

22 Fitzroy Square

Our Design and Access Statement includes drawings and photographs of the site to illustrate and explain our proposed layout and design.

- Location
- Planning History
- Pre-Planning Advise
- Design Proposal
- Access
- Detailed Design Proposal

Basement

Ground Floor

First Floor

Second Floor

Third Floor

Roof

- Conclusion
- Appendix

Heritage Consultant's report



LOCATION

The project involves the restoration and refurbishment of the Grade II* listed 1830's Georgian townhouse, which is situated in the heart of Fitzrovia, on the west side of Fitzroy Square. The property lies within Bloomsbury Conservation Area.

PLANNING HISTORY/ PRE-PLANNING ADVISE

The change of use, from office use to its original intended use of providing residential accommodation, was approved in February 2011.

The first proposal was introduced as a pre-planning submission to the Conservation and Heritage department in December 2011. A revised proposal was presented to the assigned Conservation Officer at a site meeting in July 2012.

The Conservation Officer's and English Heritage's concerns have been fully addressed.

A Heritage consultant has been appointed and alterations to the property have been minimised.

The Heritage consultant's supporting document can be found appended.

DESIGN PROPOSAL

The aim of our proposal is to reinstate the original house as a single dwelling. The effect of changing the property to its original use means the historic features can be retained, reconditioned where appropriate and appreciated by the user.

Despite unauthorised alterations and wear and tear over the years, the property retains many of its original features and fabrics.

Great care has been taken to preserve the existing floor layout of the building and alterations have been minimised, where they are necessary for the practicality and functionality of the property.

The refurbishment will make use of the Basement as a Living room, Library, Utility and Bathroom, with the existing vaults being utilised as Storage area and a Wine Store.



The Ground Floor will accommodate the Kitchen and Dining Room.

There will be a Drawing and Music room on the First Floor, with the Master bedroom and En-Suite located on the Second Floor and two En-Suite Guest Bedrooms on the Third Floor.

The access to the roof will be improved to allow for safe maintenance and fire escape.

The house requires a degree of careful interventions to provide sufficient layouts for the new programme of the building.

New doors, skirtings, architraves and cornices will be designed to match all existing original features.

The design will compliment the high quality finish of the historic features of the house.

ACCESS

Access to the main house is as existing. The Georgian townhouses around the square have a historic stepped approach with two risers from the pavement and enter through the historical main entrance.

The house is also accessible via the Basement entrance. Access to this door is via existing steps leading down from the pavement level.

The existing internal staircase is the main circulation between each floor level.

The primary staircase from Ground Floor to Second Floor and the secondary staircase from Second to Third Floor will be retained and restored to its original condition.

The fold-out access ladder from Third Floor to Roof is to be replaced with a new staircase.

The Basement contains very little architectural value.

