

WORKS

16 upper montagu street
london w1h 2an

Design and Access Statement
(including Heritage and Planning Statements)

Glebe House
15 Fitzroy Mews
London W1T 6DP
20.06.24

Design and Access Statement (including Heritage and Planning Statements)

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Existing – view of Glebe House looking South down Cleveland Street

1.0 Introduction

This statement relates to a submission for planning permission for proposed works at Glebe House, 15 Fitzroy Mews, London W1T 6DP. The proposal is to add a new storey of residential accommodation onto the building.

2.0 Planning History

A pre-application was submitted in 2023 and a response was received on 17.11.23 (**your reference 2023/3625/PRE**). This application will refer to the pre-app response.

Also, a planning application was previously submitted by Haines Phillips Architects (**reference 2021/1782/P**) for the *Erection of an additional storey to create a residential dwelling*. This was REFUSED (**decision notice date 11.11.21**).

We believe the proposals in this submission, address the points of the pre-application response and offer a distinctly different design approach to the refused application. We believe these will assuage any concerns reflected in both of those submissions.

3.0 Land use

Glebe House is a 5 storey, mixed use building.

- Ground / upper ground / lower ground floor – Class E (4 units) formerly A1 and A3
- 1st to 4th floors – Class C3 – 14 apartments (a mixture of 1 and 2 bed)

Ground floor units' primary entrances are off Cleveland Street. All residential units are accessed via the separate, rear entrance on Fitzroy Mews. This is a communal entrance, staircase, and lift (which travels between floors 1 to 3 only).

The proposals are to add an additional floor of accommodation comprising 2 new units:

- 1 x 2 bed (3 people) – 61 sqm + external terrace
- 1 x 1 bed (1 people) – 40 sqm + external terrace

Each new apartment plan conforms to the Nationally described space standards. Please note that these layouts are a revision from those of the pre-application.

4.0 Affordable Housing Statement

The provision of 2 residential units will be a welcome addition of new housing supporting Policy H1 of the Local Plan. As the proposed uplift in floorspace is 101sqm, we believe the scheme will be liable to a financial contribution towards affordable housing under Policy H4 of the Local Plan.

| Floor | Existing GIA sqm | New GIA sqm | Use Class |
|----------------------------------|------------------|-------------|---------------------|
| Ground (+lower and upper ground) | 407.2 | - | E (formerly A1, A3) |
| | | | |
| 1 st | 185.3 | - | Residential C3 |
| 2 nd | 187.9 | - | Residential C3 |

| | | | |
|-----------------|--------------|---------------|----------------|
| 3 ^d | 187.9 | - | Residential C3 |
| 4 th | 144.8 | - | Residential C3 |
| 5 th | - | 101 (2 units) | Residential C3 |
| Total C3 | 705.9 | 101 | Residential C3 |

We understand the calculation will be verified in due course pending a successful application and note that a calculation guide was demonstrated in the pre-application response.

5.0 Conservation Area Appraisal and Heritage Statement

Fitzroy Square Conservation Area

Glebe House sits on the boundary between the fine historic grain of Fitzroy Square, and the more heterogenous grain of Cleveland Street and the large mixed-use buildings and developments on both sides of Cleveland Street.

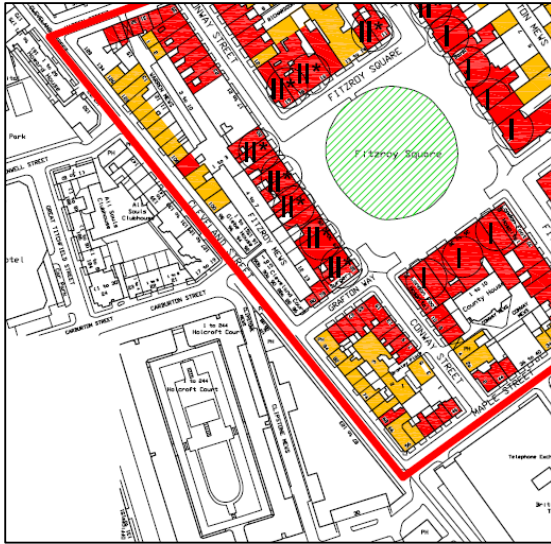
The building is within the Fitzroy Square Conservation Area which covers an approximately 6.9Ha area extending from Tottenham Court Road in the east to Cleveland Street in the west - the boundary with the City of Westminster - and from Euston Road in the north to Maple Street in the south. As sated in the Conservation Area Appraisal:

Fitzroy Square Conservation Area is a distinctive and consistent area of late 18th and early 19th century speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services. The buildings varied in size and status, with the grandest overlooking the central formal, landscaped square, and the humblest located within the rear mews areas.

