



Heritage Impact Assessment

Fitzroy Square

July 2012



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Planning. Design. Economics.

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Photograph 1

1.0 Introduction

- 1.1 This Heritage Assessment has been prepared by Nathaniel Lichfield and Partners to set out the significance of 22 Fitzroy Square and to inform proposed alterations and extensions associated with the change of use of the property from offices and a flat (accessed through the offices) to a single family dwelling.
- 1.2 Planning permission for the change of use was granted on 7 February 2011 (application ref 2010/5063/P).
- 1.3 Pre-application consultation was undertaken by the architects, 1508 London with the London Borough of Camden's Conservation team. A Conservation Officer has advised that any application for planning permission and/or listed building consent for the alterations to the property should be accompanied by an assessment of the building's significance and provide justification for some of the proposed changes.
- 1.4 In assessing the property's significance, this report considers the nature of that significance, the extent to which historic built fabric remains and the importance of the building. To gain a full understanding of the building the Heritage Environment Record has been reviewed, a site visit has been undertaken to record the building (interior and exterior) and its setting and available information on the historic evolution of the building and area has been researched.
- 1.5 This assessment has been updated to reflect changes to the scheme which have been made to address concerns raised by officers in relation to a previous application (ref 2012/2158/L) which was withdrawn.
- 1.6 Key changes include:
 - i. replacement of basement screen on its current alignment
 - ii. retention of rear ground floor window
 - iii. retention of secondary staircase
 - iv. retention of second floor central wall

Site and Surroundings

- 1.7

22 Fitzroy Square is a stucco fronted, four storey townhouse with basement located on the west side of Fitzroy Square (Photo 1). The terrace, of which no. 22 forms part, is Grade II* listed and lies within the Fitzroy Square Conservation Area.
- 1.8

The terrace is symmetrical about a central projection which has ionic pilasters supporting an entablature above second floor level (Photo 2). The design helps the terrace to reads as a single building, emphasises its scale and echoes the form of the terrace on the opposite side of the square. The south (Photo 3) and east (photo 4) sides of the square are listed Grade 1 and were designed by the Adam brothers. The original buildings that remain on the north side of the square are Grade II* listed (photo 5).



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

- 1.9 The listing description describes the terrace as follows:

"Terrace of 13 houses forming the western side of Fitzroy Square. c1832-35. Stucco with rusticated ground floor. EXTERIOR: 4 storeys and basements. 3 windows each. 3 windows at each end and centre 7 windows projecting. Round-arched ground floor openings linked by impost bands. Doorways with pilaster-jambs carrying cornice-heads; fanlights (some radial patterned) and panelled doors. Sash windows in shallow, plain stucco recesses. Upper storeys with square-headed, recessed sashes. Continuous cast-iron balcony to 1st floor windows. Moulded 2nd floor sill band. Main cornice with plain frieze below attic storey. Cornice and blocking course. Central bays with 4 Ionic engaged columns in antis rising through 1st and 2nd floors. 1 bay to either side with pilasters rising through 1st and 2nd floors and recessed, tripartite sash windows, those on the ground floor being segmental-arched. No.32 with 3 window (all blind) return to Grafton Way. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. Cast-iron foot scrapers and most with mosaic top steps. ... This terrace complements the Adam blocks in the square, though it is very different in design. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 52-8). The basement of the property has been extended to the rear.

- 1.10 The square comprises a central circular open space comprising lawn and mature trees surrounded by railings and York stone pavement. Part of the carriageway surrounding the square has been recently resurfaced and is pedestrianised (Photo 6).

- 1.9 The rear of the property abuts three storey, 20th century, flat roofed buildings on Fitzroy Mews (Photo 7).



Photograph 7



Figure 1: 1799 (Horwood Map) © Motco Enterprises Ltd



Figure 2: 1830 (Greenwood Map) © Motco Enterprises Ltd

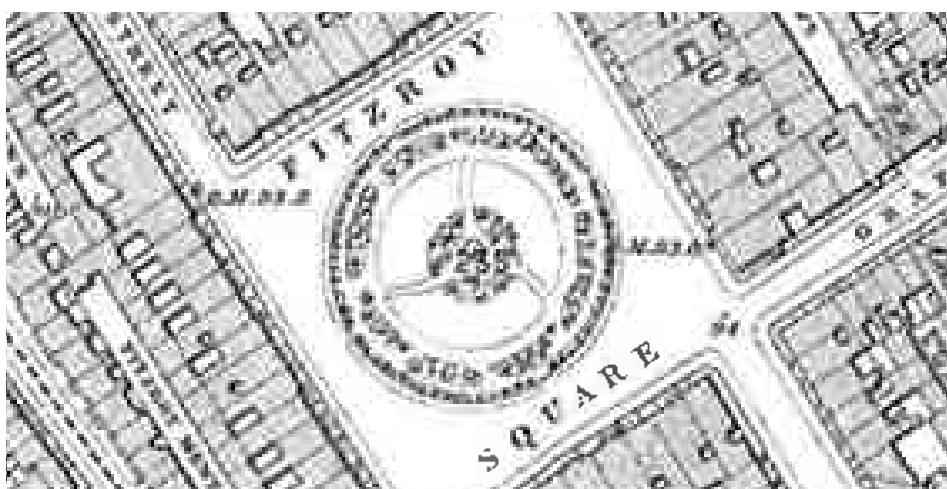


Figure 3: 1870 Ordnance Survey Map

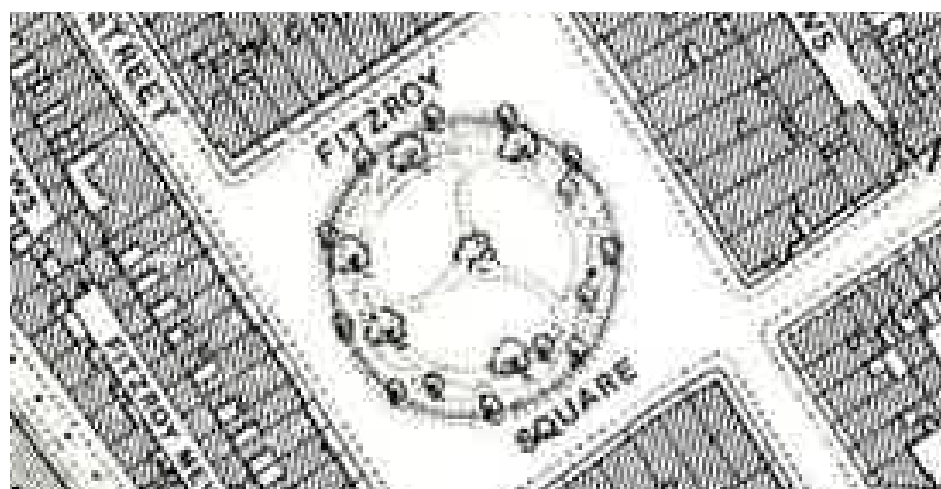


Figure 4: 1894 Ordnance Survey Map

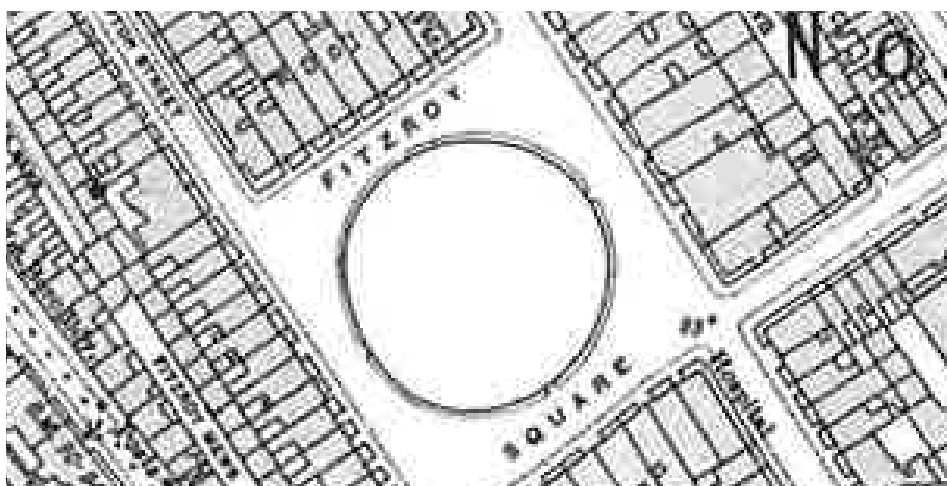


Figure 5: 1913 Ordnance Survey Map

2.0 Historical Development

Introduction

2.1 In undertaking research into the development and evolution of 22 Fitzroy Square we have consulted the maps and other reference material listed in Appendix 1 and have undertaken online searches of the following archives and sources:

- National Heritage List for England
- British Library
- Camden Local Studies Library
- RIBA library
- Heritage Gateway
- Camden Council Planning Records
- London Metropolitan Archive

Fitzroy Square

- 2.2 An Act of Parliament was passed in 1768 to enable Charles Fitzroy (later Lord Southampton) to develop Fitzroy Square on a piece of land known as Home Field.
- 2.3 The south and east sides of the square, designed by the famous Adam brothers in a Palladian style, were the first to be built. These terraces are of exceptional quality and listed Grade 1. The square was laid out in 1790. Building on the east side began in 1792 and on the south side in 1794. The terraces were designed as a single composition to give the appearance of a palace frontage.
- 2.4 The terraces on Fitzroy Square were developed as single family dwellings. They formed the centrepiece of the development and were intended to be the grandest in the area. The wider area was planned, with a range of houses of different scales and other facilities such as a market. Fitzroy Square gave its name to the wider area in 19th century trade directories but it is now known as Fitzrovia.
- 2.5 Development of the north and west sides of the square were delayed by almost 30 years as a result of the Napoleonic wars. First construction began on the north side during the period 1827-1828. Building plots on the west side were then leased between 1832-5. According to the Survey of London, George Spencer Smith had six, William Bigg and Richard Wade two each, John Turner, Charles Grant and John Collier, one each. It is not known which builder was responsible for the construction of which property.
- 2.6 The Historic maps at figures 1-5 show the progression of the development of the square.

22 Fitzroy Square

- 2.7
- The Survey of London dates the first occupier of 22 Fitzroy Square as J Villiers Tothill in 1832¹. Hence, it appears to have been one of the first in the terrace to have been built. The other residents of 22 Fitzroy Square are listed as follows:
- Frederick Natusch (1838–1843)

-

James Topliss, Jun. (1844–1853)

-

Archibald Campbell Barclay (1855–1860)

-

Mrs. Pollock (1863–1868)

-

James Tennent Lyon (1870–1871)

-

Joseph Spokes (1873–1905).
- 2.8
- Planning history research (summarised in Appendix 2) has confirmed that between 1920 and 1968, 22 Fitzroy Square was used by a firm of electrical lighting manufacturers on basement, ground first and second floors with an ancillary flat on the third and fourth floors². This use was in conjunction with 4-13 Fitzroy Mews until 1938 when 4-11 Fitzroy Mews was rebuilt to provide light industrial workshops over garages. The property was then acquired by a firm of antiques dealers and theatrical prop hirers and used by them, in association with other properties at 1-3 Fitzroy Mews and 106 Cleveland Street until 1982. During this time the lower floors of 22 Fitzroy Square were used as workshops, ancillary office, storage and showroom use.
- 2.9
- The property was listed in 1954, at the same time as the listing of the rest of the terrace and other terraces around Fitzroy Square.
- 2.10
- By 1983 the property had been vacated and transferred to the ownership of Asda Securities Limited, which submitted three planning applications for change of use relating to slightly different sites and mix of land uses. All three proposed the change of use of 22 Fitzroy Square to offices and were refused following a Public Inquiry.

