



**Fitzroy Hotel,  
41 Fitzroy Street, Camden.  
London. W1T 6DZ**

**Design and Access Statement,**

**Full planning and listed building  
application for installation of 2  
outdoor air- cooling units to rear  
lightwell and internal air con units  
to existing hotel.**

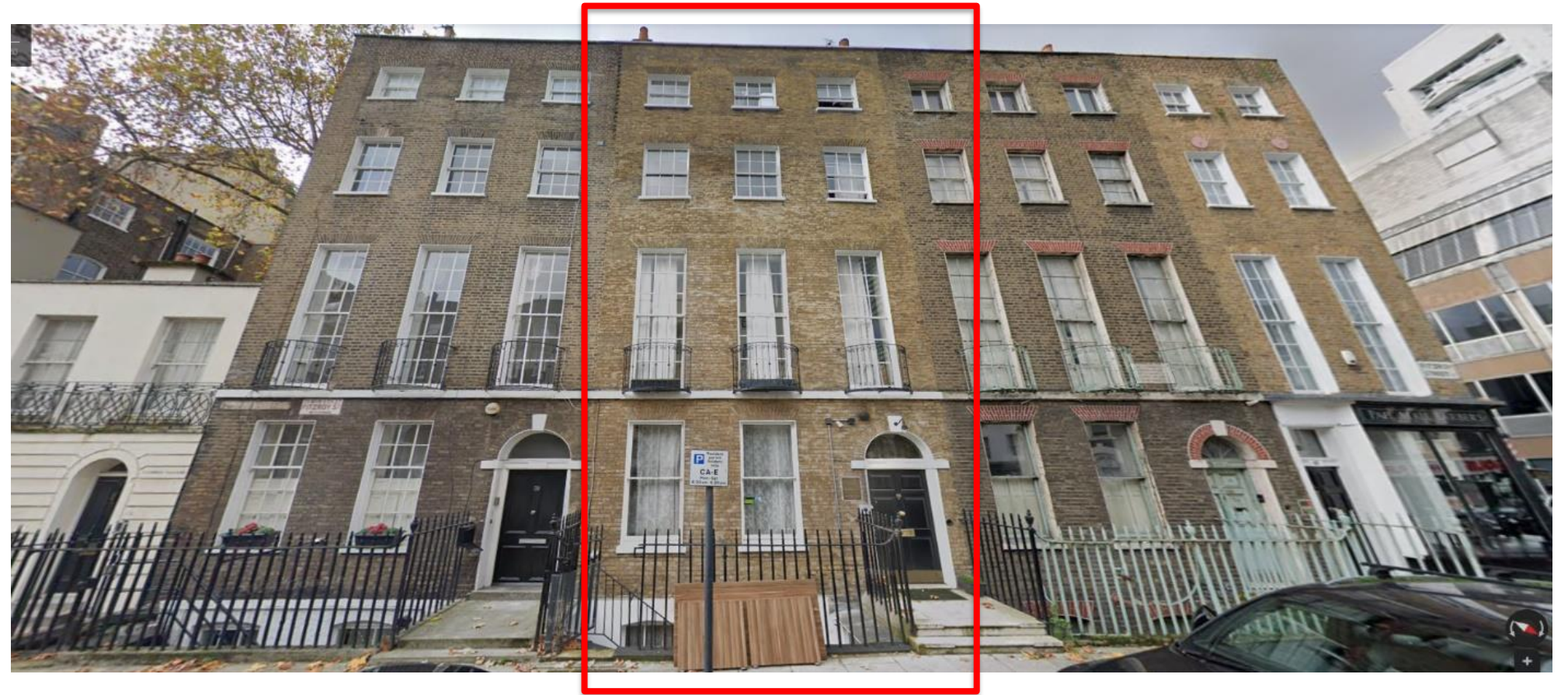
**Date: August 2023**

**DRY** ARCHITECTS



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39

**41**

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Figure 1



## 1.0 Introduction:

We hereby submit a full plans submission and listed building application with respect to proposed changes to the above listed building. The changes proposed are; Installation of two outdoor air handling units and internal air con units, located within bathroom ceilings.

The installation of new plant equipment is required as part of the refurbishment of this hotel, currently being undertaken. This application is supported by scaled drawings and a noise assessment demonstrating compliance with Camden Council's guidelines.

The size of the units on the flat roof are L940xW330xH1210mm, plus the acoustic enclosures.