Whilst Fitzroy Square is the dominant heritage feature of the area, nearby Cleveland Street is more varied in both historical value and building size / design / scale. There is variety on Cleveland Street. The appraisal goes on to state:

*Cleveland Court is a five-storey red brick interwar mansion block with ground-floor shops at the junction with Grafton Way. It has Art Deco-influenced ornamental brickwork, together with white banding and canted bays. The entrance and staircase bay is accentuated by dramatic vertical planes of white concrete, and the balconies have decorative wrought iron screens. This is seen in juxtaposition with **Glebe House**, to the north of the entrance to Fitzroy Mews, **an out-of-keeping modern brown brick block** with residential above shops. Both buildings are of a **different scale and materials from other development in the street.***

The extract of map below is from the *Fitzroy Square built heritage audit plan 2008*. A **red dot** shows Glebe House and the adjacent Cleveland Court buildings. Both buildings are not recorded as *positive contributors*.



KEY

- Listed Buildings
- Positive Contributors
- Detractors
- London Square

Extract from Fitzroy Square built heritage audit plan 2008

Glebe House (red dot)

Glebe House

Glebe House was constructed in the early 1970's. It has a concrete frame with red facing brickwork and some rendered areas to the rear. There are feature bays to the Cleveland Street elevation in faced projecting concrete (1). The windows are aluminium framed and there are fixed light spandrel panels. To the rear, the Fitzroy Mews elevation, the central core extends to six storeys serving the residential units and it is painted render (2).

At ground level, the brickwork is a dark brown, differentiating the commercial units from the residential above. The rear elevation ground level is characterised by garage doors and shutters as well as ventilations ducts (2).



(1)



(2)

Cleveland Street and Fitzroy Mews

Glebe House and Cleveland Court lie each side of the Fitzroy Mews entry. Beyond the Grafton Way junction, further to the south of Cleveland Court, lies another larger four storey property, the former Bromley Arms with further three and four storey terraced properties beyond terminating at the junction to Maple Street. Beyond that is the BT Tower, which remains very prominent from all southerly views down Cleveland Street.

Cleveland Street has several four storey very early Victorian houses, now usually converted to commercial premises to the ground floor and often divided into smaller flats above, this rhythm is often broken up by larger buildings.

Recent larger additions include; (3) to its north eastern end on the junction with Euston Road, a prominent two storey roof top extension to a four storey, University of London building, clad in copper (see below), to the south of which at no's 108-134 Cleveland Street is a five storey building (4). This adjoins the northern most original four storey house, which forms the first part of a terrace of fourteen houses - '*positive contributors*' to the built heritage (5). At the end of this terrace, lies Glebe House (6).



(3)



(4)



(5)



(6)

The west side of Cleveland Street lies in Westminster and therefore is not a part of the Fitzroy Square Conservation Area. However, the buildings are of a similar nature to the east side of street, with a variety of scale and dates of construction (7). Crucially, the buildings opposite Glebe House on the

junction of Cleveland Street and Carburton Street, are taller than Glebe House with 5 storeys above ground level (8).



(7)



(8)

6.0 Design and Planning Statement

Conditional planning permission was granted for a new 5th floor of accommodation (**your reference 2021/3245/P**) to Cleveland Court. Therefore, the proposals for Glebe House in this submission incorporate and refer to the extended version of Cleveland Court with this additional floor shown on all drawings.

The following describes the proposals in more detail to demonstrate the positive impact the proposed additional storey will have on the host building as well as thereby the surrounding conservation area.

Refused submission and pre-application comments

The refused submission drawings (**reference 2021/1782/P**) showed a new 5th floor mansard roof profile, including the recladding of the 4th floor. The result being the appearance of a 2-storey metal clad extension atop the predominantly brick building. The officer's report stated:

The top floor addition is poorly designed in its footprint, bulk and integration with the existing building. When viewed from Cleveland Street, the conversion of the existing set-back top floor would create, in effect, a very dominant double mansard, a two-storey form atop a four-story building, that would be at odds with the scale and post-war style of the building.

The pre-application submission radically changed this approach and adopted a tiered form for the top 2 floors in lieu of a mansard profile. The pre-application response stated:

Utilising a tiered form can be appropriate in many instances, as it can help reduce the bulk when viewed from the street if sufficiently set back from roof edges and if each of the tiered levels are of the same height and scale. However, due to the relatively shallow depth of the existing building..... the form sits uncomfortably and at odds with the existing building. This awkward relationship is exacerbated by the fact that the existing roof level has a taller height than the lower floors and that of the proposed roof extension, thus resulting in harm to the established rhythm of the building.

Other concerns included:

- Footprint
- Bulk
- Integration with the existing building
- Proportions of the new 5th floor compared to the existing, reclad 4th floor
- Materials
- Proportions of new windows openings in relation to the existing

Features of the submission proposals

The proposal in this submission is very different from both the refused submission AND it also addresses the other concerns recorded in the pre-application advice. These can be summarised as (and please also refer to the diagrams further in the report in the section: *Setting out changes from the pre-application design*):

- The height of the new 5th floor has been reduced by 500mm from the pre-application submission.
- The width (and therefore, perception of 'bulk') of the new 5th floor has been reduced by 300mm along each façade making the top floor 'tier' shallower whilst still complying with the space standards for new accommodation.
- Strip off the poor quality existing white PVC cladding to the 4th floor and reclad with brickwork to match the rest of the building.