- 2.11
- The Inspectors report³ confirmed that at that time:
- "both the façade and the interior of the house retain their original form, and most of their architectural details and fittings."*
- 2.12
- In summarising the Council's case it was, however, noted that:
- "the interior of no.22 is not of such exceptional architectural or historic interest as to make any loss of the original fittings and features unacceptable".*
- 2.13
- The decision was, however, ultimately quashed by the High Court and the appeals recovered by the Secretary of State. As a consequence, planning permission for the change of use of 22 Fitzroy Square for offices and a maisonette on the third and fourth floors was subsequently granted on appeal in September 1985. The Inspectors Report⁴ notes that according to the appellants:
- "...22 Fitzroy Square has never been subdivided and most of the original internal layout, particularly the principal rooms, staircase and ground and first floors remain."*

3

ibid

4

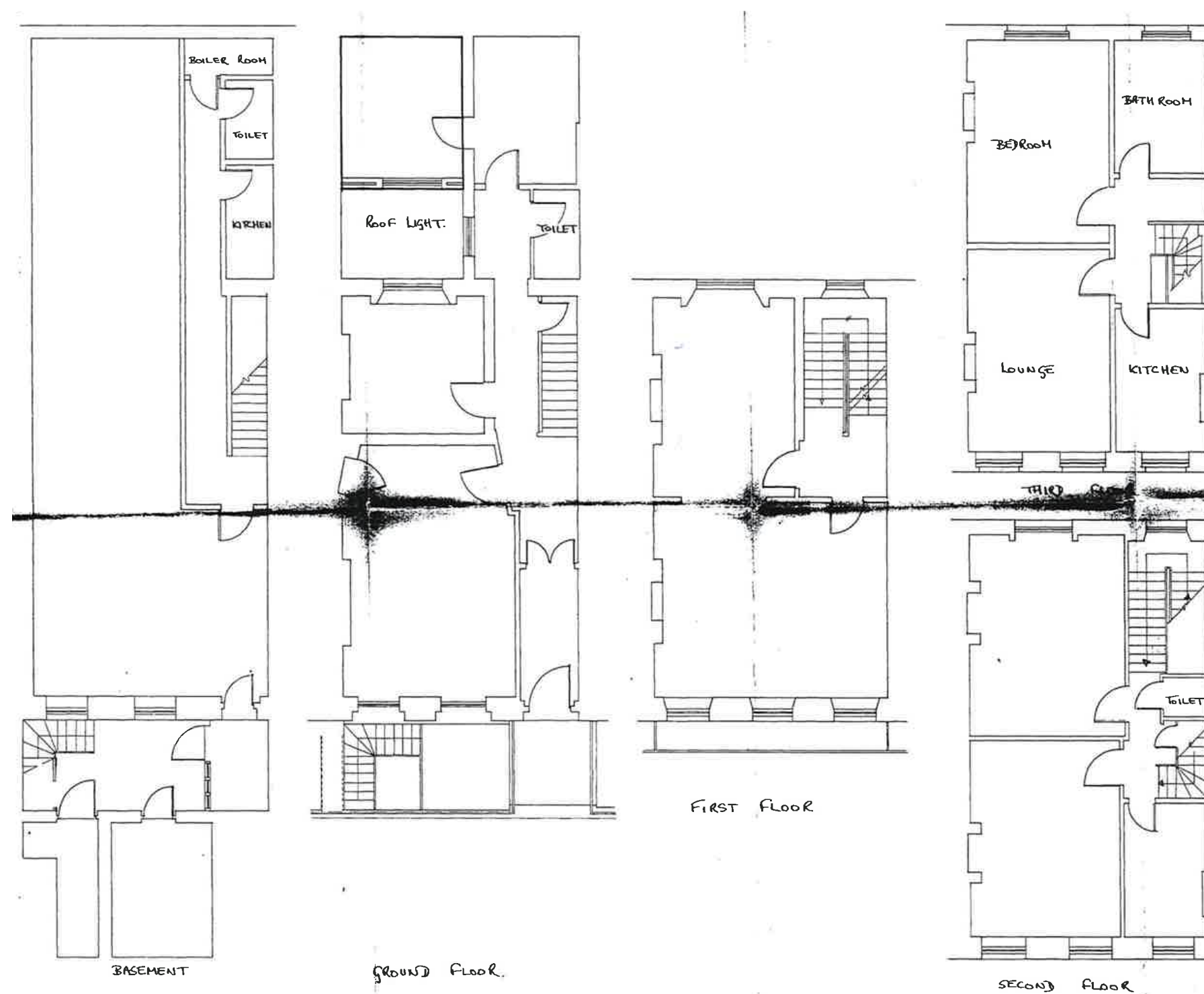
Inspectors Report relating to applications M12/27/G34101, M12/27/G35137, M12/27/G37092 and M12/27/G/PL/8401017

1

'Fitzroy Square', Survey of London: volume 21: The parish of St Pancras part 3: Tottenham Court Road & neighbourhood (1949), pp. 52-63. URL: <http://www.british-history.ac.uk/report.aspx?compid=65171>

2

Appeal Decision relating to application references M12/27/G34101, M12/27/G/35136 and M12/27/G/35137



- 2.14 The plans as existing at that time are shown in Figure 7. By 1985, it can be seen that the rear closet wing of the property formed part of the demise of 4 Fitzroy Mews. An earlier plan, dating from an appeal in 1981 shows the rear closet wing as part of 22 Fitzroy Square (Figure 6).

Figure 6: Floor Plans dating from 1981 Application (Refused on Appeal)