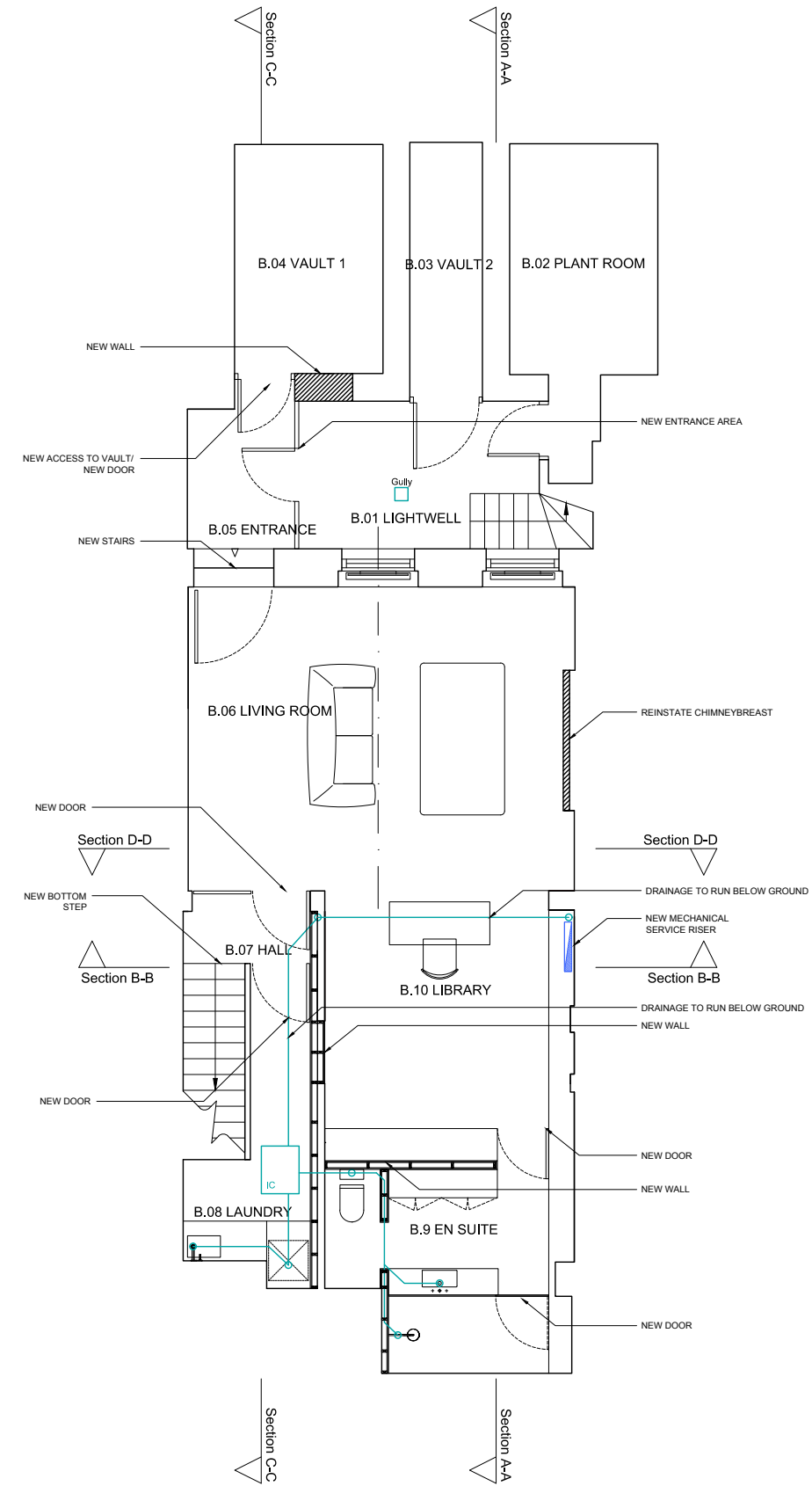
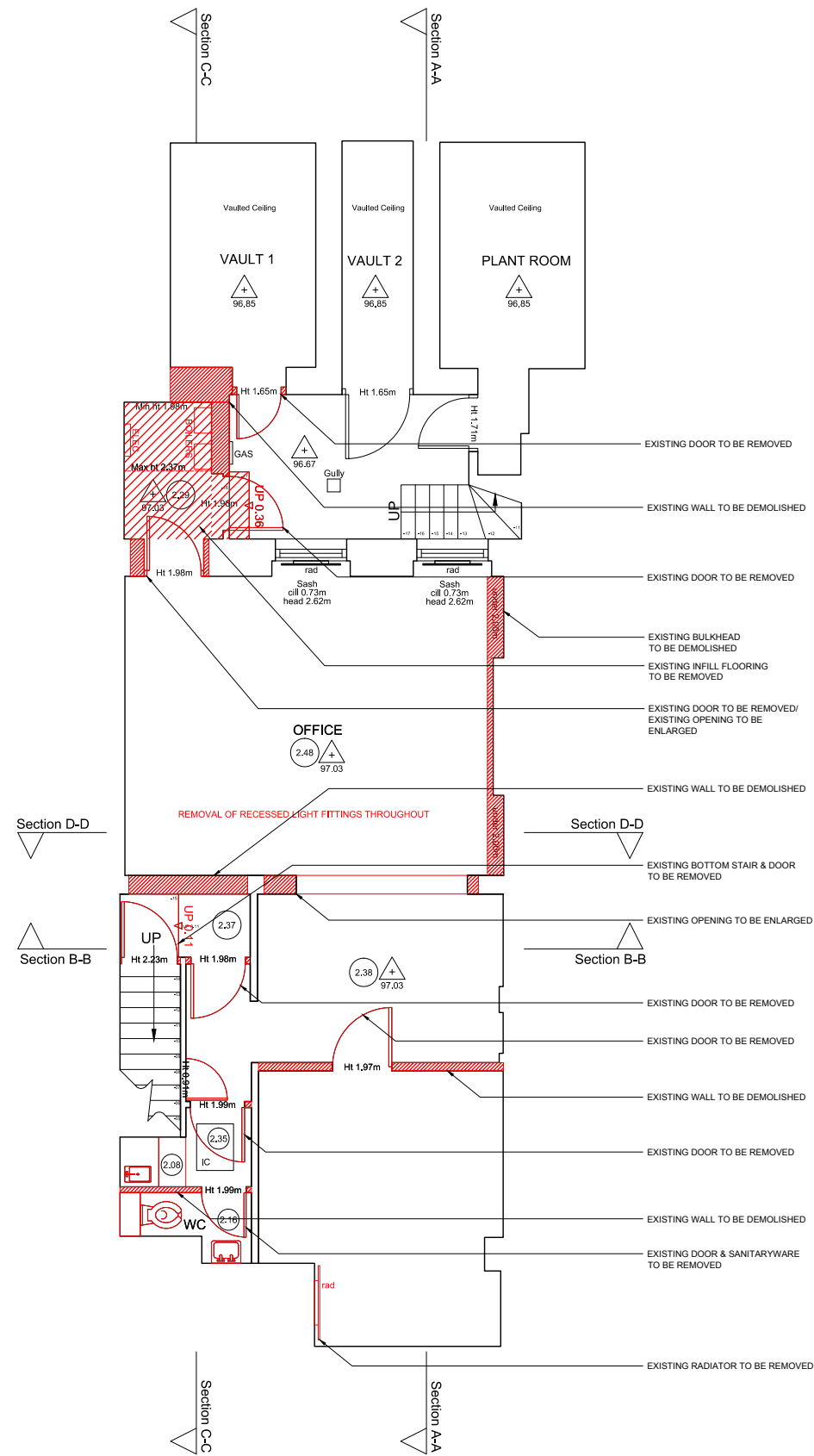
The original room layout as well as the original building fabric has been lost through previous alterations when the property was converted to an office.