- Note that the existing 4th floor is already set back from the line of the principal elevation façades (ground to 3rd floors).
- This new brickwork extends to the floor cill level on the new 5th floor. The location of the new cill is such that it equally divides the setting out between the new 5th floor and the 4th floor. This gives the perception that the top 2 floors / tiers of the building are equal in height (see diagrams below).
- The new 5th floor is flat roofed and is also clad in brickwork (rather than the zinc cladding of the pre-application submission)
- Existing gable walls are mansard in profile. We feel these are incongruent with the building form. The existing 4th floor walls do not have a mansard profile, as they are vertical. Therefore, this proposal reforms the gables to follow the massing of the new, vertical elevations (4th and 5th floors).
- The overall appearance is one of a brick host building (with painted, concrete panels and rendered elements to the rear), a set-back 4th floor (in matching brick) – a design approach like the adjacent Cleveland Court – and a new (further set-back) 5th floor also clad in brick.
- New parapets and copings / banding (4th and 5th floors) emphasise the horizontal thereby accentuating the length of the building along Cleveland Street. In perspective, the horizontality reduces the perception of bulk, mitigating any sense of ‘over massing’.
- New trellis / planting (like the existing) at 4th floor level, to further reduce scale / impact of new upper floor (see proposed visualisations below).
- New balconies / Juliette balconies incorporate planters with planting able to again reduce the impact of the new upper floor.
- New upper floor windows’ setting out are directly related to the existing windows setting out at 4th floor level. The 4th floor windows’ setting out cannot be changed (see diagram below).
- This is considered a far more appropriate approach than relating the new 5th floor windows to the windows’ setting out of floors 1 to 3 which have a different rhythm.
- This strategy means the windows of the top 2 tiers of the building, both set back from the principal elevation along Cleveland Street from ground to 3rd floor level, are unique and independent of the lower floors.
- To further integrate the existing building with the overall proposed design, the concrete panels of the projecting bays (floors 1 to 3) are to be painted to match the brickwork. This is a new proposal since the pre-application submission.

The Conservation Area Appraisal, as already stated, describes Glebe House as an *out-of-keeping modern brown brick block with residential above shops....different scale and materials from other development in the street.*

Unlike the adjacent Cleveland Court - a five-storey red brick interwar mansion block of historic interest – Glebe House was designed in the 1960s and is of no historical value. Through the design principles described in this submission, the aim is to rebrand Glebe House as being much more appropriate and sympathetic to the streetscape. We believe it greatly improves a building that is rather non-descript and charmless.

Please refer to the visualisations below as well as extracts from key drawings (elevations and sections) to demonstrate this.

Existing and Proposed views of Glebe House



Existing – view north up Cleveland Street



Proposed – view north up Cleveland Street (including new 5th floor to Cleveland Court)



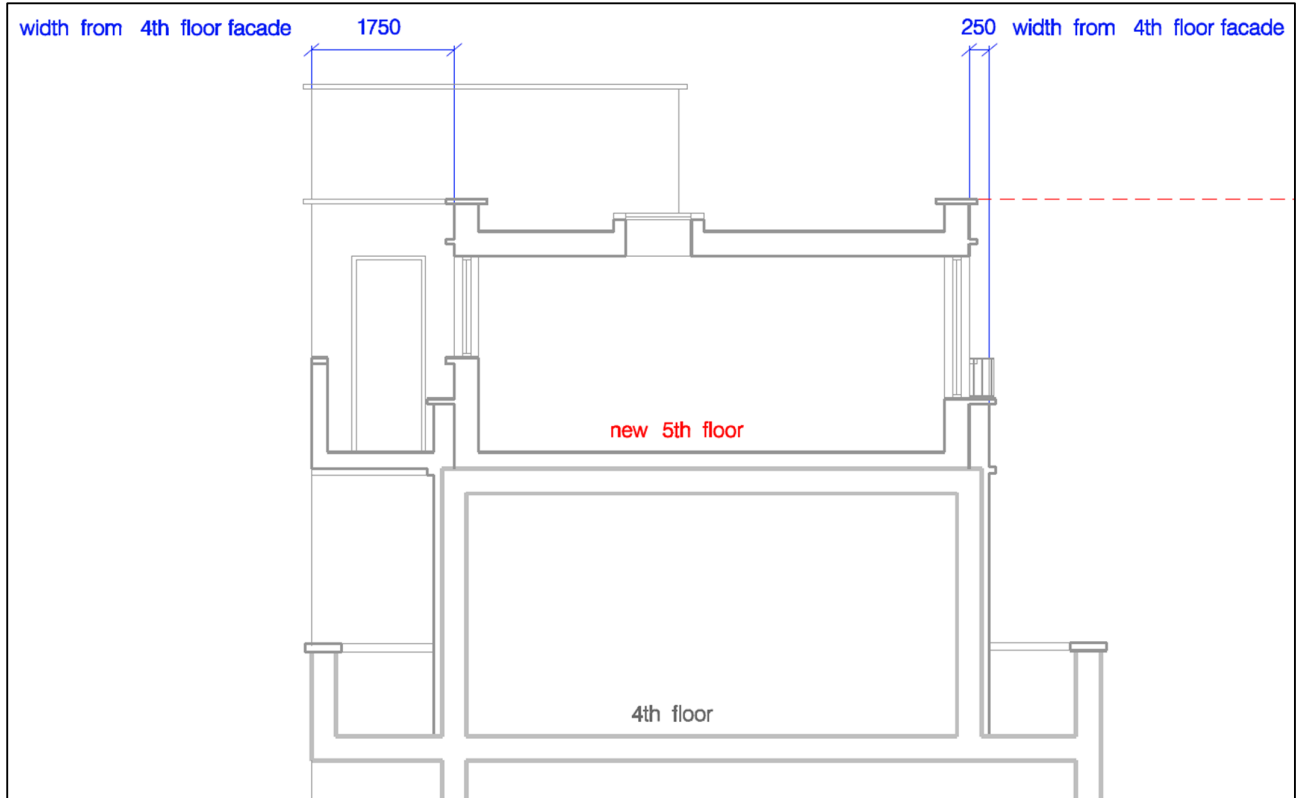
Existing – view South down Cleveland Street