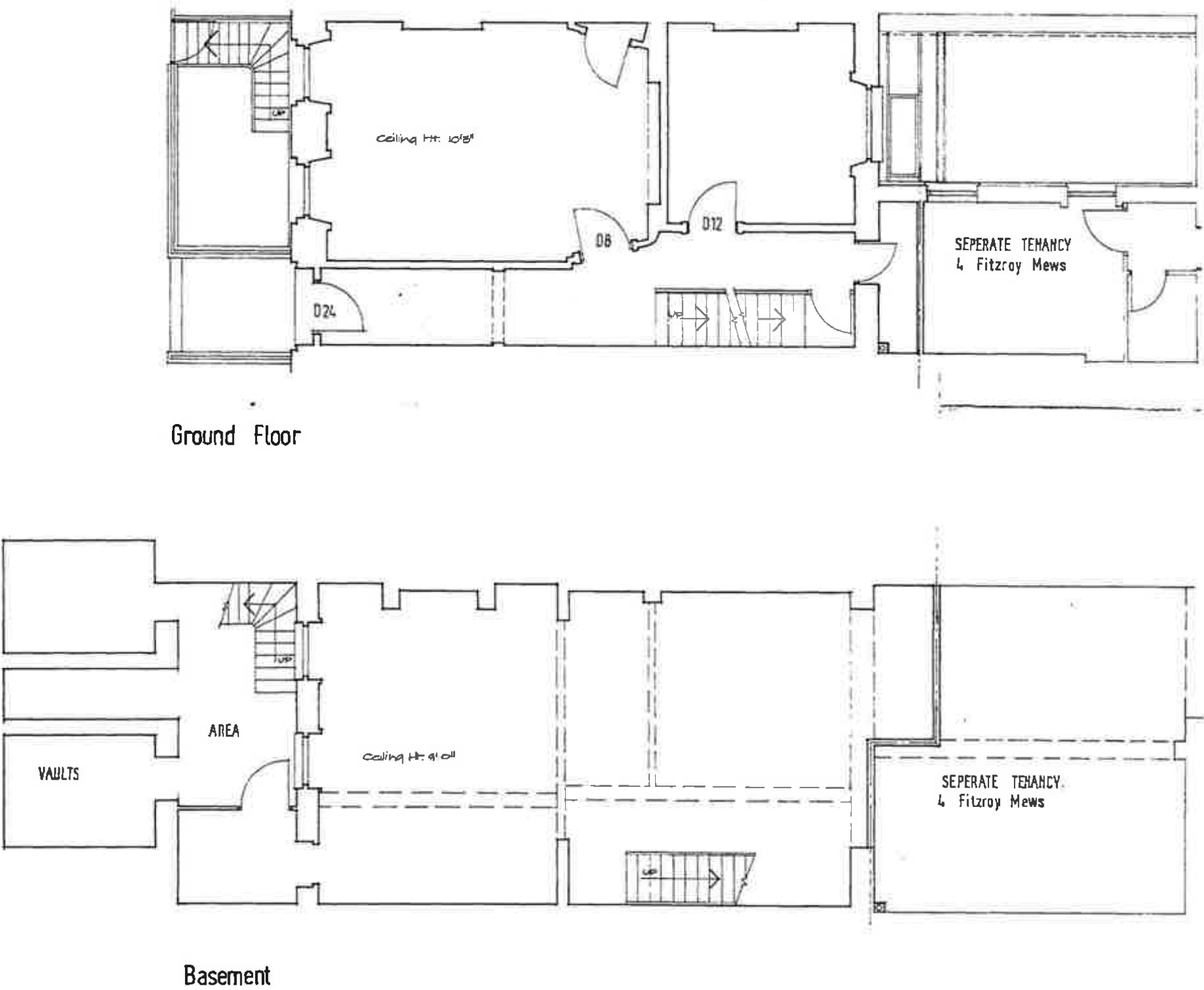
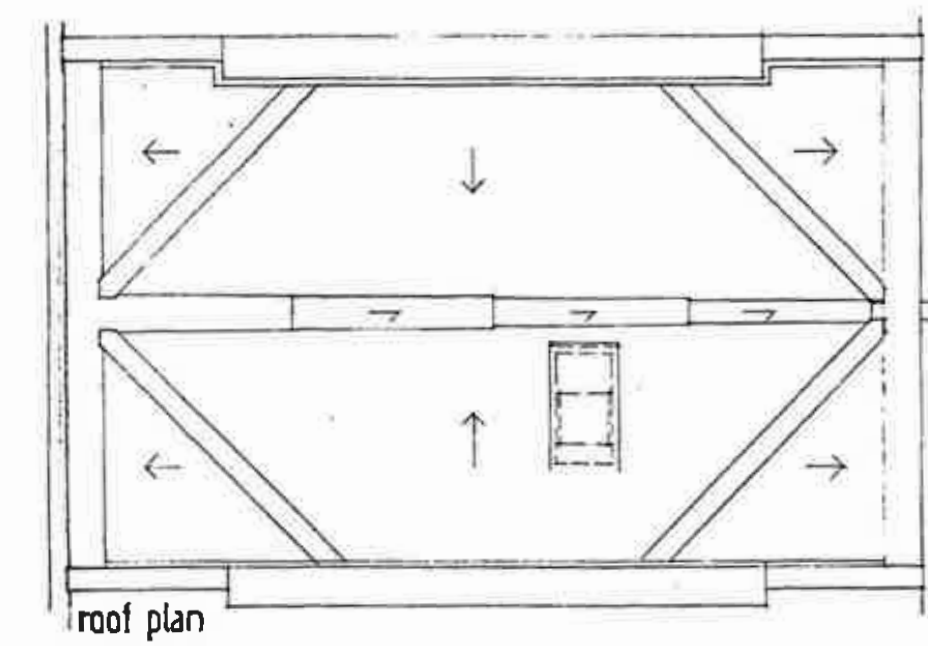
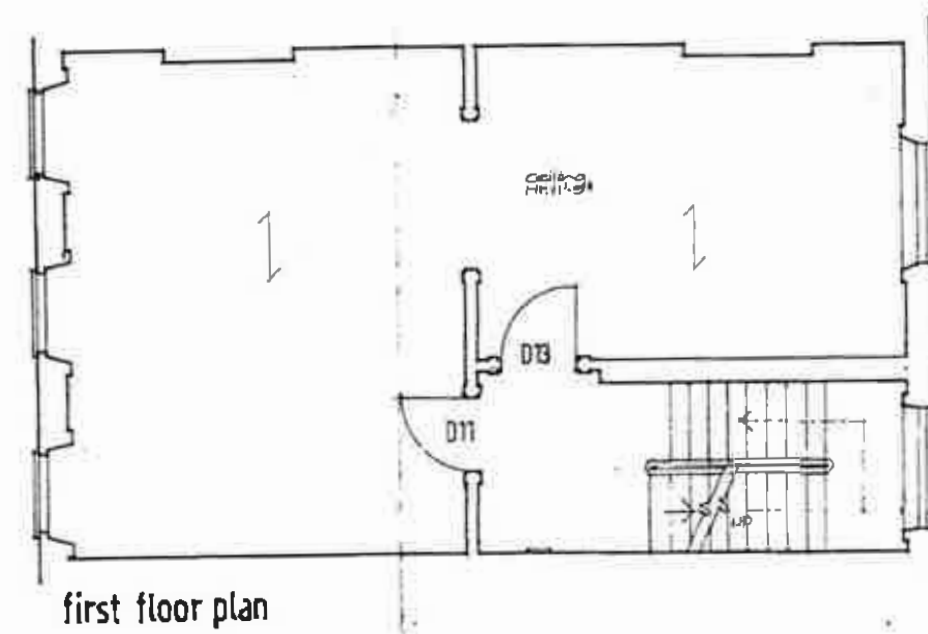
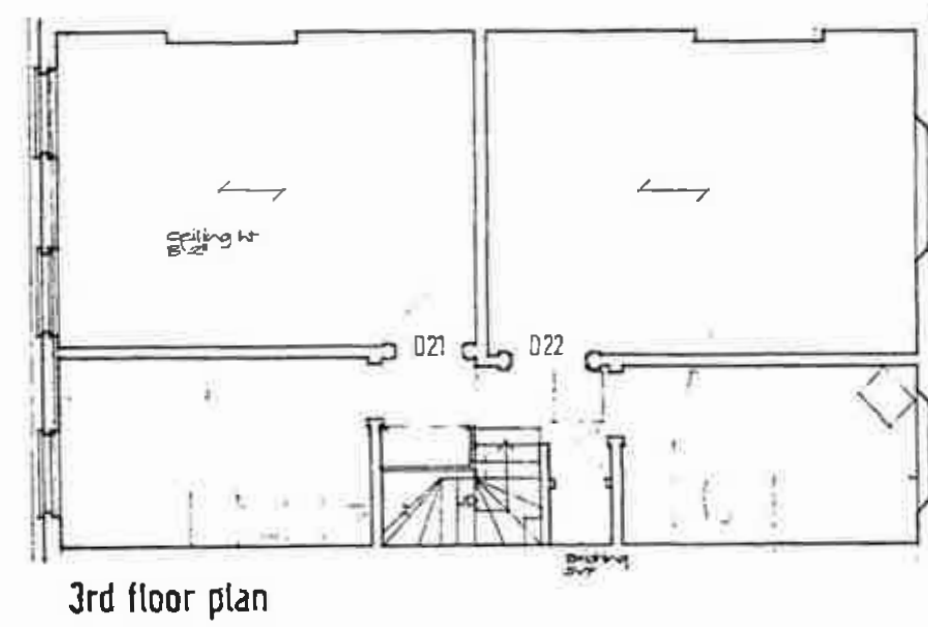
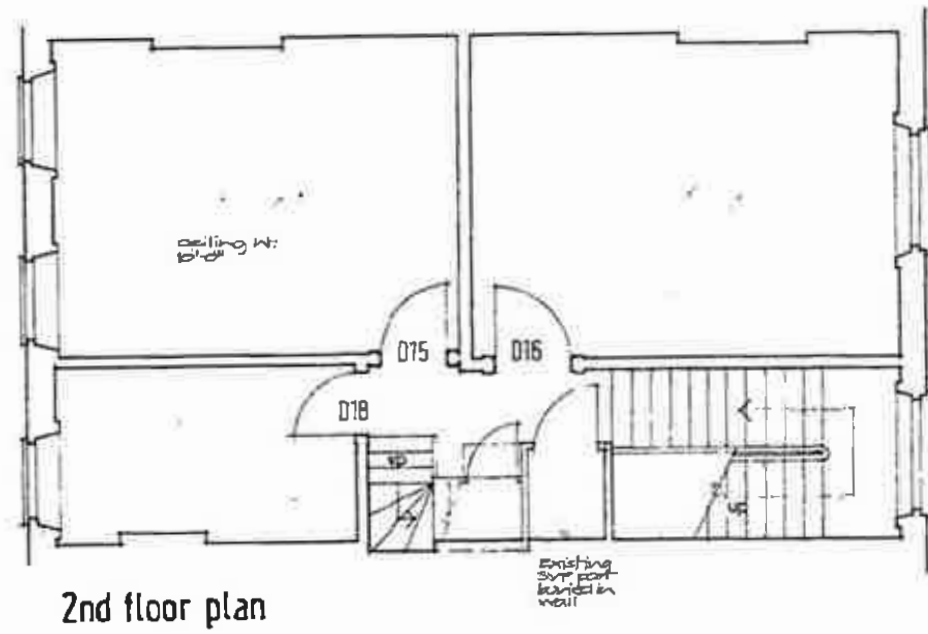
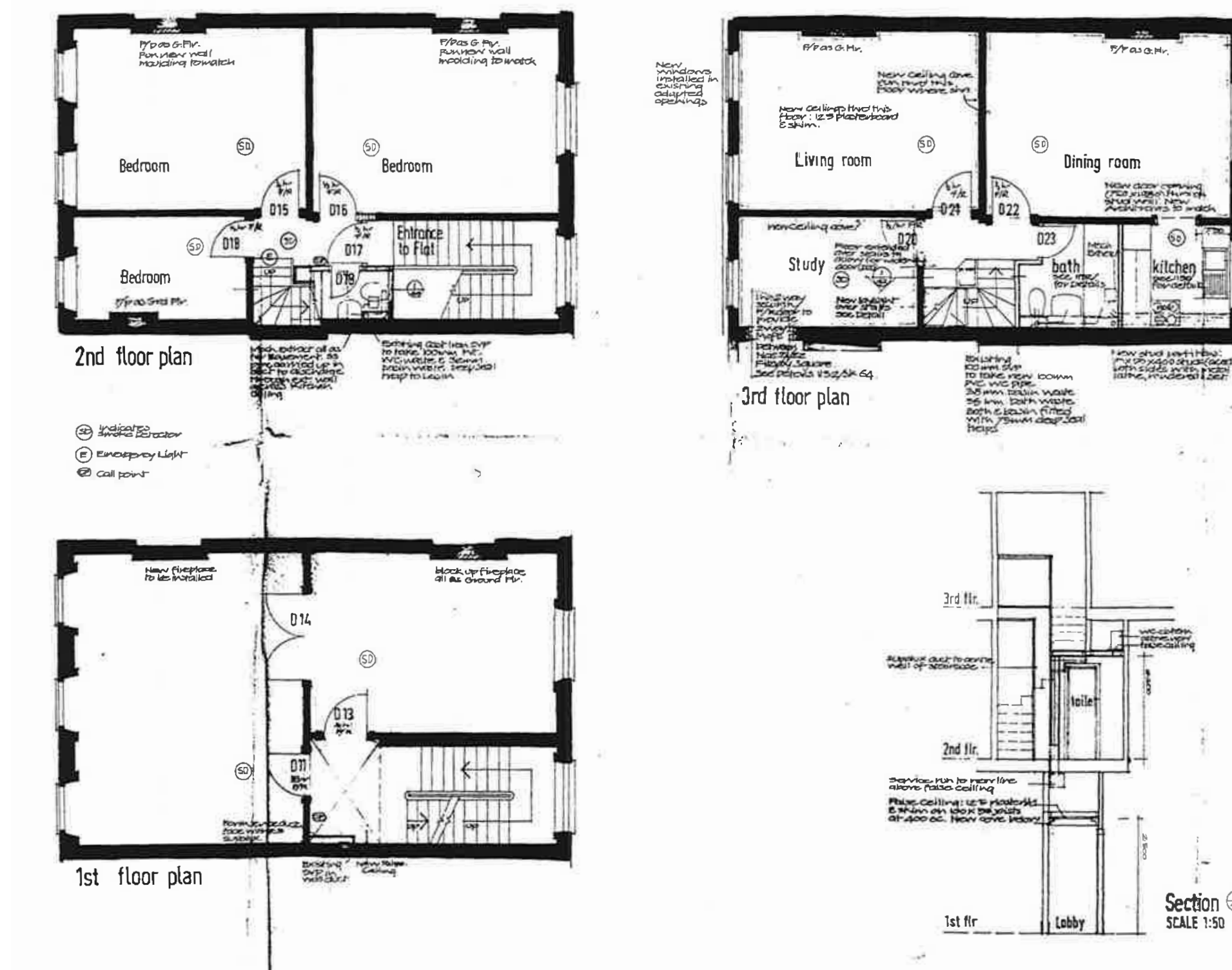
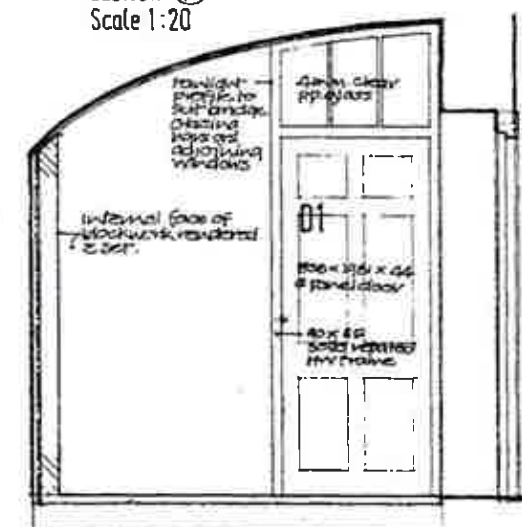
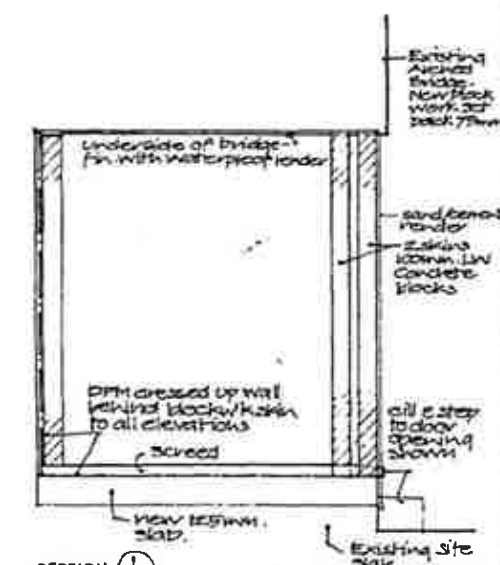
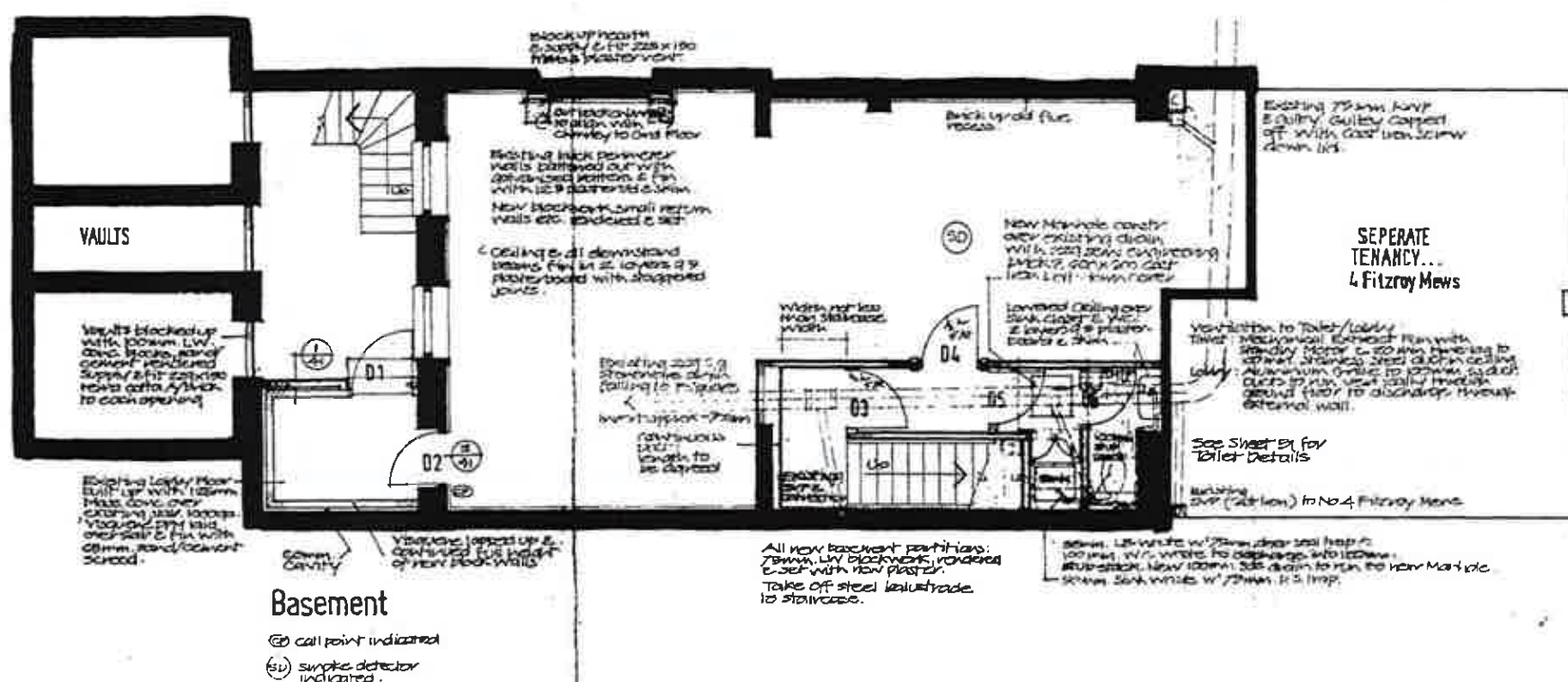
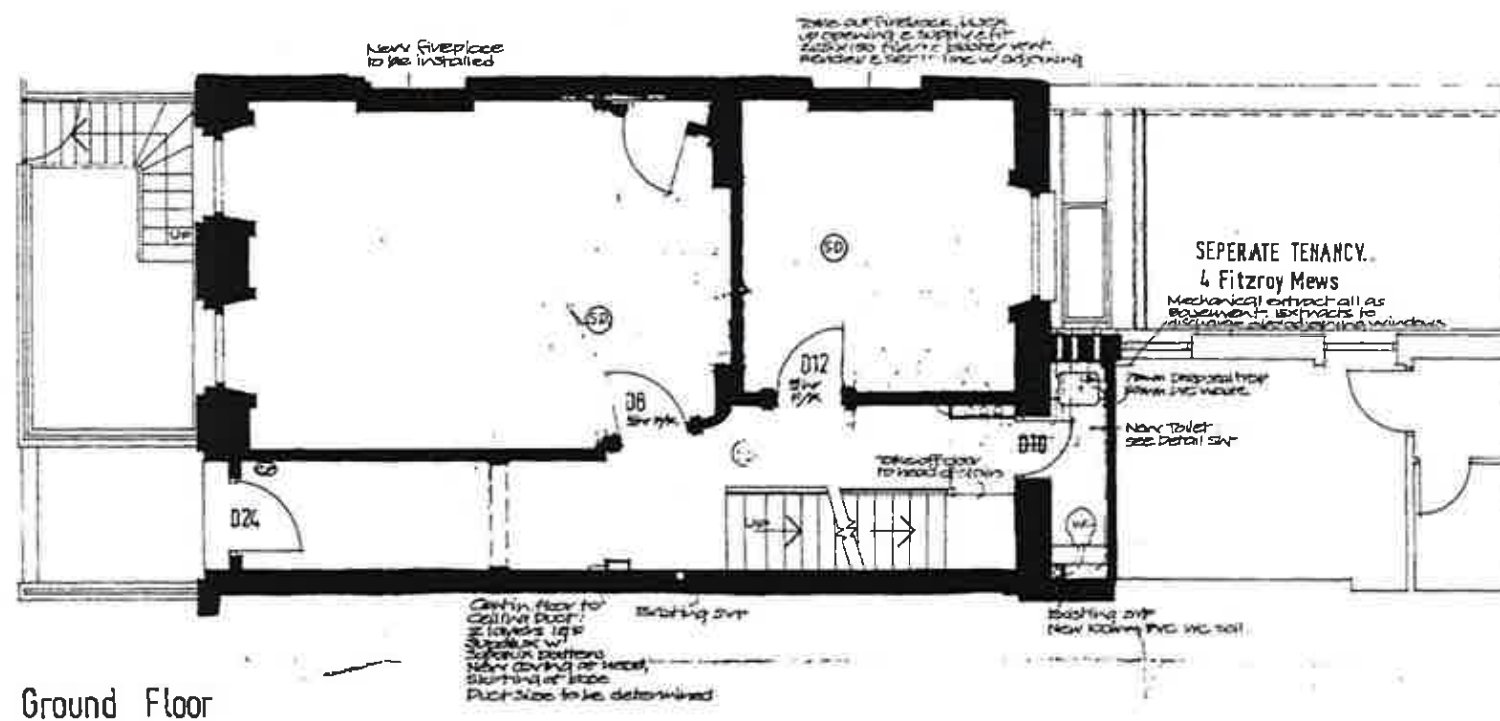