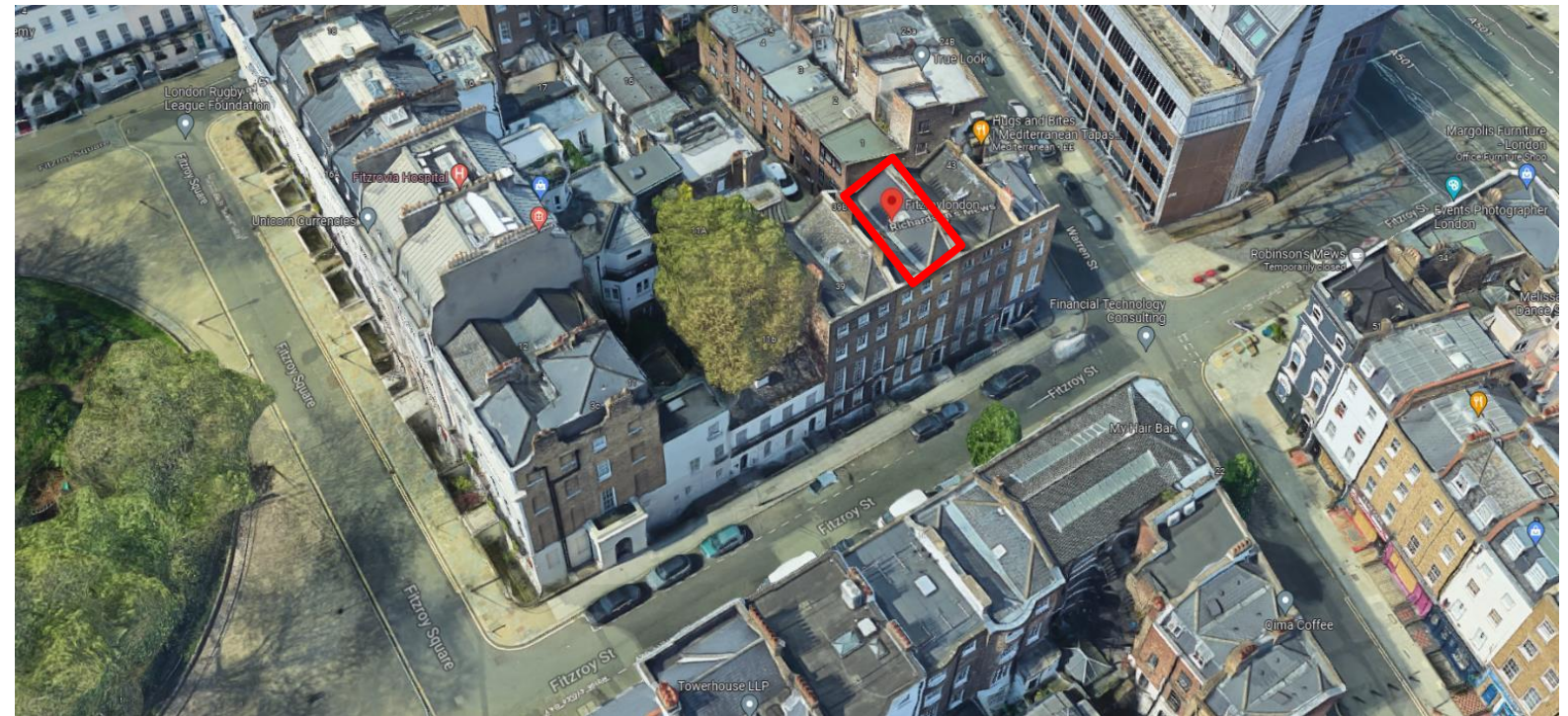


Figure 2



## 2.0 Existing site context & access

Number 41 Fitzroy Street forms part of a Grade II listed terrace within the Georgian town scape of Fitzrovia, Camden, which is designated as a conservation area. The building has formally been used as a hotel but is currently uninhabitable due to fire and flood damage, it is currently undergoing renovation works approved under 2022/4815/P and 2023/0048/L, bringing it back into use as a hotel.

It sits as the middle property of a row of three identical buildings, on the busy mixed-use street of office, retail and residential and hotel use.

In terms of boundary enclosures, the property forms part of a mid terrace and fronts directly onto Fitzroy Street, enclosed at the rear by a mews houses, of Richardson's Mews.

There are no proposed changes to surface materials relating to access. There is no proposed change of use and the existing access arrangements will be retained. There is a one step up to entrance door level and steps down to the front basement access.

Access for regular maintenance to the outdoor units is via a window onto the flat roof to the rear lightwell. Glazed roof lights are toughened, 'walk-on' type to ensure safety of operators.

Amenity: Camden's Development Plan advises that the proposals should not affect the amenity of nearby properties. Policy DP26 focuses on the following: Visual privacy, over shadowing, sunlight, daylight, noise and vibration, appropriate attenuation proposals.

The location of the outdoor units has been carefully considered with no adverse impact on neighboring properties, the acoustic screening and height of adjoining walls will control the noise emitted from the units.



Figure 3

- The property provides 3670ft<sup>2</sup> /341m<sup>2</sup> area of hotel accommodation.
- There is no outdoor area, except to the front lightwell.