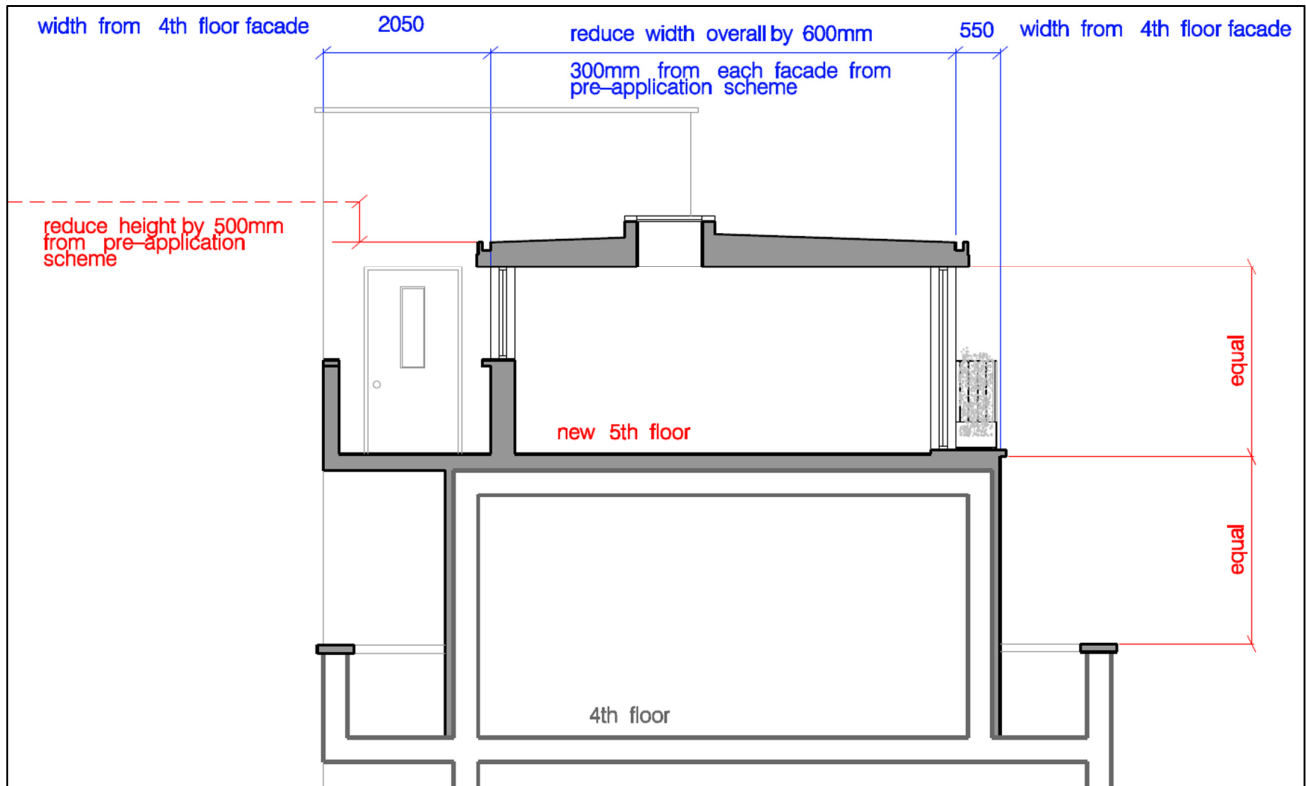
Proposed – view South down Cleveland Street (including new 5th floor to Cleveland Court)

Setting out changes from the pre-application design:

- Reduce width, overall height and the setting out of brickwork/banding such that floors 4 and 5 look equal in height.



