



EMRYS ARCHITECTS

**62 WARREN STREET, FITZROVIA, LONDON,
W1T 5NY**

DESIGN, ACCESS AND HERITAGE STATEMENT
DECEMBER 2024

0.1 | Document Control

Document Reference:
62 Warren Street - RP-0001- Design, Access and Heritage Statement
Issue: PL01
DATE: 12.12.2024
PURPOSE: PLANNING
PREPARED: JP
CHECKED: GE

0.2 | Contents

SECTION 0	
0.1	DOCUMENT CONTROL
0.2	CONTENTS
SECTION 1 - INTRODUCTION	
1.1	INTRODUCTION
1.2	THE TEAM
SECTION 2 - SITE AND CONTEXT	
2.1	SITE LOCATION
2.2	SITE VIEWS
SECTION 3 - DESIGN	
3.1	DEVELOPMENT OBJECTIVES
3.2	PROPOSAL OPTIONS
3.3	DESIGN PROPOSAL
SECTION 4 - ACCESSIBILITY & HERITAGE	
4.1	ACCESSIBILITY STATEMENT
4.2	HERITAGE STATEMENT
SECTION 5 - SUBMISSION DRAWINGS	

1.1 | Introduction

Site Address:

62 Warren Street,
Fitzrovia,
London,
W1T 5NY

1.01.01

This document has been prepared by Emrys Architects on behalf of GMS Estates, the clients and owners of the land stated above. This document is for submission to Camden Council as part of a full planning application and listed building consent.

1.01.02

This document outlines the proposal for the conversion of an existing basement level office (Class E) into a 1-bedroom flat (Class C3a).



1.2 | The Team

1.02.01 - GMS Estates

GMS Estates are the client for the site which forms part of this application. They own the freehold of all properties located within the application boundary with a vision of long term investment.

GMS Estates is a private property company established in 1925, with a family history of investing in property with long-term growth. The company has grown to its existing size through careful management and stock selection.

The company has a small, loyal and conscientious team operating from the head office at 32 Great James Street, a property it has owned since the company started.

GMS is committed to putting its tenants at the heart of its service. GMS Estates’ portfolio includes approximately 1 million sq ft of commercial property, 250 residential flats and over 750 tenants, the major part of which is concentrated in Central London and with properties located throughout the UK.



1.02.02 - Emrys Architects

As a practice Emrys have a reputation for delivering high quality office and residential schemes for clients such as GMS Estates, Great Portland Estates and City & Provincial.

Our purpose is to deliver buildings that respect the environment, enrich their context, and withstand the test of time.

Emrys Architects value working with traditional family companies who have long history and a vision beyond short term gain. It is the custodial approach to property that enshrines quality and ensures sustainable building practice.



01 Fitzroy Street - GMS and Emrys



02 Grafton Mews - GMS and Emrys



03 Crastock Court - GMS and Emrys



04 Kentish Town Road - GMS and Emrys

Link to Website
<https://gms-estates.co.uk/>

Link to Website
<https://www.emrysarchitects.com/>

2

Site and Context

2.1 | Site Location

2.01.01 - Location and Context

The site is situated in the Fitzrovia area of Central London. The site is located on Warren Street which runs parallel to Euston Road at the north. The site is within two-minutes walking distance of Warren Street Station. The site lies on the northern-edge of the Fitzroy Square Conservation Area. The building and the adjacent neighbouring buildings are Grade II Listed.