Figure 7: Floor Plans as Existing (1987 Approval following Appeal)



- 2.15 Plans associated with the change of use to offices and a maisonette (Figure 8) were approved in July 1987 but only part implemented (reciprocal fire escape through party wall not built).





- 2.16 Amendments to the third floor and fire escape were approved in 1989 but only appear to have been implemented in respect of the provision of the fire escape (including glazed screens, loft access, and balustrades).
- 2.17 Unauthorised works to the ground floor (including removal of partitions) were subject of enforcement proceedings and an application to reinstate the original layout was subsequently approved in April 1989, revised in May 1989 and subsequently implemented in accordance with these applications and details approved in 1990 (Figure 9). The details indicate that the doors used had been stored on the first floor.
- 2.18 The property has, since that time, been occupied as offices with a maisonette on the upper floors. The maisonette shares access via the main staircase with the office.
- 2.19 In 2010, planning permission was granted for the change of use back to a single family dwelling. The current proposals are associated with this use.

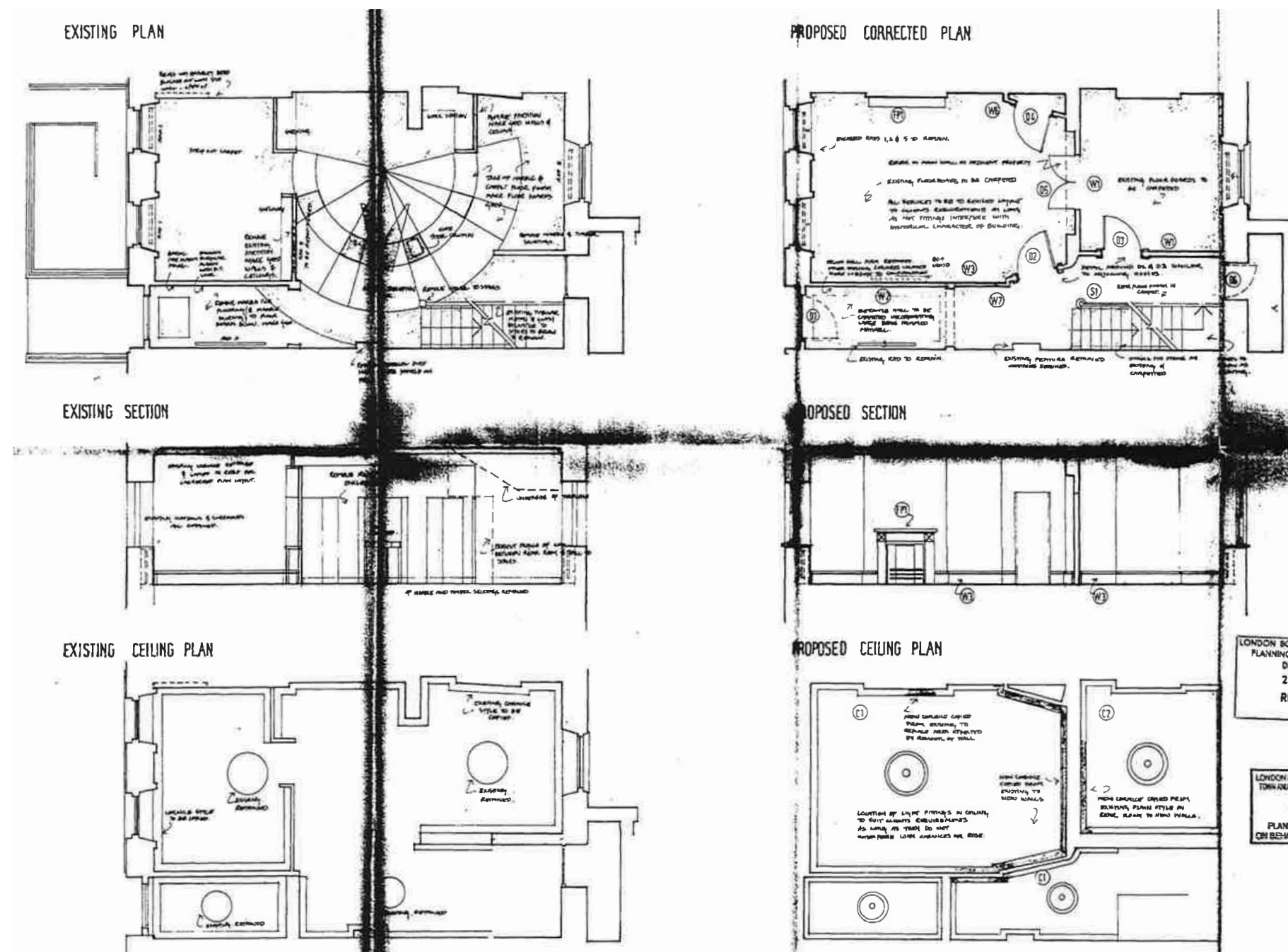


Figure 9: Existing and Proposed Ground Floor Plans (1989)

3.0 Heritage Policy Context

National Policy and Guidance

National Planning Policy Framework (NPPF), March 2012

- 3.1 The NPPF sets out national planning policy requirements in relation to heritage assets. Heritage assets *"are an irreplaceable resource"*. They may be designated (e.g. listed buildings) or undesignated. All applications affecting heritage assets should provide a description of the significance (including the contribution of setting), with a level of detail proportionate to the importance of the asset (Para 128).
- 3.2 Policy 132 confirms that *"great weight"* should be attached to conservation and *"the more important the asset, the greater the weight should be"*. Any loss or significant harm requires *"clear and convincing"* justification.
- 3.3 For designated heritage assets consideration will need to be given to whether development would result in substantial or less than substantial harm to their significance.
- 3.4 Where there is less than substantial harm to the significance of a designated heritage asset, paragraph 134 requires the public benefits of the proposal, including securing its optimum viable use, to be weighed against the harm.
- 3.5 If the harm is substantial, consent should not be granted unless *"the substantial harm to or loss of significance is necessary in order to deliver public benefits that outweigh that harm or loss"* or the following all apply
- *The nature of the heritage asset prevents all reasonable uses of the site, and*
 - *No viable use can be found in the medium term..., and*
 - *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible, and*
 - *The harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use"* (para 133)
- 3.6 Para 131 notes that in considering applications account should be taken of *"the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation"*.