Part section – *pre-application*



Part section – *proposed*



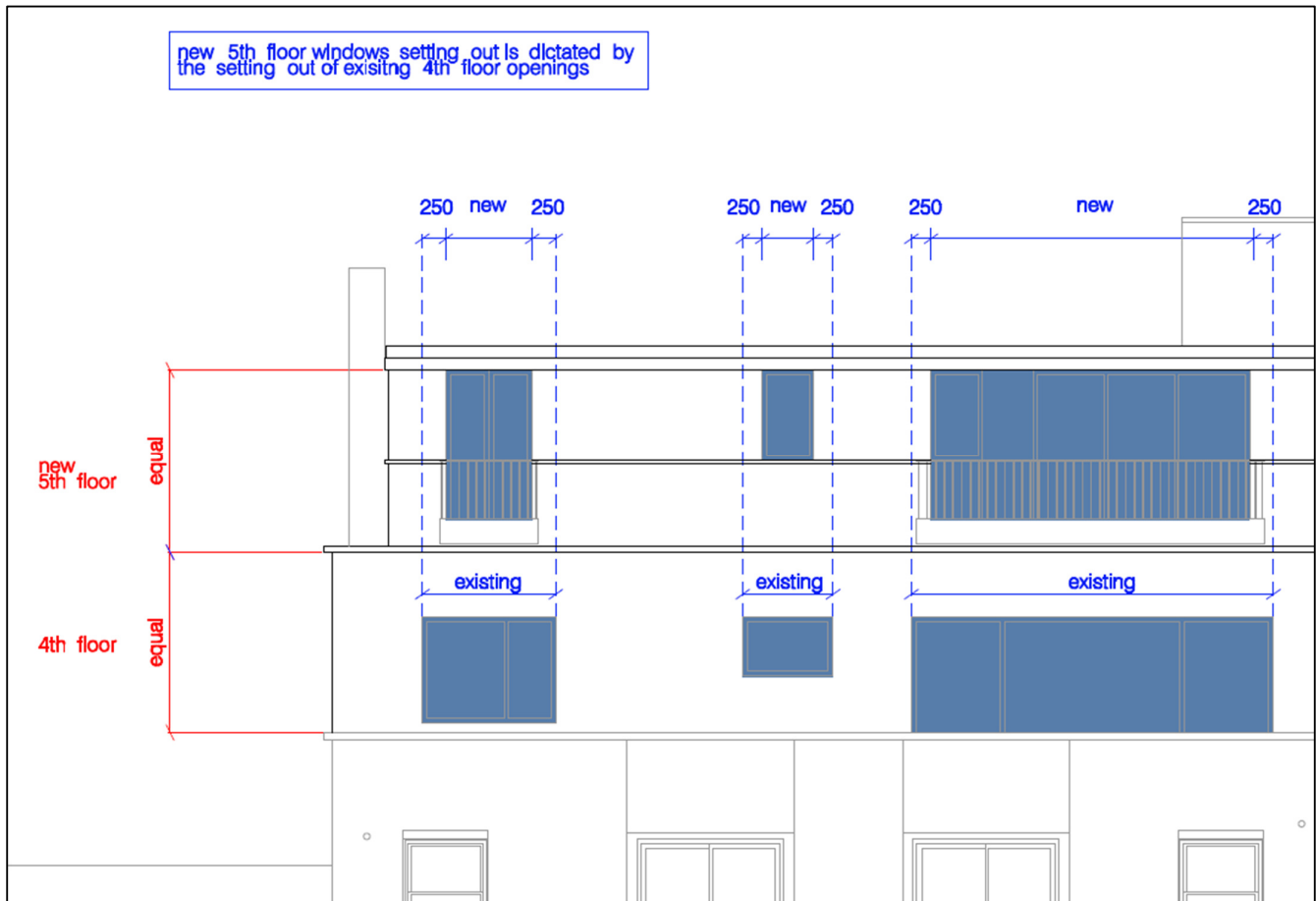
Part elevation (west) – *pre-application*



Part elevation (west) – *proposed*

As noted above:

