

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

**DESIGN, ACCESS & HERITAGE STATEMENT**

**The Listed Building application relates to the communal hall (ground & first floors) and the upper maisonette (first, second & third floors).**



## **1. Site Analysis**

21 Ampton Street is a five-storey 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.

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. 21 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.

21 Ampton Street is one of several properties planned for upgrading within the fifth phase.

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

Listed Building Consent and Full Planning Permission have been recently granted to carry out a number of internal and external alterations to the lower and upper maisonettes (application ref: 2015/5782/P, 2015/6793/L & 2016/1796/L).

The Listed Building application seeks consent for the installation of mopstick handrails throughout the property, from the ground floor to the second floor, in order to meet the occupational therapist recommendations for the temporary tenant.

The proposed alterations are 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 and are reversible.

### **4. Access**

Not applicable.

### **5. Affect on neighbours**

Not applicable.

### **6. Landscaping**

Not applicable.

### **7. Appendix**

English Heritage List Entry Summary for 21 - 39 Ampton Street.

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## 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 21-39 AND ATTACHED RAILINGS

**List entry Number:** 1246998

#### Location

NUMBERS 21-39 AND ATTACHED RAILINGS, 21-39, 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:** 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:** 476609

### 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 798-1/91/46 (South side) 25/10/71 Nos.21-39 (Odd) and attached railings

GV II

Terrace of 10 houses. c1819-23. By Thomas Cubitt. Symmetrical terrace with slightly projecting central block (Nos 27-33). Nos 21-25 & 35-39: yellow stock brick and stucco ground floor with plain stucco 1st floor sill band. 3 storeys and basements. 2 windows each. Round-arched ground floor openings. Doorways with pilaster-jambs, cornice-heads, fanlights (No.37 radial patterned) and panelled doors. Nos 23 & 37 ground floor sashes with pointed lights. Upper floors with gauged brick arches to recessed sashes; 1st floor No.35 with cast-iron balconies. Parapets; Nos 35-39 stuccoed. Nos



27-33: stucco with plain 1st floor band. 3 storeys and basements. 1 window each, upper floors in slightly projecting bays. Round-arched ground floor openings. Doorways with pilaster-jambs, cornice-heads, Nos 29-33 patterned fanlights, and panelled doors. No.33 ground floor sash with pointed lights. 1st floor windows of 4 lights, with cast-iron balconies, in shallow, segmental-arched recesses. 2nd floor, tripartite sashes in shallow, segmental-arched recesses. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. HISTORICAL NOTE: No.33 was the home of Thomas Carlyle (LCC plaque). (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 63).

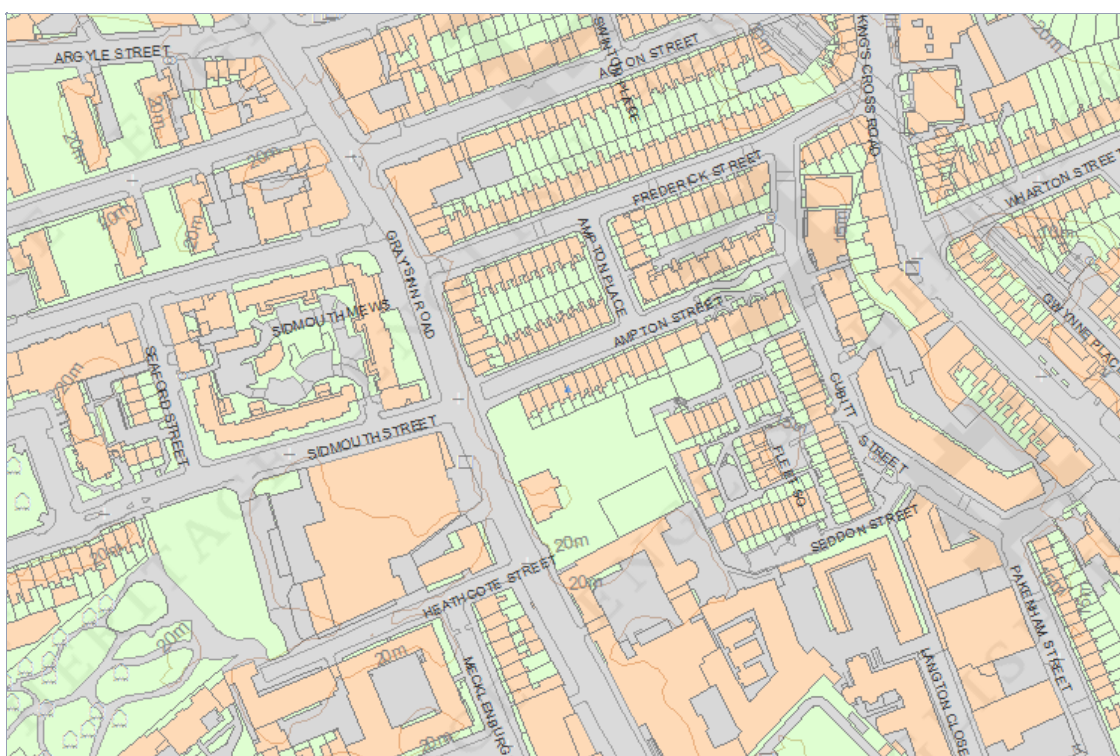
Listing NGR: TQ3066982606

#### 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 30669 82606

#### Map



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