Figure 4





Figure 5- Roof view to front

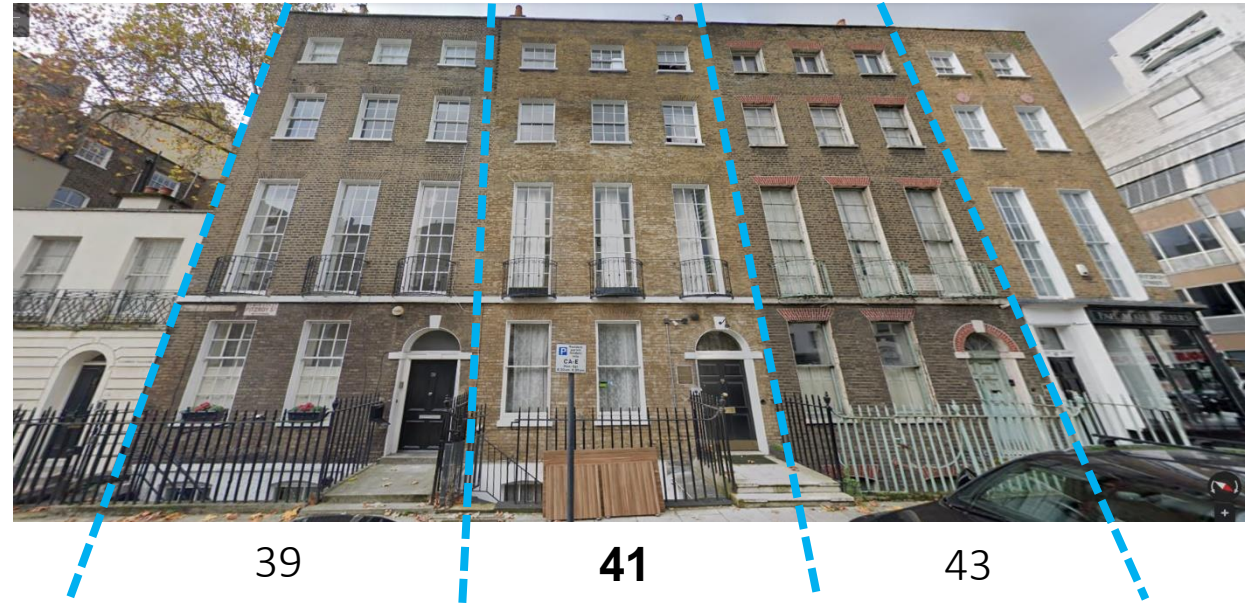


Figure 6- Front street view



Figure 7- Rear view showing lightwell



Figure 8- view from Mews, indicating boundary wall screening location of units.



### 3.0 Historical significance

## The English Heritage listing

### Location

Statutory Address: NUMBERS 39-45 AND ATTACHED RAILINGS, 39-45, FITZROY STREET

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

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 29104 82177

### Details

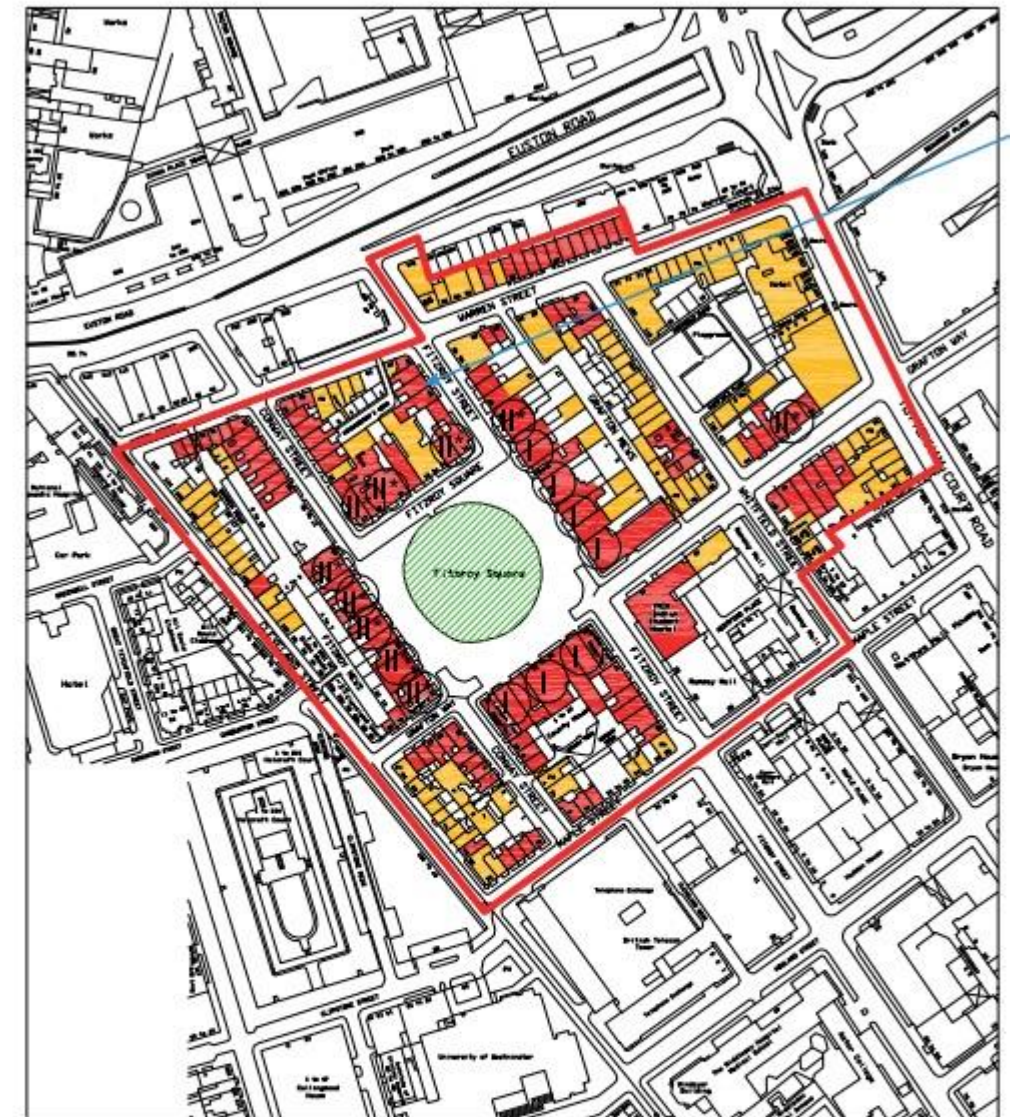
CAMDEN

TQ2982SW FITZROY STREET 798-1/93/455 (West side) 14/05/74 Nos.39-45 (Odd) and attached railings