Historic Environment Practice Guide

- 3.7 The Historic Environment Practice Guide (DCMS, March 2010) confirms that the significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.
- 3.8 It is confirmed that the heritage benefits that can weigh in favour of a proposal include development that secures the optimum viable use of a heritage asset or that it *"sustains and enhances the significance of a heritage asset..."*

Local Policy Context

- 3.9 The development plan for this proposal comprises the London Plan (July 2011), the London Borough of Camden Core Strategy (November 2010) and London Borough of Camden Development Policies (November 2010). The Core Strategy replaces the all but policy LU1 of the London Borough of Camden Unitary Development Plan (UDP) 2006 which is not relevant.

The London Plan (July 2011)

- 3.10 Policy 7.8 (Heritage Assets and Archaeology) seeks to protect and enhance London's historic environment. Sub-section D states *"Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail."*

Camden Core Strategy (November 2010)

- 3.11 Policy CS14 (Promoting high quality places and conserving our heritage) states that development will b) preserve and enhance *"Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings"* and d) seek *"the highest standards of access in all buildings and places"* and require *"schemes to be designed to be inclusive and accessible"*.

Development Policies (November 2010)

- 3.12 Policy DP24 (Securing high quality design) states that *"the Council will require all developments including alterations and extensions to be of the highest standard of design and will expect developments to consider a) the character, setting, context and the form and scale of neighbouring buildings and b) the character and proportions of the existing building, where alterations or extensions are proposed."*
- 3.13 Policy DP25 (Conserving Camden's heritage) states that *"in order to maintain the character of Camden's conservation areas, the Council will a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation*

areas and b) only permit development within conservation areas that preserves and enhances the character and appearance of the area...To preserve or enhance the borough's listed buildings, the Council will f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building and g) not permit development that it considers would cause harm to the setting of a listed building."

- 3.14 Policy DP27 (Basement and lightwells) states that the Council will consider whether schemes *"g) harm the appearance or setting of the property or the established character of the surrounding area."*

Fitzroy Square Conservation Area Appraisal and Management Strategy (March 2010)

- 3.15 The management strategy refers to alterations to existing buildings and change of use. It states that owners will be encouraged to keep listed buildings occupied and in an appropriate use - the most appropriate use will be to retain a listed building in its original use. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable.
- 3.16 It is noted that The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.
- 3.17 The railings and basements along the majority of frontages are an important facet of the character of the area. The Council will resist the loss of original railings and infilling of basement areas where this forms part of the area's character.
- 3.18 The Council will keep under review changes of use to see whether particular policies are required to protect the character of the area.



Photograph 8



Photograph 9



Photograph 10

4.0 Statement of Significance

Introduction

- 4.1 To inform the assessment of significance a detailed review of the property has been undertaken to gain an understanding of what elements of the layout, fabric and detailing might be original and contribute to the significance of the listed building.
- 4.2 Elements that detract from the interest of the building are also identified.

Exterior

- 4.3 The most significant element of the property is its front elevation and the fact that it forms part of a terrace that was designed as a unified composition to appear as a large single building defining the west side of Fitzroy Square. The windows, door and fanlight, banding, cornicing and rustication are all important features of the façade. Windows at ground and third floor are known to be replacements but are of appropriate design and detailing, matching others in the terrace (photo 8).
- 4.4 The entrance bridge arrangement, railings to the lightwell and boot scrapers all contribute to the street level interest of the frontage, although the surfacing on bridge is not, however, original (photo 9). The area beneath the entrance was enclosed in the 20th century and this enclosure is not of significance (photo 10).
- 4.5 An inspection of the rear elevation of the property was not possible due to the lack of access to external space to the rear. However, it is known from the planning application granted permission in 1987 that the second floor rear room window is a replacement designed to match those in adjacent properties.

- 4.6 The roof retains its butterfly form and slate covering (photo 11) behind the parapet but has been altered by the introduction of the lead clad fire escape and a rooflight (photo 12) on the north-facing roof.
- 4.7 The rear elevation of the property is not visible from the public realm except for the top of balustrade protecting the fire escape route (photo 13).



Photograph 11



Photograph 12



Photograph 13

Interior

- 4.9 The interior of the building has been subject of considerable change, most notably at basement and ground floor levels. The review of the interior is based on planning history research and a site visit to the property.
- 4.10 The plan of 23 Fitzroy Square as existing in 2003 has been considered as a comparison (Figure 10).



Figure 10: Plans as Existing of 23 Fitzroy Square (2003)

Basement

4.11 Nothing of significance remains at basement level internally (photos 14) apart from the remainder of the chimney breast (See Figure 11). The basement stair (photo 15) is in the same location as in 23 Fitzroy Square and may retain original fabric beneath the carpet.

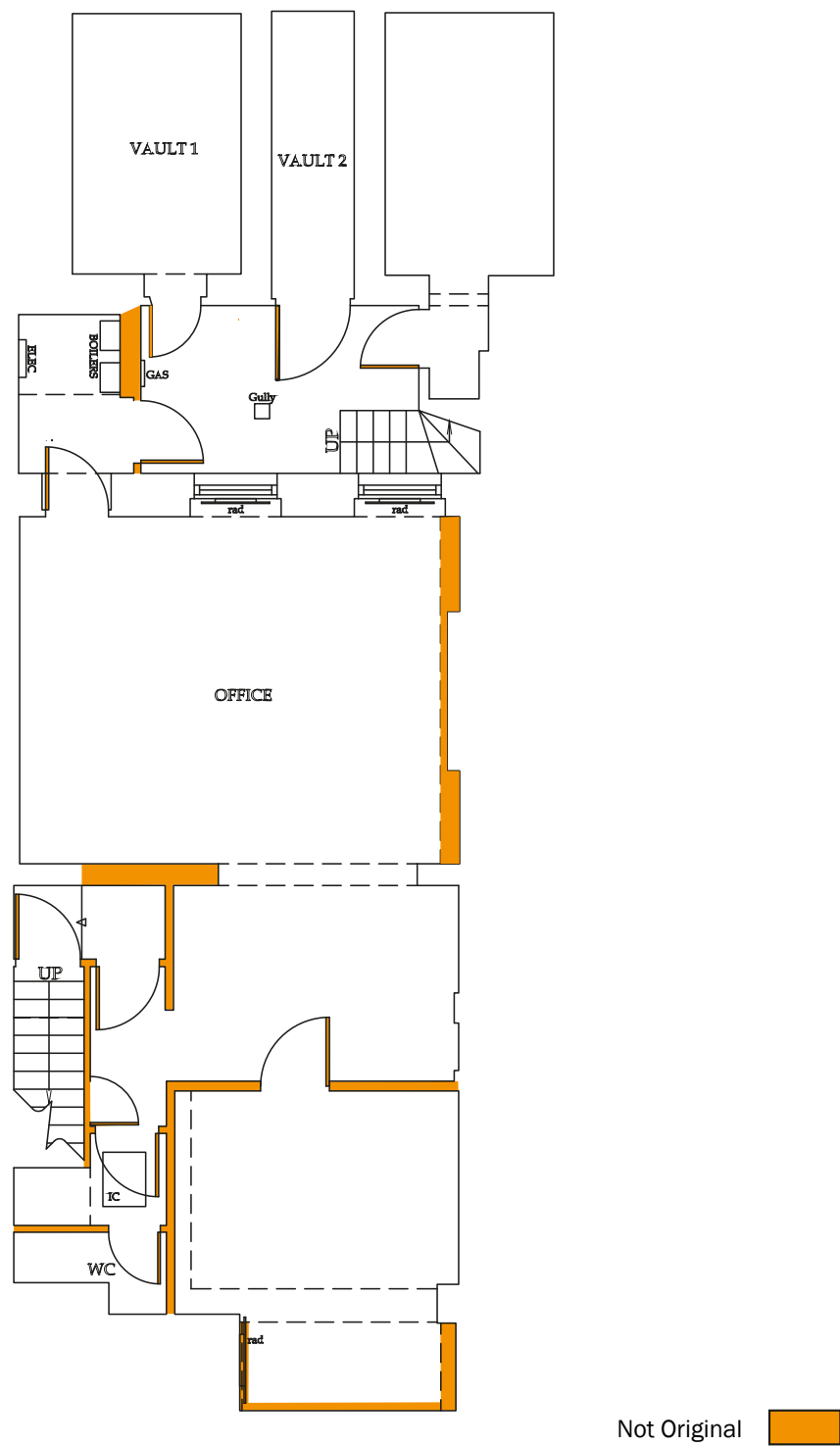


Figure 11: Existing Basement Plan



Photograph 14



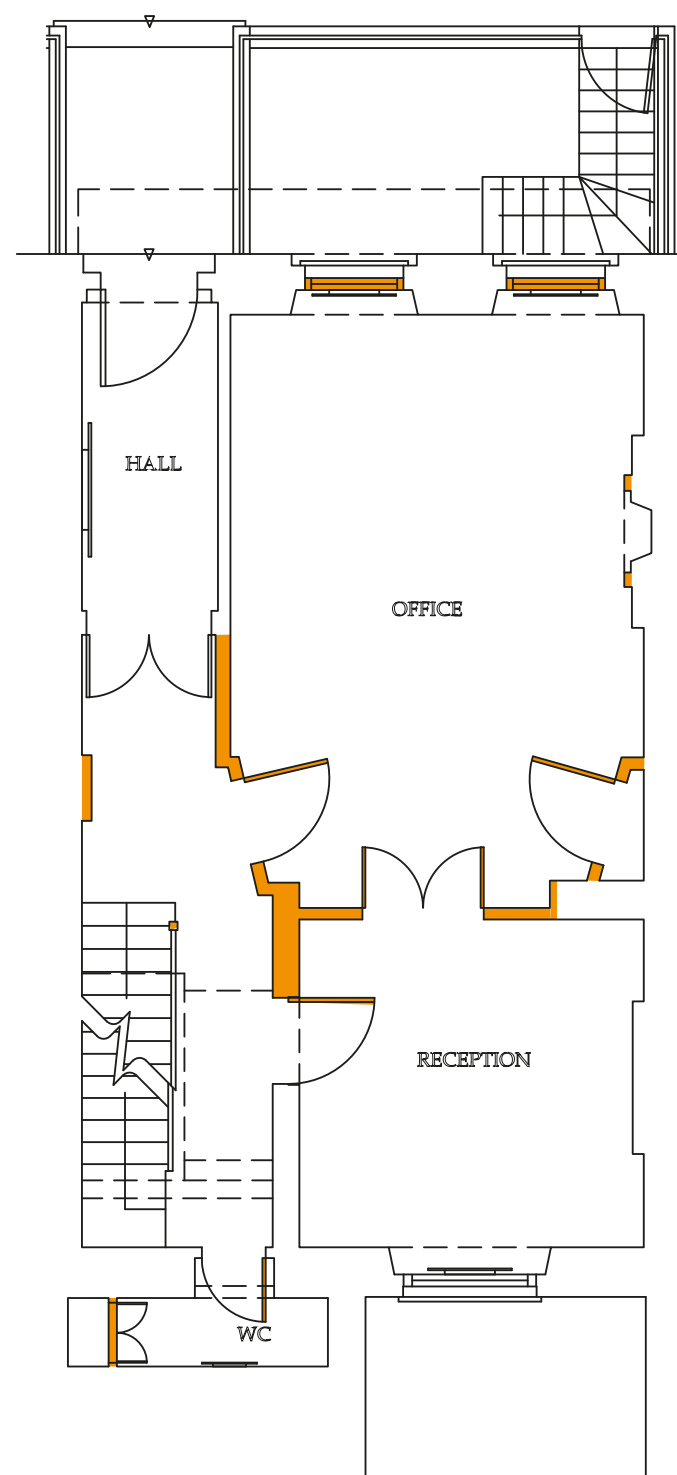
Photograph 15



Photograph 16



Photograph 17



Not Original



Ground Floor

- 4.12 At ground floor level (Figure 12), some of the original partitions and associated fabric were removed in the mid 1980s but subsequently reinstated in around 1989-1990 to match the original layout and details. The entrance hall (photo 16) appears to have remained relatively intact. It is thought that the marble fire surround is a replacement (based on the details of the application submitted following enforcement action) but that the cast iron grate could be original due to its fine detailing (photo 17). The ceiling roses in the entrance hall and front room (photo 18) also appear to be original. Elements of original cornicing and skirting may remain (photos 19), however, the majority of the work is replacement