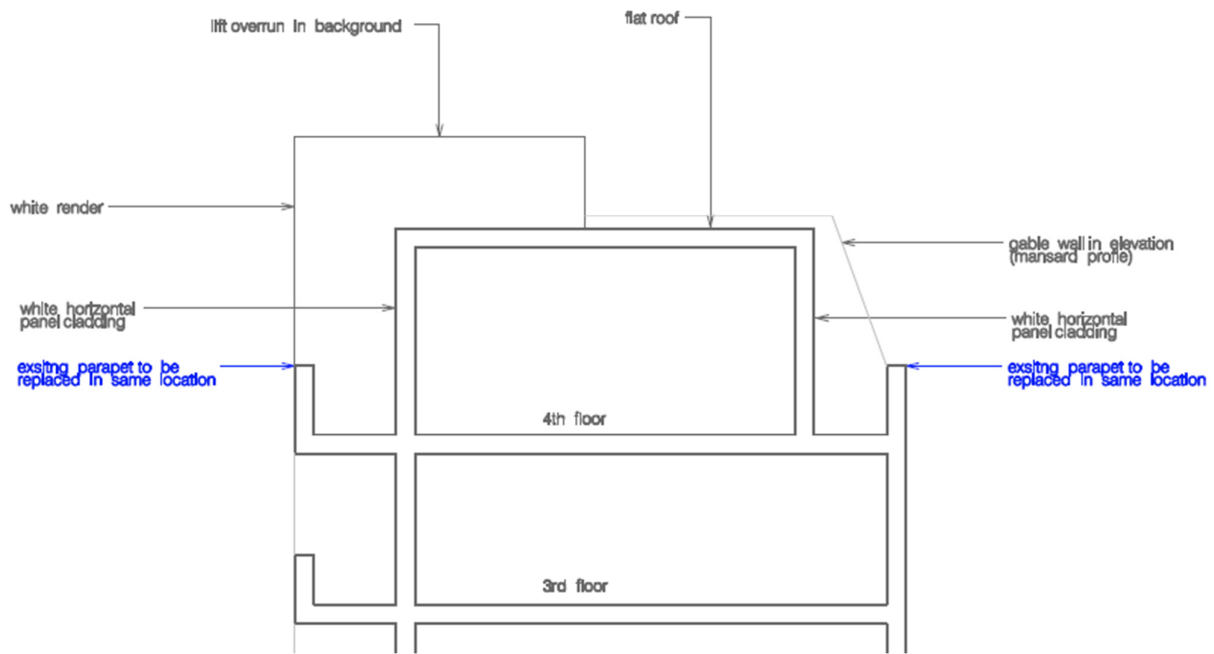
- New upper floor windows' setting out are directly related to the existing windows setting out at 4th floor level. The 4th floor windows' setting out cannot be changed.
- This is considered an appropriate approach rather than relating the new 5th floor windows to the windows' setting out of floors 1 to 3 which have a different rhythm.
- This strategy means the windows of the top 2 tiers of the building, both set back from the principal elevation along Cleveland Street from ground to 3rd floor level, are unique and independent of the lower floors.
- Setting out of brickwork/banding such that floors 4 and 5 look equal in height.



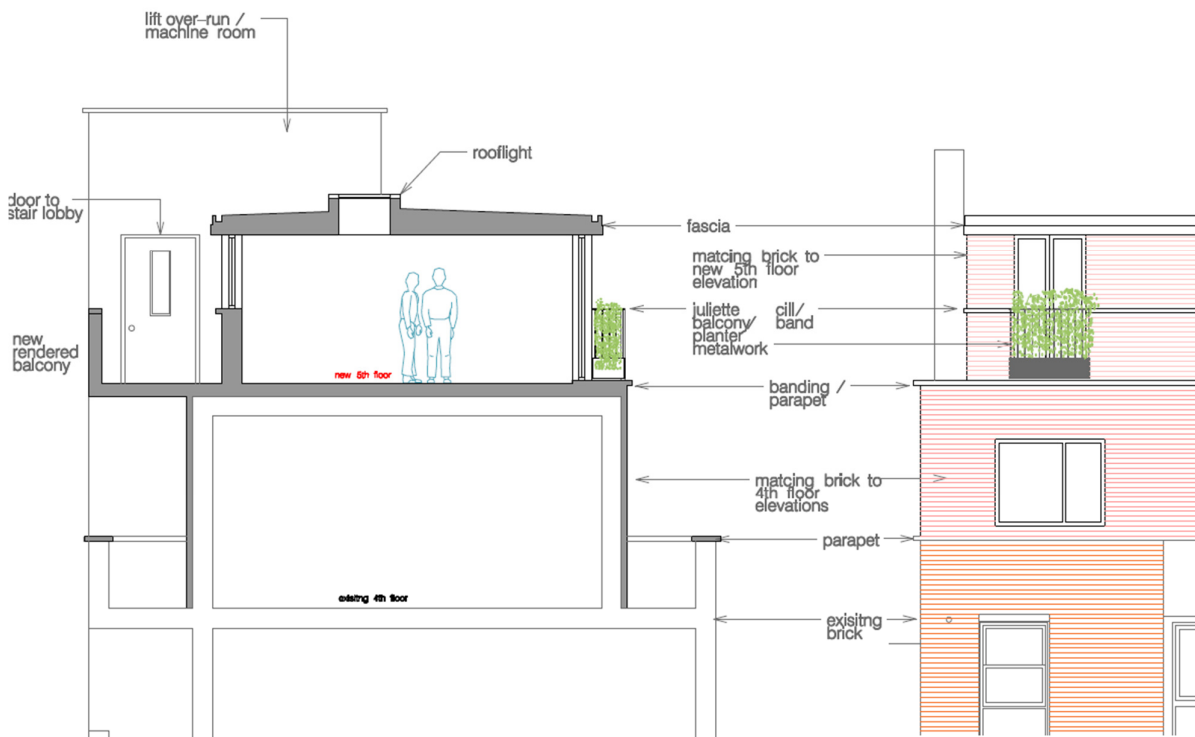
Part elevation (west) – proposed

Sections and Elevations of new 5th floor (and reclad 4th floor)

The extracts from building sections / elevations below illustrate the principles described above (extracts from drawings **frm-s-101, s-500**):



Part section – existing



Part section / elevation – proposed

West elevation (Cleveland Street)



Existing



Proposed

- New 5th floor windows are set out to reflect those on the 4th floor below.
- The result reads as 2- storey / tiered extension a top a 4-story host building

East elevation (Fitzroy Mews)