2.01.02 - Site boundary

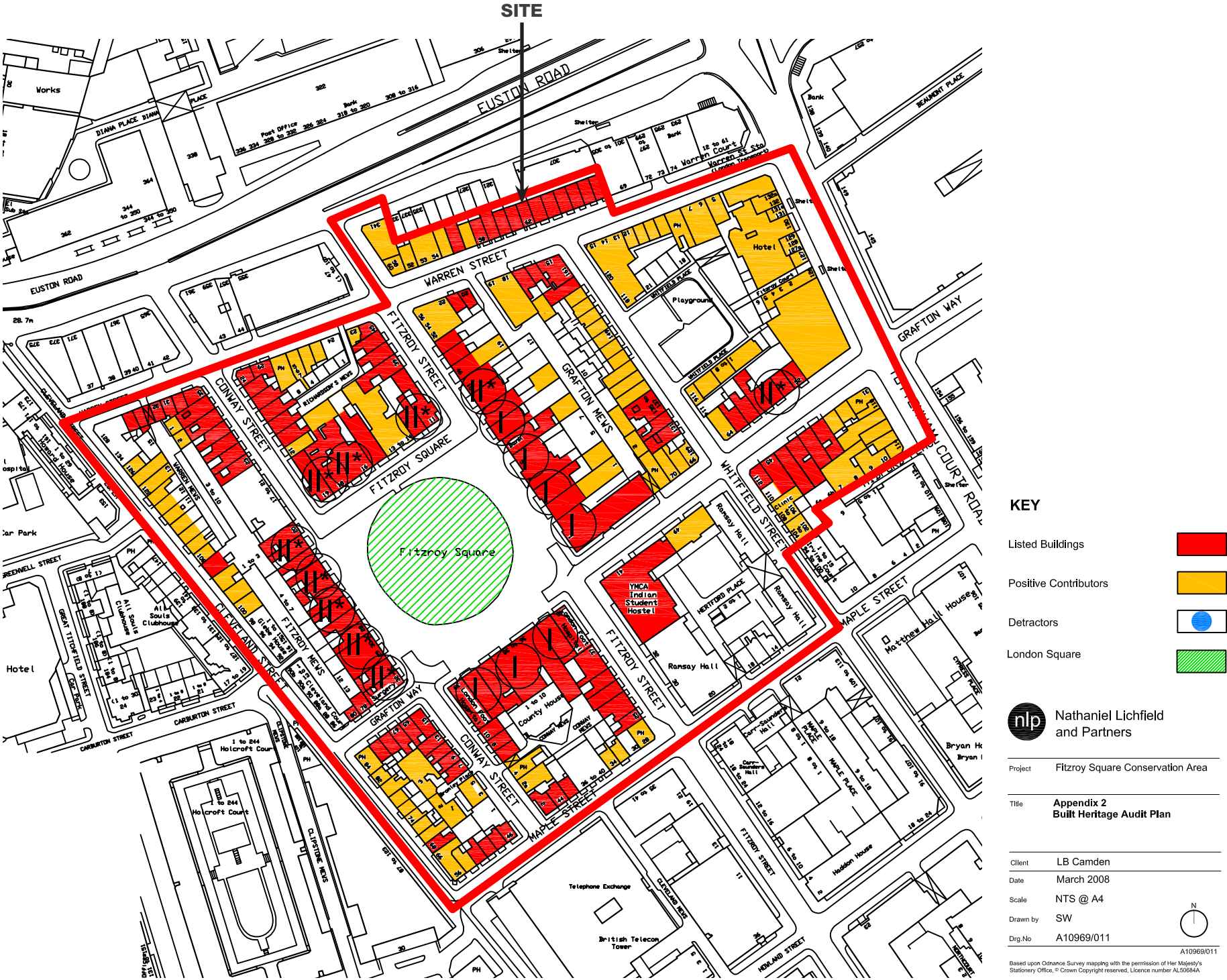
The site is located on a terrace, with 61 Warren Street to the west and 63 Warren Street to the east. The front of the site faces out to Warren Street with a view down Whitfield Street. The rear of the site faces out to the rear of Lizmans House on Euston Road.

2.01.03 - Site description

The building forms part of a Georgian style-terrace, built c.1792 and restored in 1989. The building is formed with darkened stock brick and topped with a slated mansard roof with dormers. The building resembles the same storey-structure as Nos. 58-61 Warren Street, with three storeys alongside a basement level and mansard roof.

2.01.04 - Conservation Area

The site lies within the Fitzroy Square Conservation Area (CA). The CA is characterised by Georgian terraces that have been preserved and survived, as well the traditional Georgian street layout and the square in the heart of the CA. A Heritage Statement is included in Section 4.0.