GV II

Terrace of 4 houses. Late C18. Darkened multi-coloured stock brick with some later patching. Plain stucco band at 1st floor level. 4 storeys and basements. 3 windows each except No.45 with 2 windows and 3-window, 3 storey return from splayed corner. Round-arched doorways with stucco impost blocks and keystones, cornice-heads, fanlights and panelled doors. No.45, wooden shopfront with pilasters carrying entablature with projecting cornice. Gauged brick (some reddened) flat arches to recessed sash windows, the 1st floor with cast-iron balconies (except No.45). Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 45).

Figure 9- Official listing



**KEY**

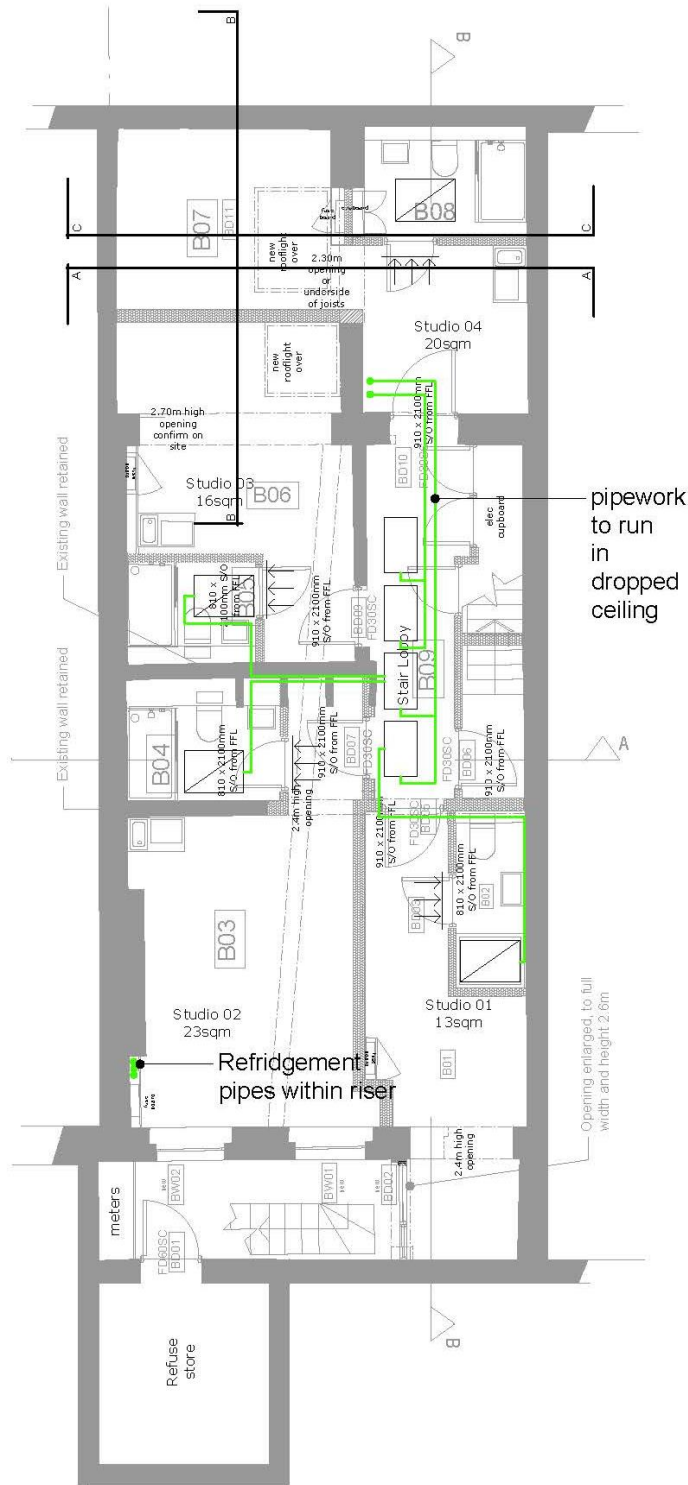
- Listed Buildings
- Positive Contributions
- Detached
- London Square

**nlp** Nathaniel Lichfield and Partners  
Fitzroy Square Conservation Area  
Appendix 2 Built Heritage Audit Plan  
LS Camden  
Date: March 2006  
Scale: HTS @ A4  
Sheet: SW  
Drawn: A10080011

Figure 10  
Map identifying buildings listed for their historic importance and significance.

