

28 AMPTON STREET, LONDON WC1X 0LX

DESIGN, ACCESS & HERITAGE STATEMENT

The Planning and Listed Building applications relate to the lower maisonette (basement & ground floor) and upper maisonette (first & second floors).



1. Site Analysis

28 Ampton Street is a three-storey terrace property with basement built during the first half of the 19th Century (c.1830). It is Grade II listed and within 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. 28 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. Improvements to the fire resistance of plasterboarded partitions and ceilings are also proposed together with the installation of a fire alarm system to safeguard the communal circulation areas.

28 Ampton Street is one of several properties planned for upgrading in the eighth phase.

3. Design Solution and impact on heritage assets

The layouts of the maisonettes are to be retained with only a handful of minor alterations (kitchen layout alterations, new boilers, etc.), which are all shown on the submitted drawings.

Planning consent and Listed Building consent are therefore sought for these works together with the following:

- where non-original timber basement windows and doors are found to be beyond repair they are to be replaced to match existing (or as otherwise indicated on the drawings) including new double glazing
- Selectaglaze secondary glazing (locations identified on drawings)
- a communal satellite dish (painted black) is also proposed to the main roof (mounted on chimney stack to rear of London roof)

The proposed alterations are minor and discreet – they will generally not be noticeable from the street and will therefore have no adverse impact on the listed building. Double-glazing is being proposed only to new joinery that is replacing defective non-original joinery (doors/casement windows) and located in the basement. The changes do not harm the building nor do they affect any original features, they are reversible and will positively contribute to the stock of housing in the area by improving the quality and standard of accommodation available.

Listed Building consent is also sought for the addition of plasterboard dry-lining on a protective membrane to the existing basement brick walls (external, party and spine walls) replastered in the 1980's with sand cement render. After much research and finally consulting the Building Research Establishment (BRE) their advice is that either the damp render should be hacked off (with the potential to damage the underlying historic brickwork) and replastered, or a damp-resistant membrane should be applied over the damp/defective render and finished with plasterboard dry lining. The latter is their preferred solution as it is the most effective and reversible and has been approved in principle by Camden. It will add only 28mm to the thickness of the wall and is relatively minor and quite discreet. Drawings of the critical junctions with

windows are also submitted to illustrate how the additional thickness is to be married with existing features, such as splayed window reveals.

4. Access

There are no proposed changes affecting the access arrangements to the property.

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

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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 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	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: 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).

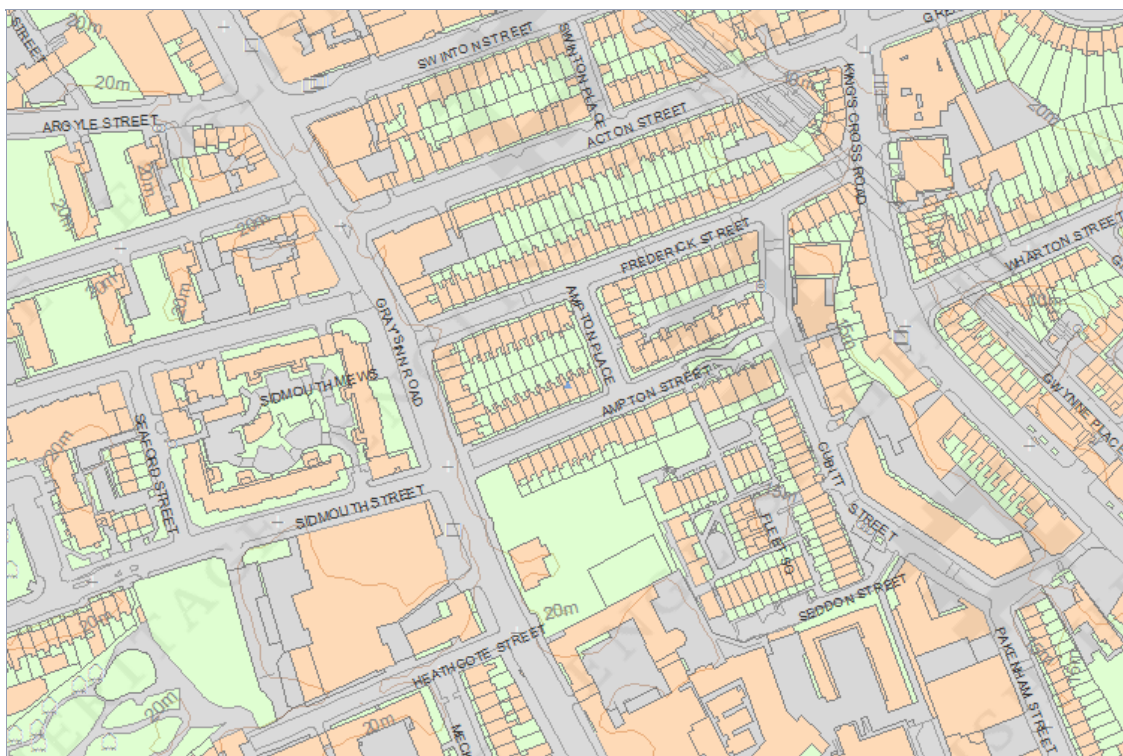
Listing NGR: TQ3067482638

Selected Sources

1. **Article Reference** - Title: 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 30674 82638

Map



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