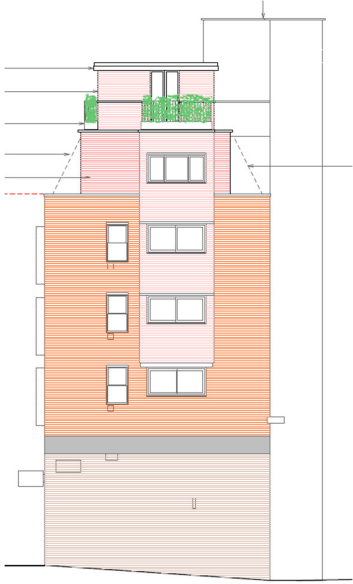
Existing



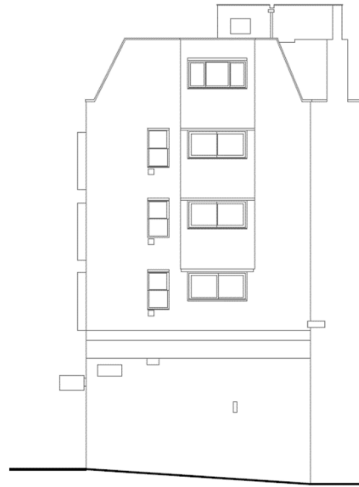
Proposed

- Extend render finish to central element (lift and staircase enclosure) and new balcony fronts (5th floor)
- Extend existing flue on north elevation

South elevation

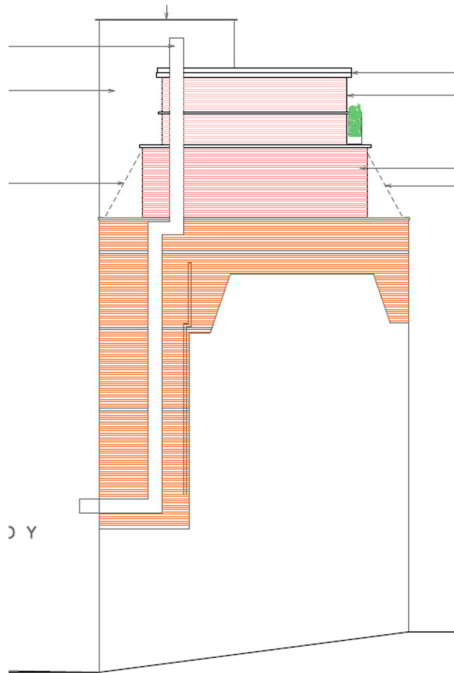


Proposed

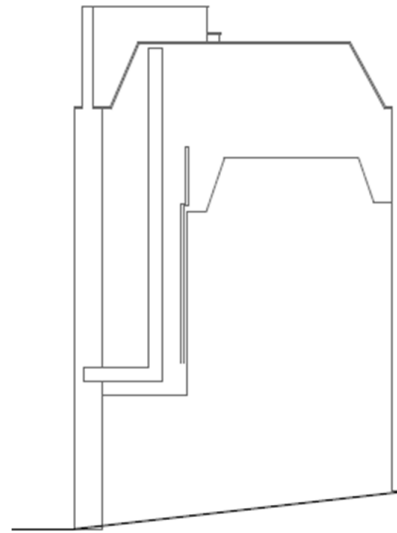


Existing

North elevation



Proposed



Existing

- Existing gable walls are mansard in profile. We feel these are incongruent with the building form as the existing 4th floor walls do not have a mansard profile, as they are vertical. Therefore, this proposal reforms existing gables – omit mansard profile.

7.0 Appearance and materials

The proposed materials for the new construction are: matching brickwork, matching white render to Fitzroy Mews elevation elements, white parapet stones, Crittall style W20 window frames (with double glazing) and black painted metal work railings. The new storey and reclad 4th floor are designed to integrate (and improve) very much with the existing building below.

8.0 Waste

This will initially be stored locally in each apartment with under counter storage for waste and recyclables in the kitchen (capacity for 2 x 38l, 1 x 12l and 1 x 2.5l compartments). Existing arrangements for street pick up will remain.

9.0 Access

The passenger lift will now extend to all floors thereby improving access. It currently does not serve the existing 4th floor.

10.0 Sustainability Statement

The proposals will aim to provide effective, passive measures for energy efficiency, adhering to Building Regulations, improving where possible. This includes well insulated new fabric (walls, windows, and roof), energy efficient boilers and natural ventilation.

As the proposed work is under the threshold of 5 new dwellings, a full EIA / BREEM assessment is not required.

The planning submission form only allows the entry of a single EPC. For the record, the building is divided into units, each with its own EPC. A record of the latest certificate numbers are (flat numbers are those recorded in the register):

| | |
|------------------------------|--------------------------|
| Glebe House, 15 Fitzroy Mews | 7208-7072-6225-4088-0090 |
| Flat 2, Glebe House | 9658-2071-7269-5158-8900 |
| Flat 3, Glebe House | 0098-2078-6208-4398-4940 |
| Flat 4, Glebe House | 0673-2817-7186-2300-7955 |
| Flat 6, Glebe House | 5537-6028-3200-0622-9206 |
| Flat 7, Glebe House | 0631-2893-7916-9195-7285 |
| Flat 9, Glebe House | 2918-0351-1713-2811-6245 |
| Flat 10, Glebe House | 8907-1024-0500-0119-0292 |
| Flat 11, Glebe House | 4190-0429-0122-3098-3903 |
| Flat 15, Glebe House | 8231-6621-6200-2758-8096 |

11.0 Water

Surface water run-off from the new flat roof will be same capacity as the existing, connecting into the mains sewer system. There should be no adverse effect from the proposal on the capacity of the main system.