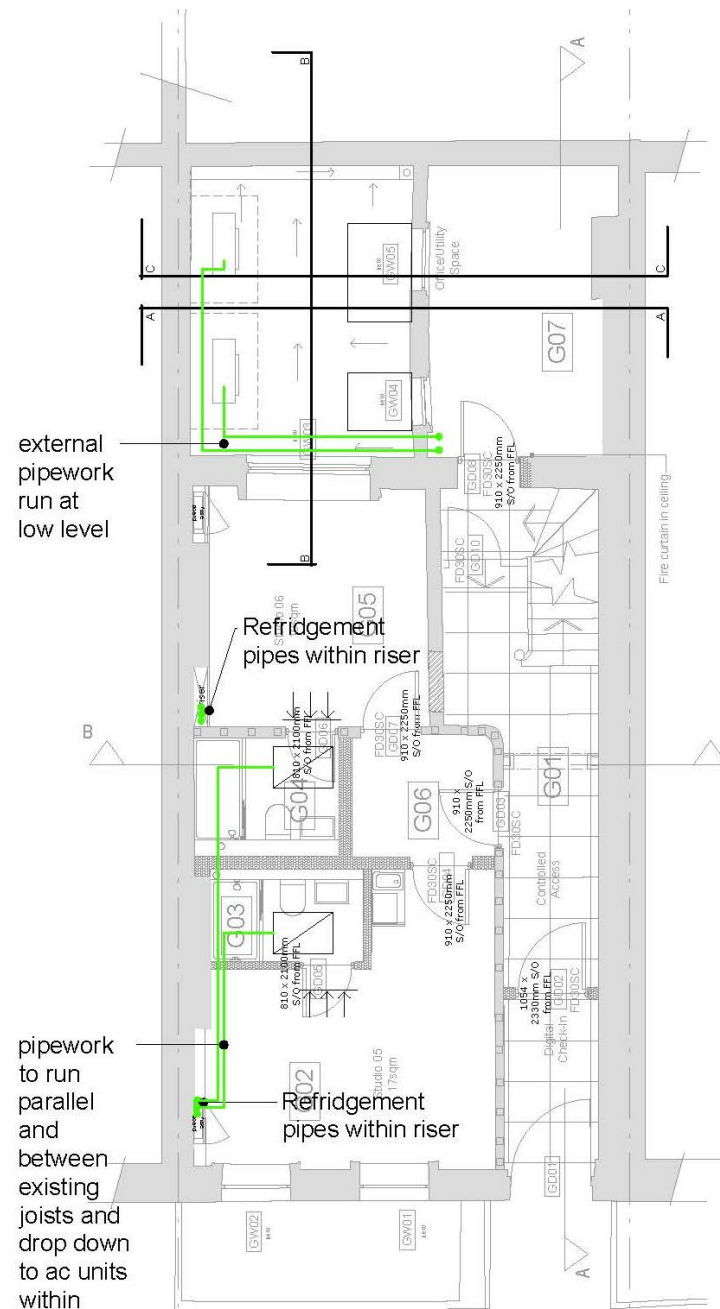


## 5.0 Design proposals



**Basement Floor**

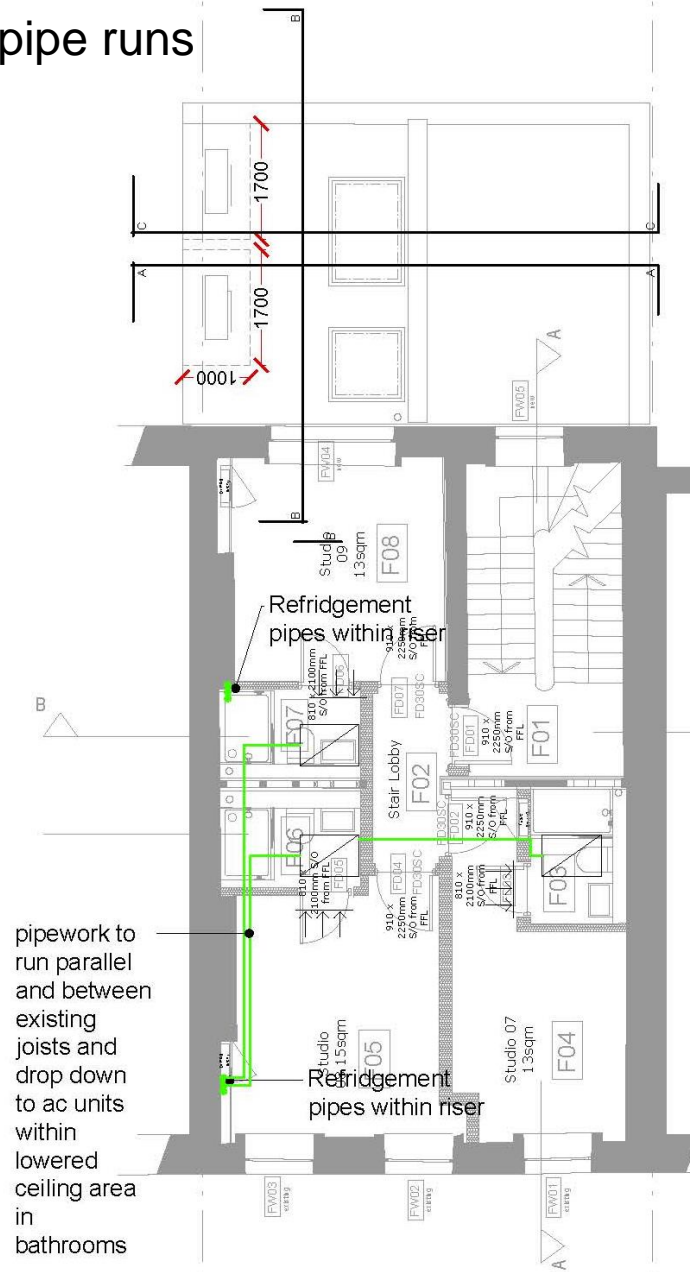
Air cooling refrigerant pipes run within floor joists and drop down into ceilings of bathrooms. Air con units within dropped ceiling of bathrooms and grilles for air.



