

Design & Access Statement

Advent Life Sciences

27 Fitzroy Square, Fitzrovia, London W1T 6ES

Proposal:

Interior and exterior refurbishment

1. What features are on the existing site:

No. 27 Fitzroy Square is located roughly midway along a terrace of 13 houses (Nos. 20-32) lining the west side of Fitzroy Square. The property is designated as a Grade II* listed building and was built in 1832-35. The interior of the house comprises a basement, ground, first, second and third floors; being two rooms deep with a large front room flanked by the hallway and a smaller back room flanked by the staircase, with rooms to the rear behind the staircase which appear to constitute a later extension to the house. The interior has been subject to extensive modern refurbishment works (the property having been used as a dental practice for a lengthy period). Notable surviving features which are probably original include the semi-circular glazed over light in the entrance hall, the moulded ceiling in the entrance hall and the ceilings in the front rooms at ground and first floor levels with moulded cornices and friezes, the ceiling of the first-floor landing with Greek key decoration for the frieze, as well as the staircases between the ground, first and second floors with mahogany handrails and cast-iron balustrades. Several of the fireplaces have been removed or replaced although the marble fireplaces in the front rooms at ground and second floor level appear to be original. Much of the flooring appears to have been renewed in recent years (particularly in the upper floors) although the parquetry of the front rooms at ground and first floor level may be original. A brick barrel vaulted cellar survives at the eastern end of the basement (beneath the street frontage).

2. Please provide details of how access issues will be addressed:

There are good transport links in around the area of this location: situated between the tube stations of Regent's Park and Warren Street as well as several bus routes. The site is fairly level and the existing front entrance is stepped. The entrance hall from the ground floor has stairs to the basement and first floors. First, second and third floors have a stair lobby connecting them. A further fire escape to the street is situated within the basement in front of the vaults. The refurbishments will not affect access to the property.

3. Please provide details of the layout of the proposed development:

No significant change

4. Please provide details of the scale / appearance of the proposed development

External

There are currently two condensers located externally on the 1st floor roof which will be relocated alongside the two new condensers and housed into a newly constructed acoustic enclosure located in the rear courtyard first floor roof

The only other external works involve the decoration of the front door, railings, balcony balustrades, front basement, and rear ground lightwells and basement doors.

All the sash windows are to be repaired and made good so that they open and close properly whilst replacing any broken panes, cords and ensuring completely draught proofed

Basement

The refurbishment works to the basement includes the removal of the existing carpet throughout and with the laying of vinyl flooring and carpet tile in its place. There is currently rising damp to the walls in the basement, so it is intended to hack off the affected plaster, inject a chemical damp proof course and re-plaster. All walls, ceilings, and woodwork to be re-painted in keeping with a period building

A breakout area is to be created with a non-cooking tea point being installed. All existing WC's and showers to remain as is.

Air conditioning is to be installed to two rooms using indoor wall mounted units. Ceiling lighting to be replaced throughout

Ground Floor

The ground floor entrance is to be used as part of the visitor experience with a one room being used as a visitor waiting area and the other two rooms being used as office space. The intention is to upgrade the building with particular emphasis from the ground floor entrance door up to the 1st floor meeting rooms.

The refurbishment works to the ground floor includes the removal of the existing timber floor to the entrance hallway and corridor and carpet to the staircase. In its place feature tiling is to be laid to the entrance and corridor with a feature runner carpet laid to the stairs with necessary nosing's from ground to second floor. The existing timber floor throughout the rest of the space to be made good, sanded and revarnished. The walls within the entrance hallway and corridor are to have a dado rail applied. All walls, ceilings and woodwork to be re-painted in keeping with a period building. The staircase handrail is to be revarnished.

The existing small tea point is to be stripped out and a coat cupboard built in its place. The ground floor WC is to be stripped out and upgraded so more in keeping with the building.

Existing radiators in

the entrance hallway and corridor and to be replaced with period style radiators. Ceiling lighting to be replaced throughout with feature pendants from the entrance to the 1st floor landing and replacement wall lights installed in the entrance hallway. The office area lighting to be replaced using LED suspended linear lights. Existing power and data to remain

First Floor

As part of the visitors experience the first floor rooms are to be used as the main boardroom and meeting room for the building with the interconnecting doors being retained. The existing timber floor is to be made good, sanded and revarnished. All walls, ceilings, and woodwork to be re-painted in keeping with a period building.

Existing radiators to be replaced with period style radiators. Ceiling lighting to be replaced throughout with feature pendants and with replacement wall lights. Existing power and data to remain

Wall mounted TV's are to be installed to each room

Second Floor

The second floor rooms are to be used as Directors offices. The existing timber floor is to be made good, sanded and revarnished. All walls, ceilings and woodwork to be re-painted in keeping with a period building.

Ceiling lighting to be replaced throughout with LED suspended linear lights. Existing power and data to remain

Wall mounted TV's are to be installed to each room

The WC located on the staircase half landing between the 1st and 2nd floor is to be stripped out and upgraded so more in keeping with the building.

Third Floor

The third floor rooms are to be used as Directors offices. The existing timber floor is to be made good, sanded and revarnished. All walls, ceilings and woodwork to be re-painted in keeping with a period building.

Ceiling lighting to be replaced throughout with LED suspended linear lights. Existing power and data to remain

Mechanical

Create a riser from basement to 3rd floor and carry out the builders works in connection to this. (please note this may not be required if we change the route for the ductwork)

Basement

To supply and install a Daikin Multi split system comprising of 1 outdoor unit and 2 indoor Wall Mounted units as described above

Ground Floor

First Floor

Second Floor

To supply and install a Daikin Multi split system comprising of 1 outdoor unit and 2 indoor Wall Mounted units as described above

Third Floor

To carry out the associated electrical works for all the above which will involve installing new power and extending the existing electrical cabinet.

Supply and installation of an acoustic enclosure in accordance with the sketch provided and the Builders work in connection with the acoustic enclosure including upstand/roof flashing/remove window.

5. Please provide details of the landscaping in the proposed development

Not applicable

6. Please provide details of how heritage asset issues have been addressed

Heritage Assets / Significance

27 Fitzroy Square is located in one of London's finest squares, a distinctive and well-known area of speculative residential development laid out in Bloomsbury during the late 18th/early 19th century which is designated as a Conservation Area. The square has significant and well-known historical associations, particularly in literary and artistic terms. Nos. 20-32, designated as a Grade II* listed building, were built in 1832-35 and represent the last remaining portion of the square to be built, the eastern and southern sides being built first to designs by James and William Adam between 1792 and 1794 and the northern side between 1827 and 1828. It may be regarded as a built heritage asset of High significance, reflecting its Grade II* listing, forming part of one of the finest late Georgian/Regency squares in London, with well-known historical and literary associations of national importance. No. 27 itself was occupied in the mid-19th century by A.J. Humbert, a notable Victorian architect who designed the Frogmore Mausoleum and Sandringham Castle for Queen Victoria.

Impact

Based on the proposed plans and summary scope of works information supplied, it is considered that the proposed internal refurbishment works will have a Negligible to Minor magnitude of impact on the significance of the listed building. No original fixtures or fittings will be removed, and no new internal partitions will be inserted and thus it is considered that the plan form of the building which is an integral part of its overall significance in historical and architectural terms, will not be affected.