12.0 Biodiversity

The introduction of planting to trellis elements where possible will be used.

13.0 Amenity / Daylight / sunlight

A Daylight and Sunlight Report (Neighbouring Properties) was carried out by Right of Light Consulting, Chartered Surveyors for the pre-application submission. The report confirms that the proposed pre-application design meets the recommendations as set out in the BRE Guide.

This planning application has reduced the height by a further 500mm. Therefore, the findings of the original report remain unchanged – in fact the reduced height of the proposed floor would in fact improve the results.

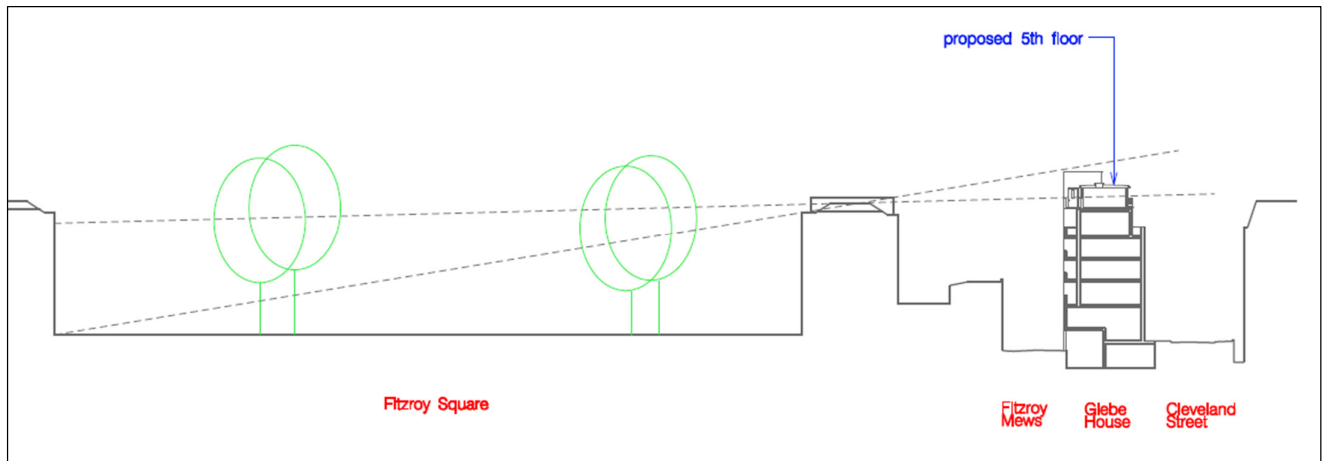
As such, the original report is included with this submission.

All neighbouring windows (that have a requirement for daylight or sunlight) pass the relevant BRE diffuse daylight and direct sunlight tests. The development also passes the BRE overshadowing to gardens and open spaces test.

In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. The proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

Amenity and privacy issues should be no worse than existing.

It is also worth noting, that the proposals should have no adverse effect on long views from Fitzroy Square (see below). Building heights viewed from ground level preclude any direct views onto Glebe House. The extensive coverage by mature trees also acts as a shield from higher levels. See photographs below (9).



Long section through Cleveland Street and Fitzroy Square



(9)

14.0 Flood risk

The property is not in a flood risk zone.

15.0 Transport

Cycle storage is provided on the private decks which access each apartment. There is no dedicated car parking space provided.

16.0 Construction Management Plan

We acknowledge that a successful planning application will trigger the production of a suitable Construction Management Plan in due course. As far as reasonably possible, any construction will be carried out considerately and with the minimum amount of disruption as possible – particularly to existing residents.

17.0 Fire Safety

A Fire Planning Statement carried out by a specialist consultant; Fire Safety Engineering Consultancy is provided with this submission.

18.0 Policy

We believe the proposals demonstrate a sensitive understanding of building typology and are an appropriate response to context. As such, we believe the proposals are a positive response to Camden's Planning Policies and guidance:

- Camden Local Plan 2017
- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- H1 Maximising housing supply
- H4 Maximising the supply of affordable housing
- Camden Planning Guidance
- CPG Design (2019)
- CPG Amenity (2018)
- Fitzrovia Area Action Plan
- Fitzroy Square conservation area appraisal and management strategy 2010

19.0 Conclusion

The proposed works at Glebe House are designed to be a sensitive addition to the building. We think the proposals have given the opportunity to greatly improve the appearance of the host building that the conservation area appraisal has described as *an out-of-keeping modern brown brick block*.

The provision of new living accommodation – albeit just 2 units – will also be a welcome contribution to London's housing crisis.