**Ground Floor**

Two external condensing units on rear flat roof, within lightwell. Units to be clad with acoustic enclosures.

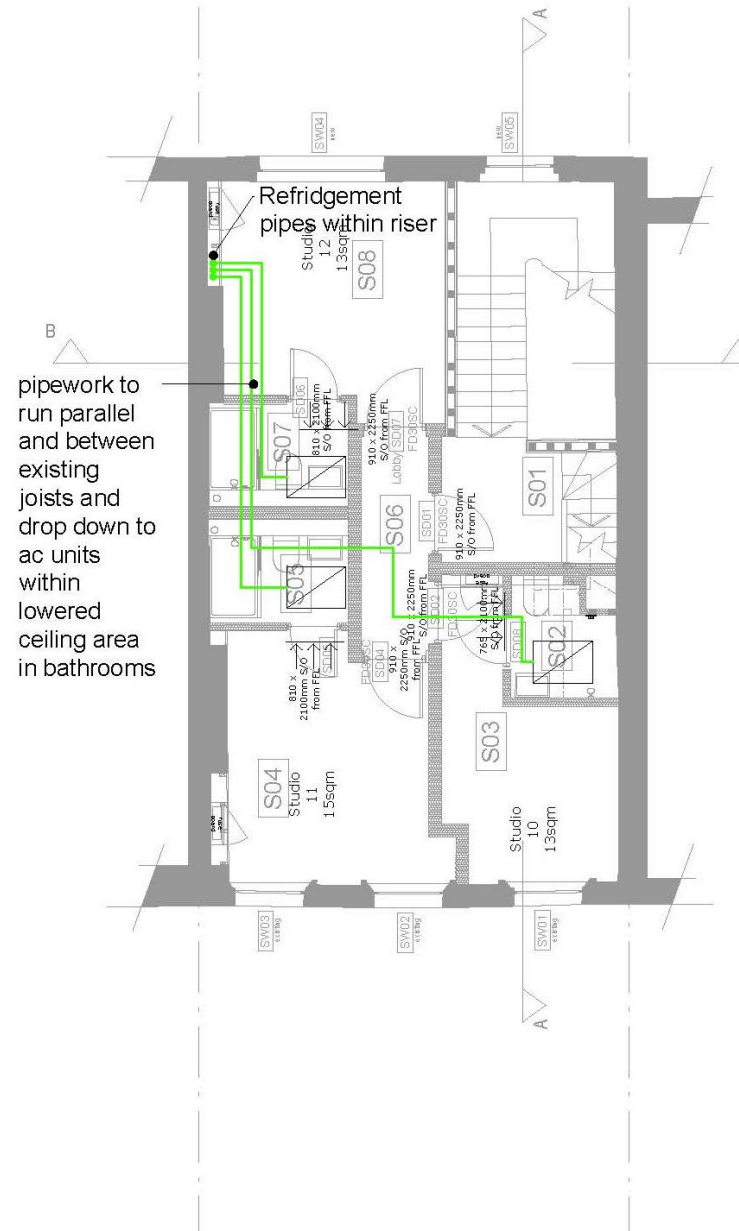
Figure 11,12 & 13- Showing location of internal and external pipe runs



**First Floor**

Air cooling refrigerant pipes run within joists and rising with ducts, located beside chimney stacks and within bathrooms.