We intend to strip out all non-original cornices, skirtings, architraves and doors. We recommend to remove the non-original bulkhead in the front room in order to reinstate the original and partly removed chimneybreast.

We propose to remove the modern doors and adjacent wall at the bottom of the staircase to allow for a more generous floor layout.

In returning the property to its original use as a single dwelling, we propose to provide the Living room and Library on this level, with a Bathroom to the rear.

The existing vaults are to be utilised as Wine store, Storage and Plant Room. The new secondary entrance area will allow to access the Wine store from within the property.





The secondary entrance door (right) and the adjoining wall in the front lightwell are to be removed and replaced to match 33 Fitzroy Square (left). The existing railings are to be retained and restored where necessary. The existing stone pavings to the main entrance and in the lightwell are to be replaced with Yorkstone.





The Lower Ground Floor has been unsatisfactorily renovated over the years. Non-original and incongruous fittings, cornices, skirtings and doors are to be removed. The intrusive bulkhead in the front room is to be removed and the original chimneybreast is to be reinstated.



The Basement has been unsatisfactorily renovated over the years. Non-original elements such as doors, architraves and skirtings are to be replaced. The balustrade is to be replaced with spindles and handrail to match the traditional property style.



Unauthorised alterations were carried out in the past and a majority of the original building fabric such as the dividing wall between the front and the rear room was removed.

In 1989 the original floor layout was reinstated in accordance with the Listed Building Consent.

In returning the property to its original use as a dwelling house, we propose to accommodate the Kitchen and Dining room on this level.