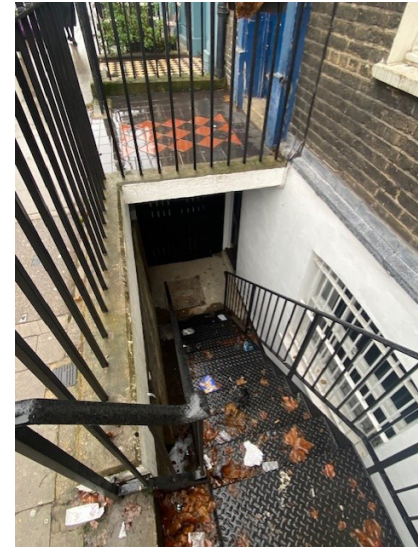


01 Fitzroy Square Conservation Area Map

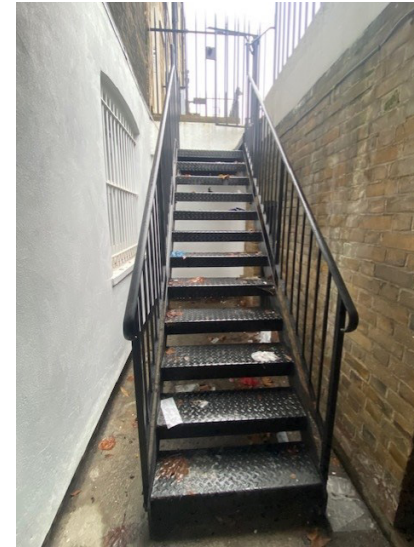
2.3 | Site Views



01 View from Warren Street looking north to the site



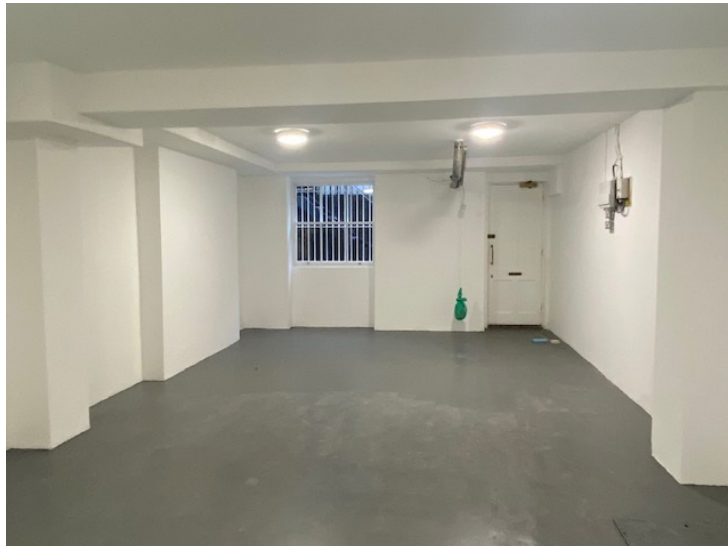
02 View from street into lightwell



03 View from base of lightwell



04 View from the front entrance into the property



05 View from the rear of the property



06 View of courtyard



07 View of courtyard

3

Design

3.1 | Development Objectives

3.01.01 - Development Objectives

GMS Estates' development objective is to retain the building for the long term. In order to do this it is the principal aim of both the client and designer to ensure a long-term viable use for the building. The reasons for changing the use class of the building are as follows:

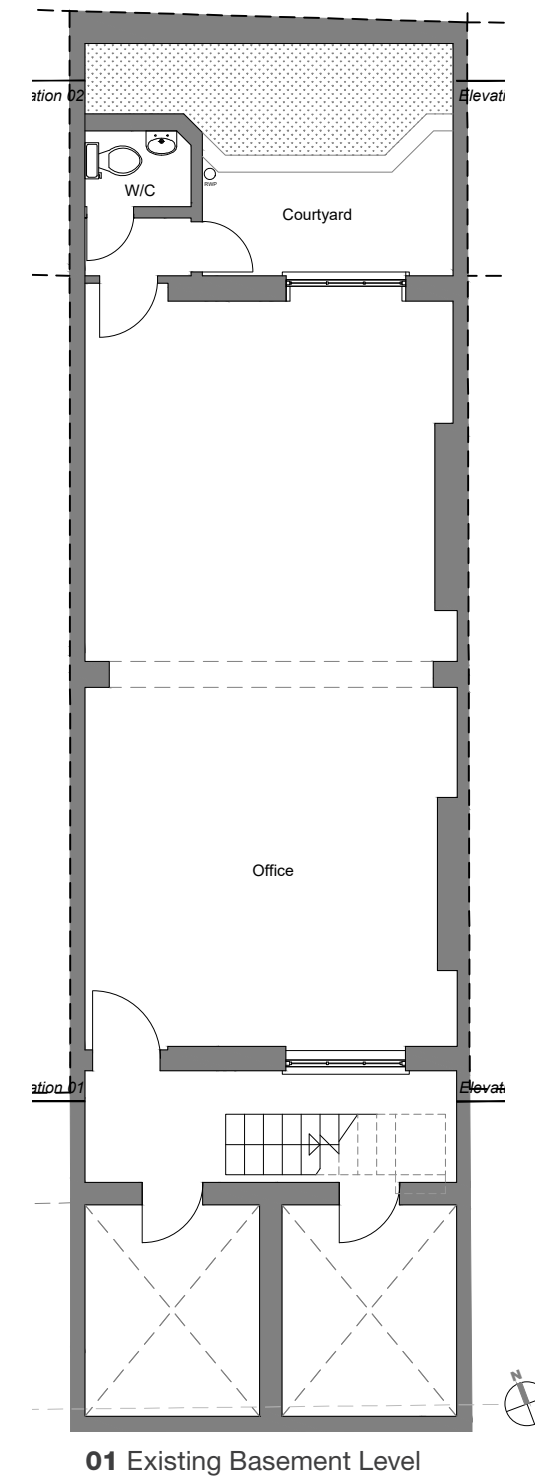
- GMS have owned the building for many years and see themselves as custodians of a historic Grade II listed building, and therefore want to retain the building for the long term by ensuring a long term viable use.
- The energy efficiency and sustainability of the building needs to be improved in line with modern day standards.
- GMS are aiming to change the use with something they are familiar with and would complement their existing private residential offerings in the area. Examples of these can be found at 21-23 Grafton Mews.