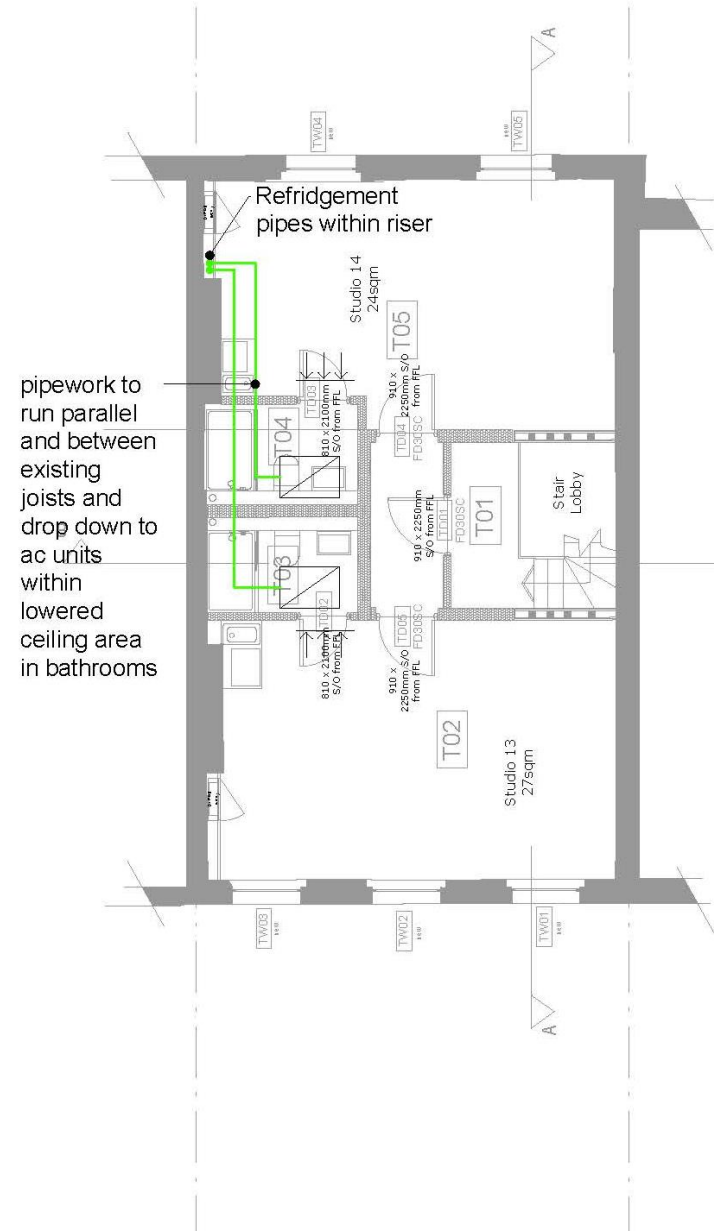
## 5.0 Design proposals



### Second Floor

Air cooling refrigerant pipes run within joists and within riser locations beside chimney stacks.

Figure 14& 15- Showing location of internal and external pipe runs

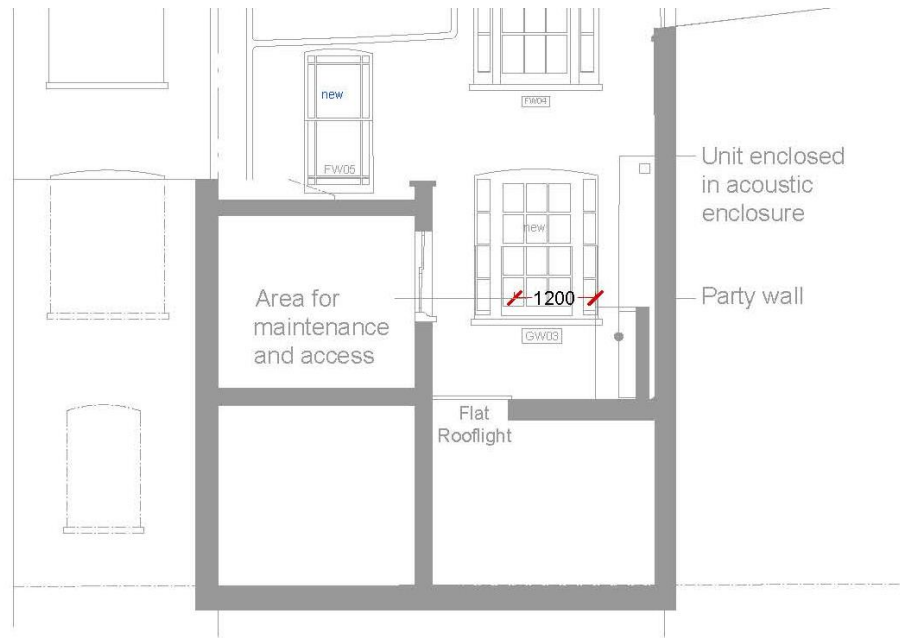


### Third Floor

Air cooling refrigerant pipes run within joists and within riser locations beside chimney stacks.