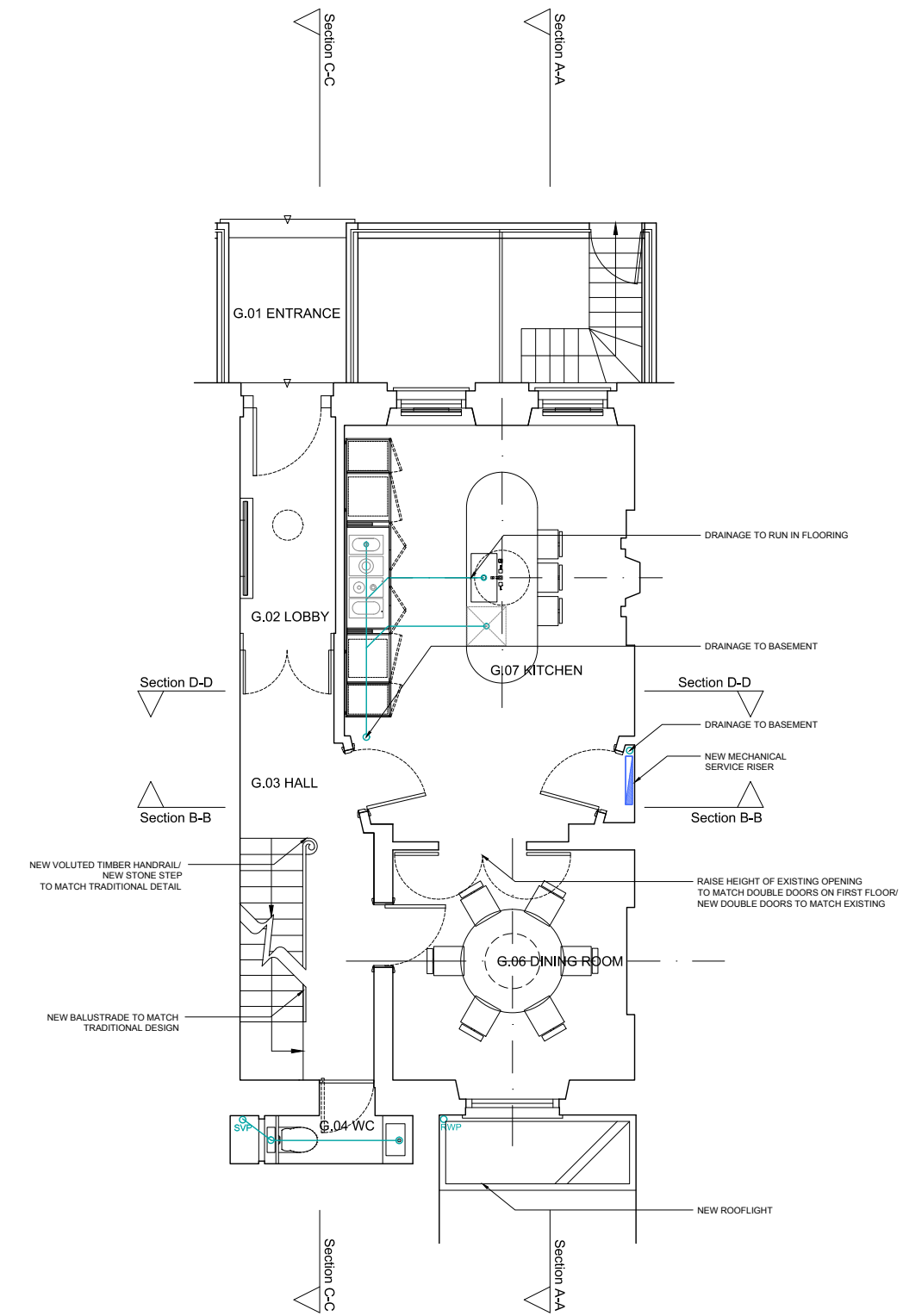
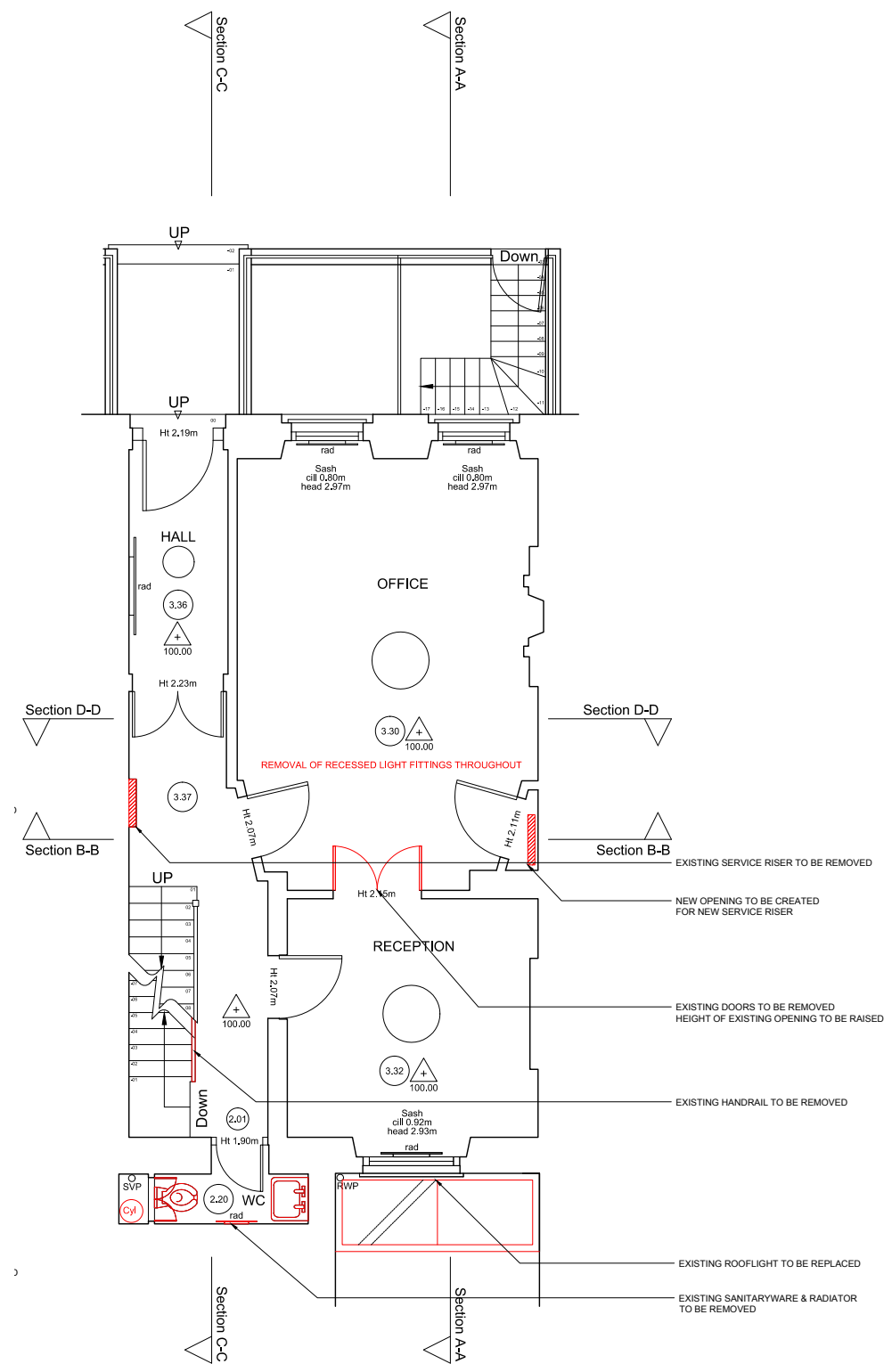
We propose to raise the height of the doors between the Kitchen and Dining room to provide a more appropriately proportioned opening. The original floor layout will be retained and the new doors will match the original design.

