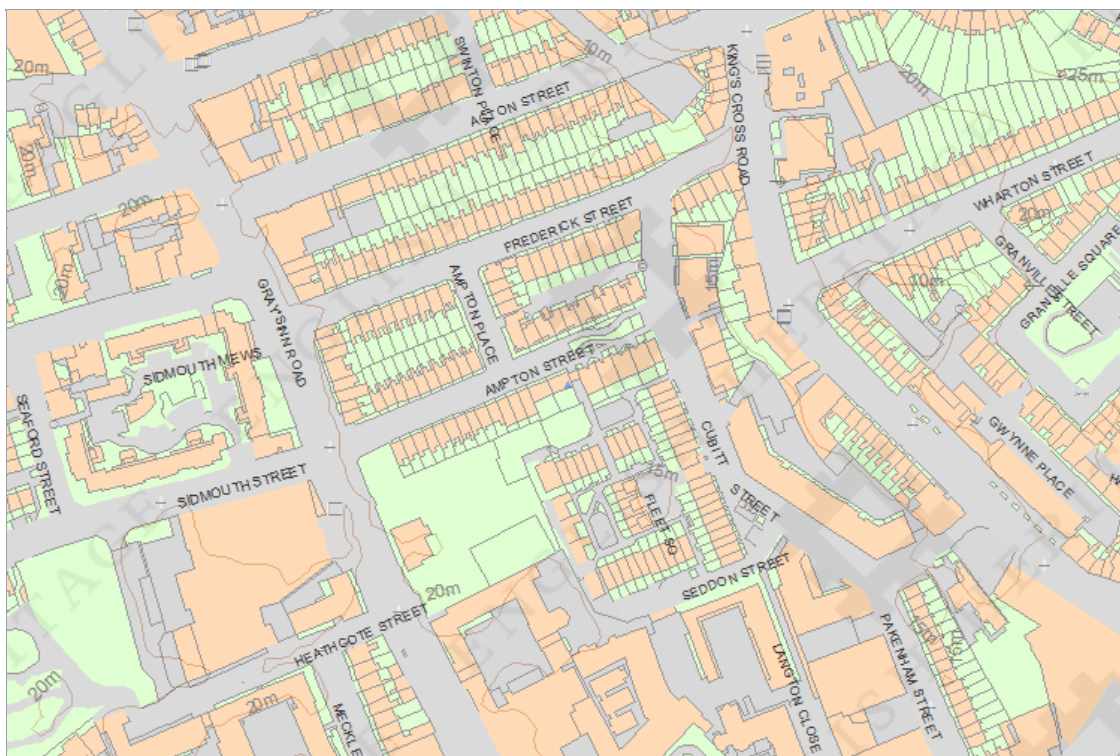
Listing NGR: TQ3072682629

Selected Sources

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

National Grid Reference: TQ 30726 82629

Map



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