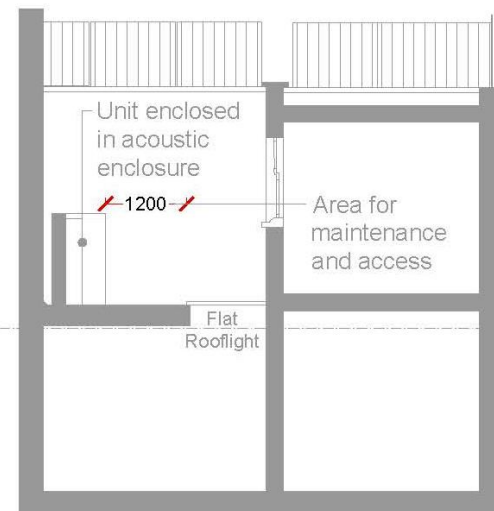


## 5.0 Design proposals



### Proposed Section A

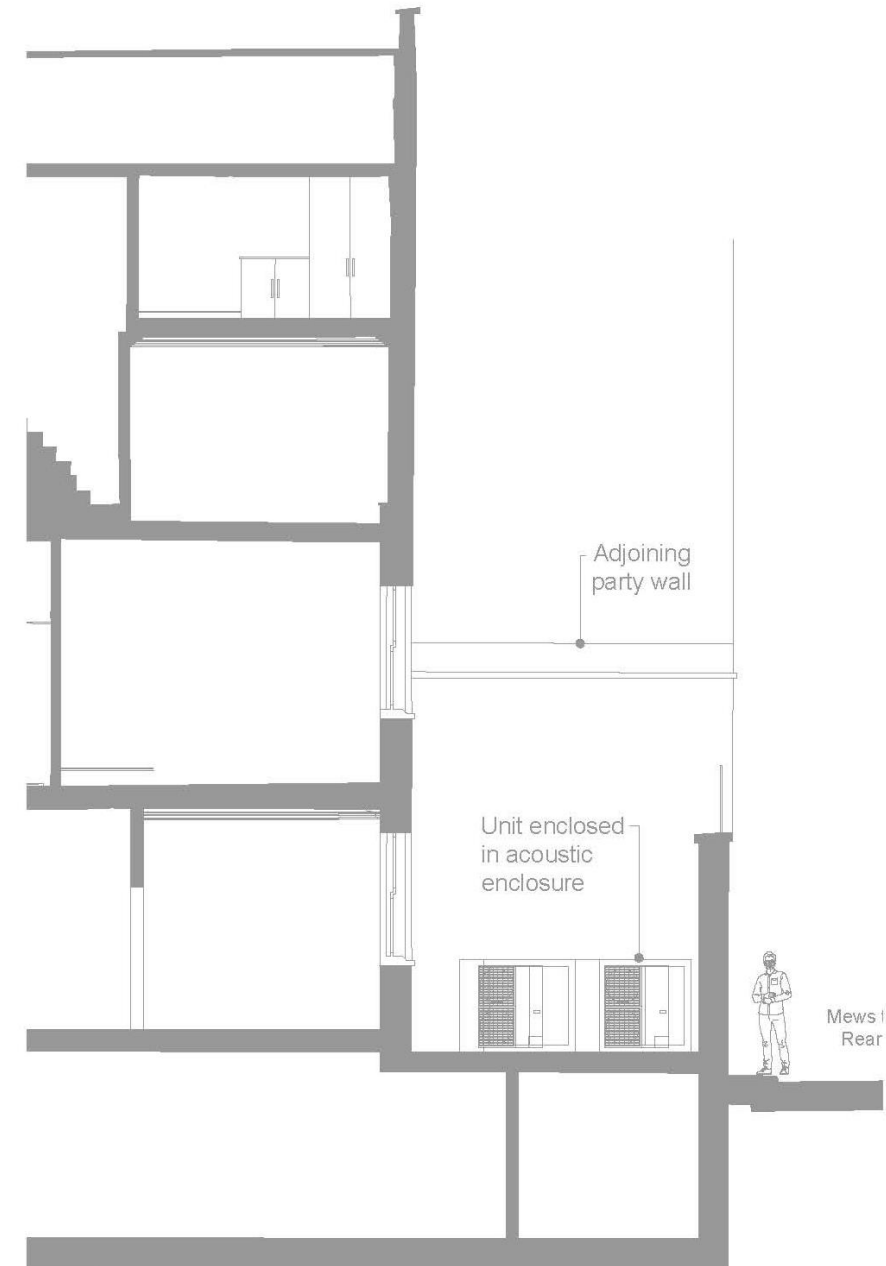
Sufficient area allowed for maintenance and access to external condensing units.



### Proposed Section C

Sufficient area allowed for maintenance and access to external condensing units. Units enclosed in acoustic enclosure, and height of adjoining walls will also assist in controlling noise emitted from units.

Figure 16,17& 18- Showing location outdoor units in relation to adjoining buildings and adjoining Mews



### Proposed Section B

Units enclosed in acoustic enclosure, and height of adjoining walls will also assist in controlling noise emitted from units.



## 5.0 Design proposals

This aerial view illustrates that the units are set to the rear light well, set low down at flat roof level, below boundary walls and cannot be seen by adjoining properties .



1 Aerial View of Site Showing Air Con Positions

Figure 19- Locations of outdoor units shown in red.



## 6.0 planning History

### Relevant planning history

2023 – 2023/0048/L and 2022/4815/P “Replacement of entrance door and basement lightwell door, replacement or repair of all windows on front and rear elevations and installation of rooflight on basement rear extension, plus internal alterations including removal of modern partitions, reinstatement of historical features and internal re-arrangement”

1971- 11559/M12/28/5/1112 “change of use from rooming house to basement storage and filling, ground floor offices, 1<sup>st</sup>,2<sup>nd</sup> and 3<sup>rd</sup> floor flats with alterations to form mansard roof to provide fourth floor flat and rear extension

1994 -9470320. Works for internal alterations to provide en-suite bathrooms to bedrooms including the formation of an additional bedroom in the basement.

## 7.0 Landscaping

There are no proposed changes to landscaping



## 9.0 Conclusion:

The property is currently undergoing renovation and restoration works in accordance with the approved applications 2023/0048/L and 2022/4815/P.

In order to ensure the hotel is profitable and viable and provides appropriate facilities for this quality of hotel it is necessary to instal air-cooling systems to each bedroom.

The locations for positioning the outdoor units were tested via acoustic modelling by the Clarkesaunders Consultants and the proposed location provided the optimum acoustic performance, ensuring existing noise levels are not increased and will not impact local residents and hotel guests.

A copy of the noise, vibration and ventilation assessment is attached with this application, together with the specification of the acoustic enclosures..