Figure 12: Existing Ground Floor Plan

4.13 Architraves surround the sash windows in both front and rear rooms (photos 20 and 21).



Photograph 18



Photograph 19



Photograph 20



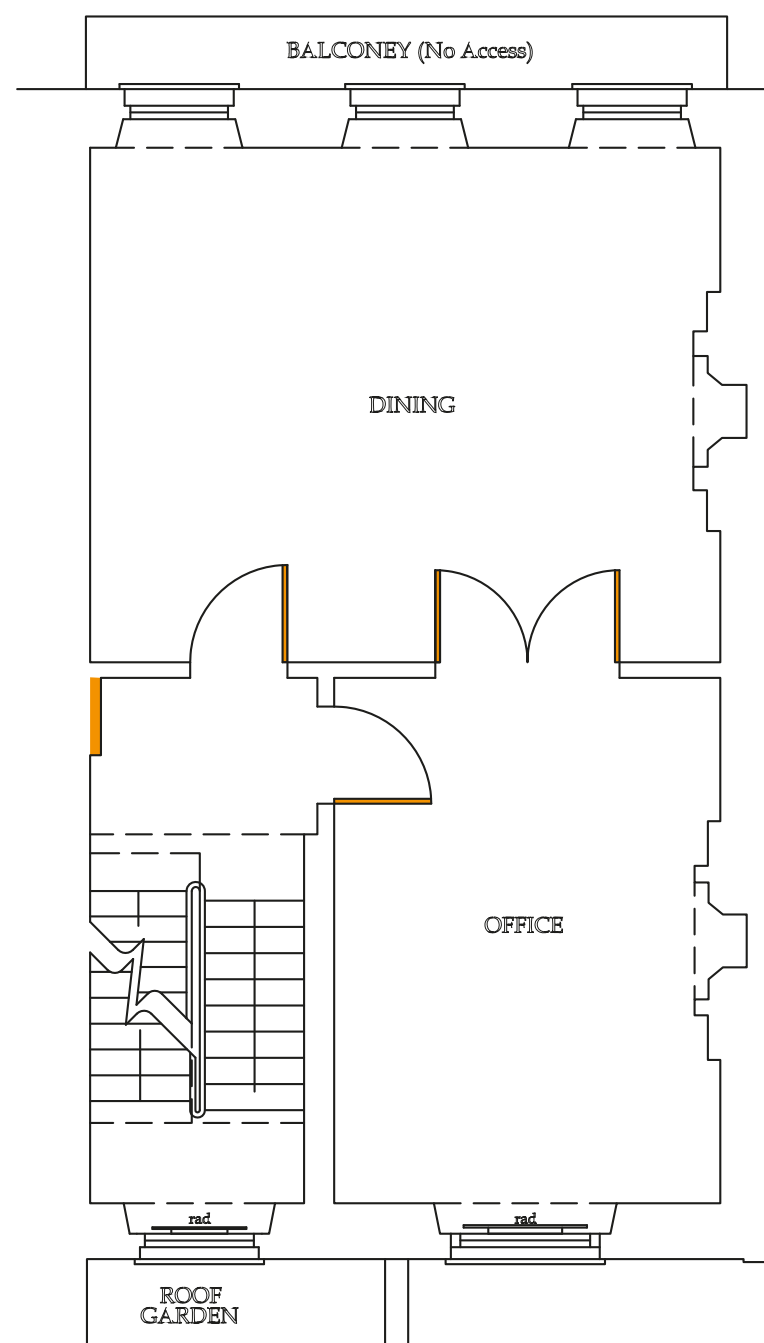
Photograph 21



Photograph 22



Photograph 23



First Floor

- 4.14 At first floor level (Figure 13), the general arrangement remains as originally intended although double doors have been formed to connect to the rear room (photo 22). The front windows retain wooden shutters (photo 23).

Not Original

Figure 13: Existing First Floor Plan

- 4.15 Ceiling roses remain in both rooms (photo 24) although the recessed ceiling lights detract from the ceilings.
- 4.16 The marble fire surrounds (photo 25) are of the same design as the fireplace on the ground floor. It is not known whether these are original or a subsequent replacement.
- 4.17 Architraves to the doors from the staircase have the same flower detail as the reinstated architraves on the ground floor. They are broadly appropriate for the age of the building and appear to be original (photo 26) as do the decorative cornice and deep timber skirting (photos 27 and 28).
- 4.18 Whilst the doors to the hall are six panel timber doors, they are fire doors with a metal closer and are assumed not to be original. It is assumed that the double doors, which have the same details as the doors to the hall are also not original. This seems to be supported by the plan accompanying the application for the change of use to offices which showed no doors in this location.



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



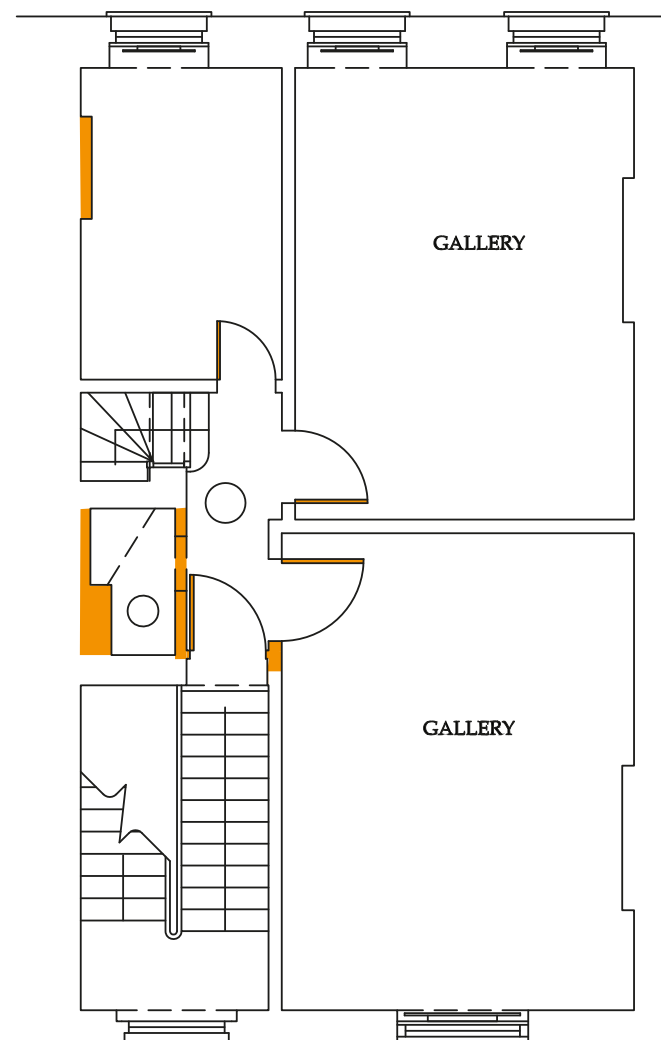
Photograph 30



Photograph 31



Photograph 32



Second Floor

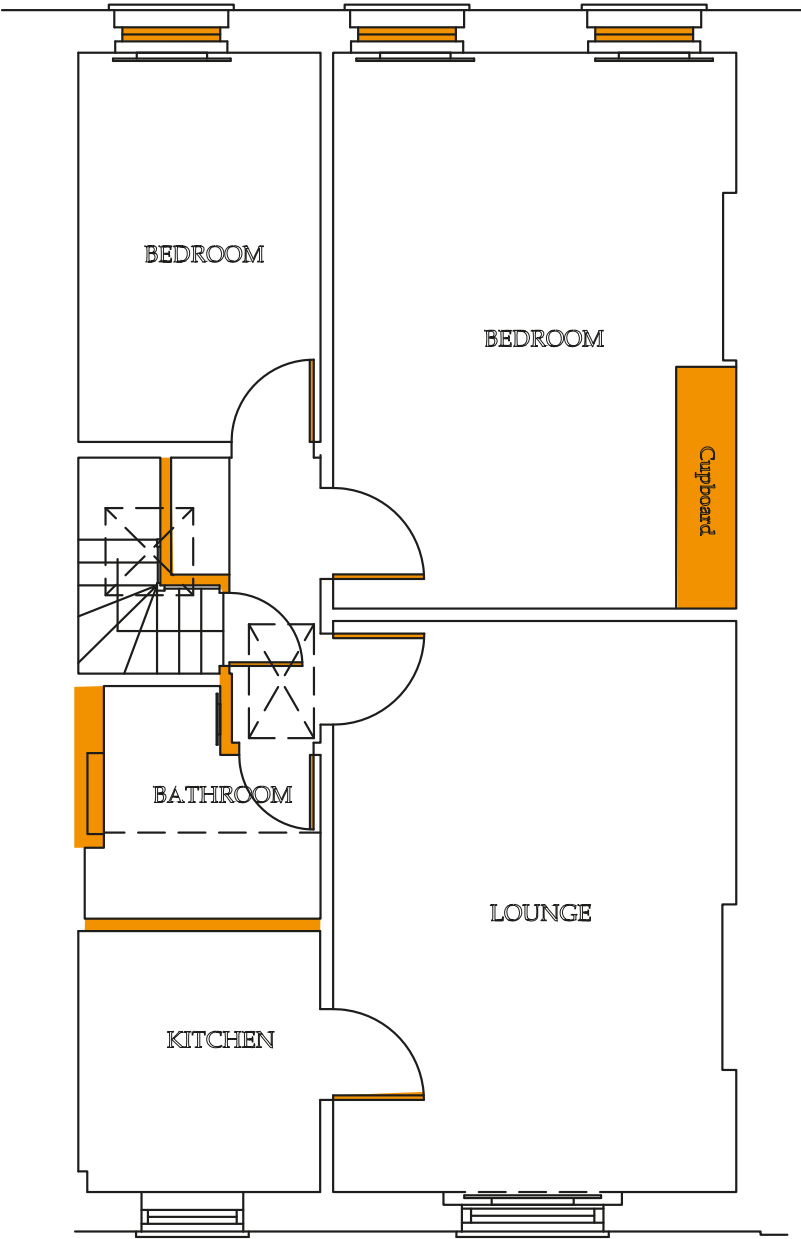
- 4.19 The layout of the second floor (Figure 14) is considered to be largely as original, and is consistent with the plan form of nearby properties. The enclosure beneath the stair to house a sink is (certainly in part) a later addition. From the drawings submitted with planning applications it appears that this is not original.
- 4.20 Of interest are the windows to the front which retain timber shutters in both rooms (photo 29 and 30) and there are architraves to windows in the front main room.
- 4.21 There are relatively plain cornicing details, architraves and skirting boards throughout this floor which appear to be either original or matching detail (photos 31 and 32).