3.2 | Proposal Options

3.02.01 - Proposal Options

In order to secure the long-term future of the building, both the client and architects have considered a number of different alternatives:

1. Do nothing - No further work to the building to be carried out, which will likely lead to complete vacancy based on the current marketing evidence.
2. Minimal intervention office accommodation - Retain the office offer and try to improve the current space without substantial changes. This would likely not improve the building enough to increase commercial interest.
3. Improve existing office offer - A total re-plan of the floorplate to introduce a modern core and open plan layout. This would be harmful from a heritage standpoint.
4. Residential accommodation - Convert the office to a residential use class. This is commercially viable at the same time as being architecturally sensitive. The building naturally lends itself to this use.



3.3 | Design Proposal

3.03.01 - Proposal Overview

The proposal is to convert and refurbish the basement level from office use to a 1-bedroom flat (52m² GIA).

3.03.02 - Mass and Scale

At basement level, a new wall is formed under the walkway to the ground floor property. This wall allows for the enclosure of a new lobby to the proposed flat. A new stair is proposed from street level to basement level. The massing at the rear is unchanged.

3.03.03 - Materiality

The new reconfigured stair at the front of the building will match the materiality of the existing stair and join seamlessly to the existing railings. The new wall which forms the lobby will match the adjacent wall finish of white render. The new double doors to the rear courtyard will match the existing white-painted timber with glazing.

3.03.04 - Energy Efficiency

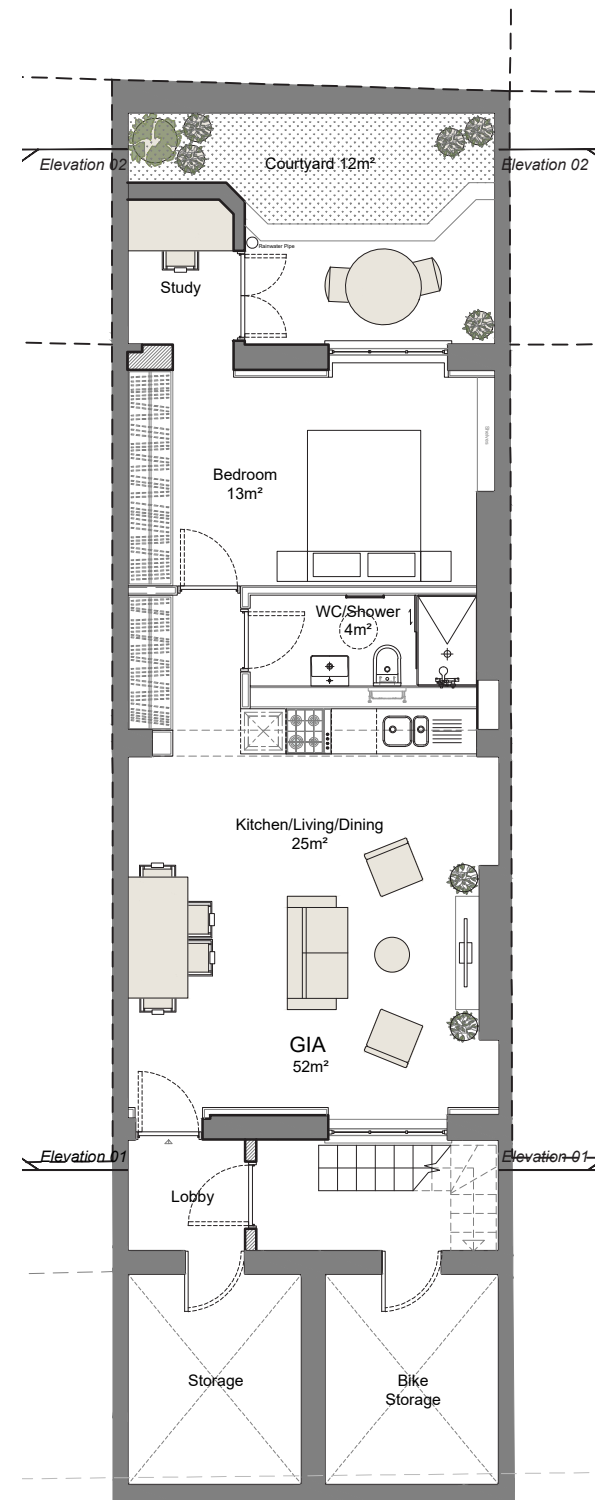
The building is formed of an external envelope which is not up to modern energy standards. The proposal includes insulation to the interior side of the external wall to compensate for the low energy performance. This allows for a more modern, energy-efficient and habitable space.