Not Original 

Figure 14: Existing Second Floor Plan

Third Floor

- 4.22 The layout of the third floor is largely as original (Figure 15). However, changes have been made to form the kitchen and bathroom and provide access to them. From the planning history research it has been confirmed that the front windows were replaced to match adjoining properties.
- 4.23 There are no other elements of architectural significance other than the rear window (photo 33). The doors are four panel fire doors with metal closers which are assumed to have replaced original timber doors in the 1980s. The corning at this level appears to have been added at this time. There are architraves to the door openings.



Photograph 33

THIRD FLOOR PLAN

Figure 15: Existing Third Floor Plan



Photograph 34



Photograph 35



Photograph 36

Staircases

- 4.24 The staircase and handrail from ground to second floor appears to be largely original (photos 34 and 35). The detail of the bottom step (the end of which has been broken off) would have been circular. The way in which the handrail terminates at the bottom of the stairs at ground level is not, however, original (photo 36). The appropriate detail is suggested (in plan form) on the ground floor plan of 23 Fitzroy Square.
- 4.25 The staircase to the basement (photo 15) is in the same location on plans dating back to 1981 (the earliest found). It is not known whether the staircase to the basement retains any original joinery beneath the floor covering. Any original balustrade or handrail has been removed.
- 4.26 The staircase to the third floor is in the same location as shown on drawings dating from 1981 (photo 37). Whilst the string appears to be original, the handrails are not. However, the original stair or elements of it may well remain beneath the floor covering.



Photograph 37

Roof

- 4.27 The butterfly roof form with its low pitch and slate cladding forms part of the interest of the property although this has been altered by the introduction of a rooflight and fire escape hatch. Neither of these elements is prominent from ground level. A utilitarian metal handrail on the rear parapet has been added for safety as part of the reciprocal fire escape arrangement. This detracts from the appearance of the rear of the property.

Setting

- 4.28 The main components in the setting of 22 Fitzroy Square are other buildings in the terrace, other terraces and buildings that define Fitzroy Square and the Square itself (which is a registered London Square).
- 4.29 22 Fitzroy Square forms an integral part of the terrace and forms part of the setting of other properties within the terrace.
- 4.30 As part of the terrace, it also plays a role in the setting of the Grade I listed terraces on the east and south sides of the square.
- 4.31 The role of 22 Fitzroy Square in the setting of other heritage assets around the Square is significant.

Summary of Significance

Architectural

- 4.32 The primary architectural interest of the property lies in its external appearance, particularly the front elevation and the fact that it is seen in conjunction with the remaining properties in the terrace, which comprise a unified whole. The terrace is an important element in the setting of the Grade 1 listed terraces on the south and east sides of the square. These are considered to be the main reasons for its Grade II* listing.
- 4.33 The interior is of far lesser interest and significance, having been much altered during the 1980s and 1990s. This view appears to have been confirmed by the LPA in the mid 1980s. Where original details clearly do remain (joinery/plasterwork/main stairs), however, these contribute to the architectural significance of the building.

Historic

- 4.34 The property is of historic interest as it formed part of the planned development of Fitzroy Square and the surrounding neighbourhood which was implemented in phases between 1792 and 1835 which continued the progression of speculative development of land owned by large estates.
- 4.35 Owing to changes to the interior of the property that occurred in the 1980s and 1990s elements of the significance within the interior are of historic interest are limited.

Archaeological

- 4.36 There are no known elements of archaeological interest at the property.

Artistic

- 4.37 There are no elements that are considered to be of artistic interest.

Detracting Elements

- 4.38 A number of elements detract from the architectural interest of the interior of the property and their removal may be considered beneficial:
- Electrical ductwork fixed to skirting boards
 - Recessed ceiling lights throughout the property
 - Fixings (assumed to have been for a suspended ceiling) below the line of the cornice
 - Balustrade to basement stairs
 - Newel detail to stair
 - Painting of the stone stairs

5.0 Proposals

Basement

- 5.1 Proposals for the basement include:
- 1 Changes to the basement entrance area to enable access to one of the vaults directly from the house to enable a wine cellar to be formed. This includes:
 - i Removal of the non-original screen wall and door beneath the bridge(which dates from mid 1980's), removal of a small section of what is assumed to be the original vault wall, slightly widening the doorway through the front wall and filling the existing opening to the vault. The brickwork vault would not be affected by the proposed works.
 - ii Construction of a new screen and door with a traditionally detailed timber frame with glazed panels on the same alignment as the existing wall.
 - 2 The non-original bulkhead thought to date from the mid 1980s and support the chimneybreast above is proposed to be removed and the chimneybreast reinstated. This will enhance the layout of the room.
 - 3 Removal of a non-original partition wall is proposed to allow the formation of a library, more closely reflecting what is likely to have been the original basement layout. Remaining elements of the central wall which is at least in part non-original (the majority of the wall is not shown on the plan as existing from 1981)are proposed to be removed.
 - 4 The non-original doors and partitions within the hallway and w.c. are proposed to be removed to open up this area. A single doorway through to the proposed living room from the hall is proposed to be formed.
 - 5 Repaving within the lightwell with York Stone.

Ground Floor

- 5.2 The proposals at ground floor level include:
- 1 The reinstatement of bottom step of the main stairs and provision of an appropriate balustrade and handrail detail, the removal of recessed lights within the ceiling and removal of non-original service duct projecting into the hallway. The existing glazed balustrade to the basement stairs is proposed to be replaced with a traditional balustrade detail appropriate to the age of the property.
 - 2 The existing double doors between the front and rear rooms are proposed to be increased in height to improve the proportions of the opening in relation to the room. This element of wall is not original but was reinstated following unauthorised works which removed much of the original fabric from the ground floor rooms including the central wall. The works do not involve the removal of any original fabric and are likely to reflect the original proportions of the doorway (which would be consistent with that on the first floor).
 - 3 Removal of the non-original servicing run in the hallway.
 - 4 Removal of existing downlighters and reinstatement of pendant light and retention of ceiling rose
 - 5 It is proposed that the non-original surfacing on the entrance bridge will be replaced with York stone
 - 6 Replacement of the existing non-original fire surround
 - 7 Installation of reclaimed Portland Stone in the hallway as seen at nos. 6, 20, 25, 27 and 31.

First Floor

- 5.3 The only works proposed on the first floor are the removal of a non-original service duct from the hallway, the removal of recessed ceiling lights (and reinstatement of the ceiling) and the removal of non-original double doors between the front and rear rooms.

Second Floor

- 5.4 The proposals seek to slightly alter the layout of the second floor to accommodate a master bedroom suite. The existing stair to the third floor and the partition between front and rear room are proposed to be retained. It is thought that the central wall and wall between the small front room and the stairs are original as they are seen in the same locations on plans of adjacent properties. It is not thought that the enclosure under the stairs is original. New door openings are proposed into the smaller front room from the adjacent larger room to provide access to a dressing room and between the larger rooms where a double door is proposed to connect to the bathroom.
- 5.5 Partitions to the shower, wc and bath are not full height to enable the volume of the room to read. The existing cornices which may copies of an original are retained. The central dressing room enclosure comprises joinery that would be built to retain the existing cornice.
- 5.6 An existing non-original service riser is to be removed. It is understood that servicing will be to the rear of the property and will be taken through the floor void between the joists.

Third Floor

- 5.7 The changes to the third floor include the removal of modern partitions around the staircase, the formation of new door openings between the larger and smaller front rooms and the larger and smaller rear rooms to provide en-suite bathrooms. Existing openings that are not being used will be blocked up (except for the door onto the hall which will be retained but fixed shut).
- 5.8 These walls are assumed to be original, however the skirtings and cornice details are relatively recent additions.
- 5.9 A new timber stair, which replaces an existing collapsible loft stair, is proposed to provide safer and easier access to the roof, which provides a means of escape in case of fire. This will be on the footprint of the existing secondary stair which is to be retained.

Roof

- 5.10 Two flush 'conservation type' rooflights are proposed to be provided to provide light to each of the third floor bedrooms. They are detailed such that the volume of the rooms will be maintained.
- 5.11 New flush rooflights (conservation type) are proposed over the proposed new stair to the roof that provides a safer access to the roof in case of fire. They would replace an existing non-original rooflight and lead clad projection.
- 5.12 The existing fire escape handrail to the rear of the property is to be replaced.

6.0 Assessment

Basement

- 6.1
- The basement area has been substantially altered internally and very little historic fabric remains except for the external and party walls. The proposed internal changes involve the loss of a limited amount of building fabric that may be original but reinstate the chimney breast and remove the bulkhead. These internal works are not considered to affect the significance of the building.
- 6.2
- The proposal to form a wine cellar in one of the vaults involves the loss of a small amount of what is likely to be original building fabric in order to form an entrance to the vault in a location that would be accessible directly from the house. The brickwork vaulting would not be affected. The existing screen wall, enclosing the area beneath the bridge dates from the mid 1980s and is of no architectural merit. The design and appearance of the proposed screen wall is more appropriate and owing to its more lightweight nature will give more of an impression of the space beneath the entrance bridge. The screen would only be seen at street level immediately adjacent the property, looking down into the lightwell and is similar to the screen which has recently been installed at 33 Fitzroy Square.
- 6.3
- The proposed screen is of sympathetic design and materials would not affect the significance of the listed terrace and would at least preserve the appearance of the building within the conservation area.
- 6.4
- York stone paving will be introduced within the lightwell to replace the existing concrete pavements. Whilst there is no evidence within other properties within the terrace to confirm what this area would have been originally paved with, the use of a hardwearing material such as stone is likely to be appropriate and will improve the appearance of this area.
- 6.5
- Overall, there would be an enhancement to the appearance of the basement area, both internally and externally.

Ground Floor

- 6.5
- A number of changes to the ground floor will result in the reinstatement of some of the original appearance and details of the interior to the stair and in these principal rooms, these include:

i

A replacement bottom step and provision of a voluted handrail detail with additional balusters consistent with the original detail

ii

the removal of recessed lights within the ceiling and

iii

removal of non-original service duct projecting into the hallway

iv

Portland stone surfacing within the hallway comprising large flags
- 6.6
- In addition, a traditionally detailed balustrade, compatible with the age of the property, will replace the current glazed one at the top of the basement stairs.
- 6.7
- The use of stone in the hallway is consistent with the treatment used at 6 Fitzroy Square (occupied by the Georgian Group). This is also seen at numbers 20, 25, 27 and 31 Fitzroy Square. 'The Georgian House' confirms that *"solid floors represented the height of Georgian taste. The classic solid floor comprised large slabs of Portland or similarly coloured Portland stone"*.
- 6.8
- An existing floor plan from 1981 suggests that the bottom step had a semi-circular end and this is evidenced by its broken edge. A simple voluted handrail detail would have been typical of the period. This is consistent with the ground floor detail shown on a plan as existing relating to works at 23 Fitzroy Square in 2003. The proposals would considerably enhance the area at the bottom of the stairs.
- 6.8
- The removal of the doors and enlargement of the opening between the proposed kitchen and dining room involves the removal of non-original fabric. The increase in height of the opening is considered to be more appropriate to the proportion of the room and would be consistent with the dimensions of the doorway at first floor level. It is considered that there would not therefore be an effect on the significance of the listed building in this context.

- 6.9
- To the front of the property it is proposed to replace the more recent covering on the entrance bridge with York Stone. None of the original stone slabs on the entrance bridges around the square are thought to remain. It is assumed that these would have originally comprised a stone slab and stone step.
- 6.10
- Accordingly, there will be an enhancement to the appearance of this floor as a result of the re-instatement of more appropriate detailing and no loss of original fabric

First Floor

- 6.11
- The proposals at first floor level will enhance the appearance of the stairs and principal rooms by removing the recessed ceiling lights and the service duct in the hallway. None of the fabric that is proposed to be removed is original. There would be an overall enhancement to the appearance of this floor.

Second Floor

- 6.12 Proposals to the second floor provide the occupiers with master bedroom accommodation. The doors to the hallway are retained to reflect the original layout but two are fixed shut. Existing doors (which whilst not original are copies of panel doors) will be reused. To provide access to the master bathroom, a double doorway is proposed through the central partition. Existing recessed ceiling lights would be removed and represent an improvement to the existing ceilings.
- 6.13 Partitions to the shower, wc and bath are not full height in order that the space is not too compartmentalised. The existing cornice will be retained although it may be a non-original in places. The proposed changes to this rear room are reversible and therefore the original volume of the room can be reinstated.
- 6.14 The stairs between the second and third floor are proposed to be retained, opened up and traditional handrail and balustrade details provided. The area under the stairs appears to be a more recent addition, possibly first introduced to provide a bathroom at this level as indicated on the plans from 1981 (although the date of this work is not known). Based on the plans as existing dating from 1987, the removal of this partition does not appear to involve the removal of original fabric. The proposed changes are likely to be closer to the original arrangement than at present although there is no evidence of what the original arrangement would have been.
- 6.15 The formation of doorways to create an interconnected suite of rooms, which would be expected by all occupiers of a house of this size, results in some limited loss of building fabric. These proposed changes are proposed on the second floor of the property, a secondary area which is of lesser importance than the principal rooms and the main stairs, this is not considered to result in substantial harm to the significance of the listed building.

Third Floor

- 6.16 New roof lights are proposed to light the front and rear bedrooms. The existing ceilings are not original (their replacement having been approved in the mid 1980s) and therefore there would be no loss of original fabric on this level as a result of their introduction. The formation of the openings would result in a change to the volume of these rooms but it is not considered that this would affect the significance of the property. There are also example of rooflights in discrete locations on various properties around Fitzroy Square (for example at 37 Fitzroy Square).
- 6.17 The doorway to the small front room from the hall has been narrowed at some point and the door is not original. This door will, however, be retained and fixed shut to maintain the characteristic layout of doors from the hallway.
- 6.18 The non-original enclosure to the stair is proposed to be removed and a new timber staircase on the same footprint as the existing stair below provided to replace the existing loft ladder and enable easier access to the roof in case of fire.
- 6.19 The proposed changes to the arrangement of the third floor leave the layout of rooms largely intact and involve a limited loss of original fabric from this secondary area. The alteration to the door openings is so minor that it is not considered to affect the significance of the building.

Roof

- 6.20 It is not considered that the rooflights to the bedrooms would be visible from the Square or adjoining streets. The principle of new rooflights has been accepted in discrete locations on other buildings around Fitzroy Square. These rooflights are not considered to affect the significance of the building.
- 6.21 The rooflights associated with the introduction of a more readily accessible fire escape stair would result in the removal of the existing non original rooflight and fire escape hatch and some limited additional assumed original roof fabric. It is considered that these changes would have a negligible effect on the significance of the building.

7.0 Conclusion

- 7.1

The proposals are associated with the refurbishment and use of the property as a single family dwelling, its original use. It is therefore the most appropriate use of the building. Changes are required to bring the accommodation up to an appropriate standard for the occupants.
- 7.2

It is considered that the reinstatement of a range of features such as the detail of the bottom step and voluted handrail to the stair, stone to the entrance bridge and the removal of recent interventions that detract from internal spaces including service ducts from the hallway and recessed lights from the principal ground and first floor rooms as well as in the basement and second floor will considerably enhance the interior.
- 7.3

Amendments to the proposal have been made and as a result the changes to the original fabric of the listed building are minimal. Looking at the changes as a whole it is considered that the proposed internal works would, in combination, result in negligible harm to the architectural significance of the listed building. These works are associated with the return of the dwelling to a family home and are commensurate with the requirements and expectations of modern living standards in a property of this size and in a central London location. The public benefits of the proposal in securing the original residential use in combination with the works to remove detracting element and reinstate traditional detailing are therefore considered to considerably outweigh the minimal loss of fabric.
- 7.5

The proposed change to the basement entrance, would improve the appearance of the screen wall beneath the bridge and being more lightweight will make the space beneath the bridge more apparant. The design of the proposed wall is more appropriate than the appearance of the existing wall beneath the bridge. It is considered that the works would slightly enhance the appearance of 22 Fitzroy Square but would have a negligible effect on the setting of the terrace as a whole and views of the terrace from the conservation area. There would be no material changes to the most important element - the front elevation facing the square as a result of this element of works.

- 7.6

The proposed rooflights to the third floor bedrooms would not be evident from the square or surrounding roads. The rooflight above the fire escape would replace an existing rooflight and fire escape hatch. There is a precedent for rooflights being granted planning permission and listed building consent on buildings within the square including numerous rooflights on the Grade I listed 37 Fitzroy Square. The proposals are considered to result in less than negligible harm to the significance of the listed building as a result of the loss of roof fabric. There would be no change to the setting of the terrace as a whole and no effect on the character or appearance of the conservation area.
- 7.7

The NPPF notes that the greater the importance of an heritage asset, the greater the weight that should be given to its conservation. The property is Grade II* listed and is therefore a heritage asset of national importance. Its main significance lies in the external appearance of the property in combination with the remainder of the terrace and its relationship to other terraces within the square. Where works result in less than substantial harm, as they are considered to in this case the public benefit of the works needs to be weighed against the harm. In this case, the works are considered to provide a notable public benefit as a result of bringing the property back into its intended original use as a family home and in doing so removing a number of detracting additions and reinstating other features which will enable the significance of the building to be better understood in the future.
- 7.8

The proposals are considered to be acceptable in terms of the effects on the listed building and the conservation area

Appendix 1 - References

1

Fitzroy Square Conservation Area Appraisal and Management Strategy, London Borough of Camden, March 2010

2

Streets of Bloomsbury & Fitzrovia: A Survey of Streets Buildings and Former Residents, Camden History Society, 1997, Camden History Society

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Survey of London: volume 21: The parish of St Pancras part 3: Tottenham Court Road & neighbourhood, J. R. Howard Roberts and Walter H. Godfrey (editors), 1949, URL: <http://www.british-history.ac.uk/report.aspx?compid=65171>

4

London: North Pevsner Architectural Guides: Buildings of England, Bridget Cherry and Nickolaus Cherry

5

1799 Horwood Map (Motco)

6

1830 Greenwood map (Motco)

7

1870 Old Ordnance Survey map, Euston and Regent's Park (Godfrey)

8

1894 Old Ordnance Survey map, Euston and Regent's Park (Godfrey)

9

1913 Old Ordnance Survey map, Euston and Regent's Park (Godfrey)

10

The Georgian Group Book of The Georgian House, Steve Parissien, 1999, Aurum Press

11

Georgian Architecture in the British Isles 1714-1830, James Steven Curl

Appendix 2 - Planning History Research

Relevant Planning History - 22 Fitzroy Square

Planning Ref.	Description	Date Registered	Decision	Comments
2010/5063/P	Change of use from office (Class B1) on basement, ground and first floor level to residential use to form a single dwelling house.	24-09-2010	Granted Subject to a Section 106 Legal Agreement	Change of use proposed with no alterations. Application approved. Plans available.
8401017	Change of use of the entire premises to office use. (As shown on drawing no:1132/38).	06-06-1984	Refuse Full or Outline Permission	Change of use proposed with no alterations. Refused but successful appeal. Plans available.
8570310	Refurbishment of building including restoration of windows to ground and third floors of front elevation and provision of reciprocal means of escape through the party wall with number 21 at third floor level. As shown on drawings numbered 1132/ 6 27A 30D 40 41E and 42D. Revised on 23rd May 1986.	03-10-1985	Grant List.Build. or Cons.Area Consent	Refurbishment of ground and third floors proposed – 'installation of smoke lobbies through lower 3 floors of existing building and new windows to front elevation of ground and 3rd floor - application approved. Plans available.
8770316	Works of alteration at second floor level involving the removal of the wall separating the front and rear room and the blocking up of an existing doorway leading into the existing rear room as shown on drawing numbers 01 02 & 03.	21-08-1987	Refuse List.Build. or Cons Area Consent	Removal of wall on 2nd floor. Application refused. Plans available.
8870114	Works of alteration at second floor level involving the removal of the wall separating the two front rooms and formation of new door opening between the front and rear rooms as shown on drawing number 03A.	21-06-1988	Refuse List.Build. or Cons Area Consent	Removal of wall on 2nd floor. Application refused. Plans available.
8870222	Approval of details of internal joinery pursuant to condition 03(b) of the listed building Consent dated 27 September 1988 (Reg. No. HB/8870119) for works of repair and internal alterations *as shown on drawings numbered 8825(T)16A (E)1B (2-)5B (E)2 (2-)10 (2-)11 (E)16 & (2-)12.	08-12-1988	Grant Approval of Details (Listed Bldg)	Blocking off of internal connecting door with 21 Fitzroy Square – application approved. Plans available.
8970017	Removal of interior features.Reinstatement of previous layout and features as shown on drawing number 11881/01A.	27-01-1989	Grant List.Build. or Cons.Area Consent	Removal of interior features and reinstatement of previous layout with fireplace and cornice details to be reinstated. Application approved. Plans available.
8970110	Approval of details pursuant to conditions 03A-C of Listed Building consent dated 26th April 1989 (Reg. No.HB/8970017) *(Plans Submitted)	27-06-1989	Grant Approval of Details (Listed Bldg)	Approval of details pursuant to application 8970017. Application approved. Plans available.
M12/27/G/35136	The change of use of 22 Fitzroy Square to offices, change of use of 4 and 5 Fitzroy Mews to two self-contained flats over garages; and the change of use of 7-13 Fitzroy Mews to workrooms, storage and garages.	26-10-1982	Refusal	Change of use proposed with alterations. Refused. Plans available.
M12/27/G/35137	Change of use of 22 Fitzroy Square to offices, change of use of 4-11 Fitzroy Mews to workrooms, storage and garages; and the use of 12 & 13 Fitzroy Mews as two self contained flats on two upper floors with garages on the ground floor.	26-10-1982	Refusal	Change of use proposed with alterations. Refused and appeal dismissed. Plans available.
M12/27/22/32854	Change of use of the basement, ground, first and second floors to offices.	10-08-1981	Refusal	Change of use – no alterations proposed. Earliest available 'existing' layout plan. Plans available.
M12/27/G/34101(R1)	Change of use of 22 Fitzroy Square to offices, the change of use of 4-11 Fitzroy Mews to work rooms, (excluding the ground and first floors of 6 Fitzroy Mews which are in a different ownership), and the redevelopment of 12 and 13 Fitzroy Mews to provide 2 3-storey 5 person houses. The scheme would provide, in terms of growth floorspace, 345 sq.metres offices, 980 sq.metres workshop/light industrial and 250 sq.metres residential.	23-04-1982	Refusal	Change of use with demolition of 'end' structure proposed. Refused. Plans available.



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