3.03.05 - Refuse and Recycling

Storage for refuse and recycling will be available in the storage vault which can be accessed via the lobby. Wheelie bin storage is not practicle for the building, given that the building is historic. Tenants will be responsible for leaving refuse and recycling at street level in refuse sacks for street-side collection.

3.03.06 - Summary

Given the options, conversion to residential is the most viable option, both commercially and architecturally. The proposal for conversion is sensitive and considerate to the existing building and its history. All materials proposed are to match the existing materials as present.



01 Proposed Basement Level

4

Accessibility & Heritage

4.1 | Accessibility Statement

4.01.01 - Accessibility

Access will be via the reconfigured staircase from Warren Street and down to the basement level lightwell. The nature of the building means that the principle of 'Lifetime Neighbourhoods' cannot be fulfilled. The existing lightwell at the front of the building is narrow, as historically, inclusive access was often overlooked. The dimensions of the lightwell follow that of other lightwells on the street. Any proposal to include step-free access to the basement would require substantial work to the entrance, which will be restricted or prohibited as the building is Grade II listed. Therefore, the proposal reflects the highest level of accessibility which is practically possible. Access to the rear courtyard is via the study to the rear, and is step-free between the study and courtyard.

4.2 | Heritage Statement

4.02.01 - Heritage Assets within the site

Nos 58-62 Warren Street are all Grade II Listed. Each one of the buildings has certain architectural qualities of merit. The exterior features of No.62 which are Grade II Listed, include:

- Gauged brick flat arches to recessed sash windows
- Round-arched doorway with stucco surround, cornice-head, radial fanlight and panelled door
- Cast-iron railings

As existing, the interior consists of painted walls with no ornamental or heritage features. Therefore any alterations to the interior space of the basement, including the construction of partitions, will have no effect to the heritage value of the building.

4.02.02 - Heritage Assets surrounding the site

The adjacent buildings on both western and eastern sides are Grade II listed. Heritage assets on Nos 58 to 61 include Stucco sill bands, gauged brick flat arches to recessed sash windows, stucco architraves, round-arched doorways with stucco imposts, pilaster-jambs carrying cornice-heads and entablature.

All heritage assets that surround the site are external features. For the official listing by Historic England, please see entries 1379125 and 1379126 on the Historic England website.

4.02.03 - Heritage Statement

The proposal seeks to comply with all local policies, including those that relate to the Fitzroy Square Conservation Area Appraisal and Management Strategy. The proposal's impact on the local heritage assets can be considered minimal.

The proposal does not impact the adjacent listed buildings. The proposal is sensitive to its surroundings, utilising traditional materials found in listed and non-listed buildings with the local area.

With regards to other locally listed buildings, nationally listed buildings or scheduled monuments, the proposal will have no effect on these buildings/monuments in terms of its construction, use or impact on protected views.

5

Submission Drawings

5.01.01 - EXISTING DRAWINGS

NB2311-EMR-ZZ-B1-AP-A-00101_PL01 - Existing Basement Level Plan

NB2311-EMR-ZZ-ZZ-AP-A-00102_PL01 - Existing Front Elevation

NB2311-EMR-ZZ-ZZ-AP-A-00103_PL01 - Existing Rear Elevation

5.01.02 - SITE PLAN

NB2311-EMR-ZZ-RL-AP-A-00101_PL01 - Existing Site Plan (1:500)

NB2311-EMR-ZZ-RL-AP-A-00102_PL01 - Existing Site Plan (1:1250)

5.01.03 - PROPOSED PLANS

NB2311-EMR-ZZ-B1-AP-A-02101_PL01 - Proposed Basement Level Plan

5.01.04 - PROPOSED ELEVATIONS

NB2311-EMR-ZZ-ZZ-AP-A-05101_PL01 - Proposed Front Elevation

NB2311-EMR-ZZ-ZZ-AP-A-05102_PL01 - Proposed Rear Elevation