We recommend to replace the flooring in the Hallway with reclaimed Portland stone (as seen at No 6, 20, 25, 27 and 31 Fitzroy Square; see page 13) and to strip back the paint of the staircase to its original stone finish.

The bottom stair and the handrail's turnout have been previously removed and are to be reinstated to its traditional style. The turnout is to be voluted and supported by new balusters to match the existing.

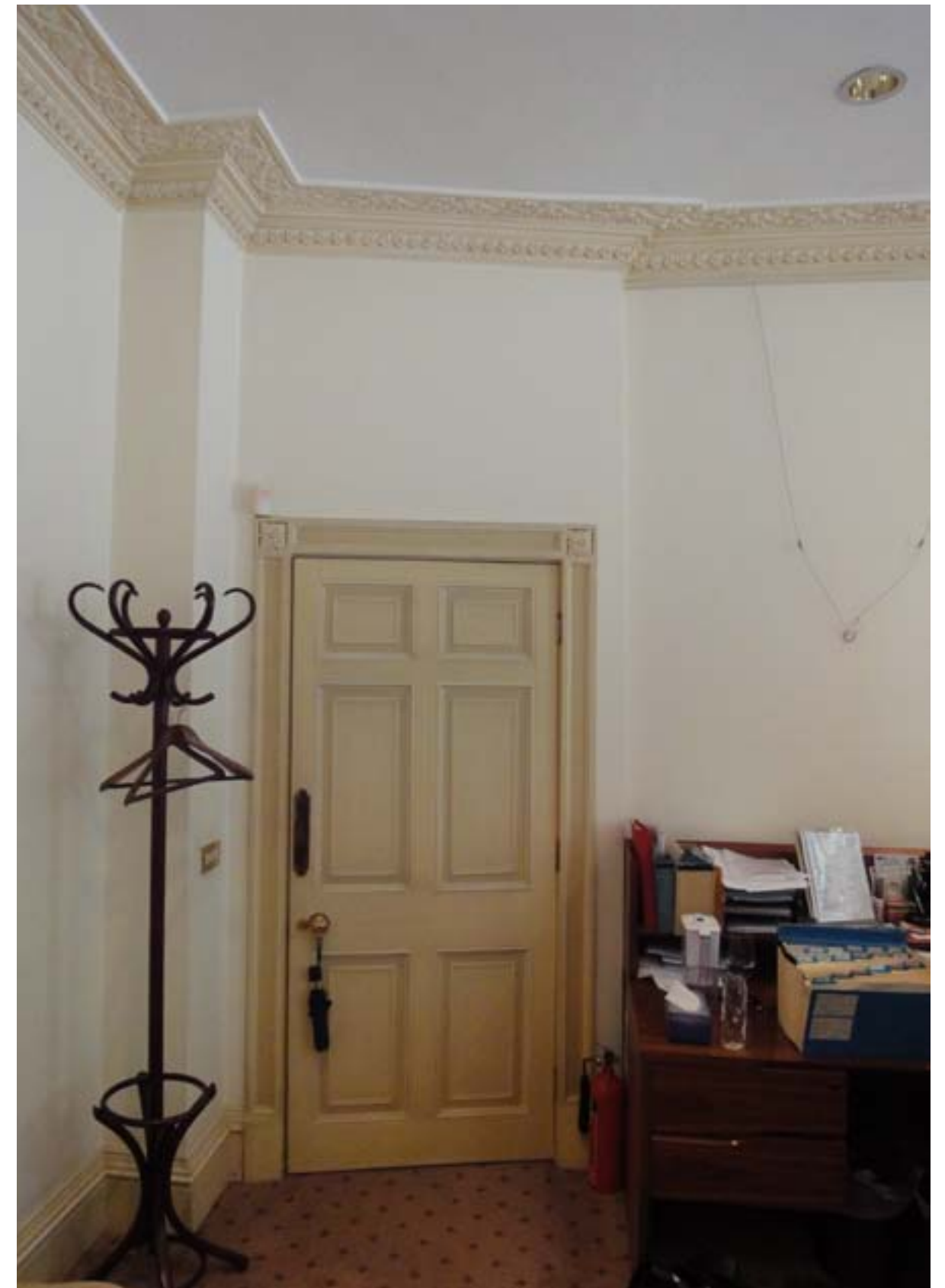
The balustrade to the Basement has been previously removed and is to be reinstated to its traditional style.

The existing service riser throughout the stairwell is to be removed and repositioned in a more discrete location as shown in the proposed plan drawings.





Inappropriate recessed light fittings are to be removed.
The existing height of the opening is to be raised to match the double doors on the First Floor.
The new double doors are to match the existing design and open up 180 degrees. A similar alteration has been carried out and granted at neighbouring properties.





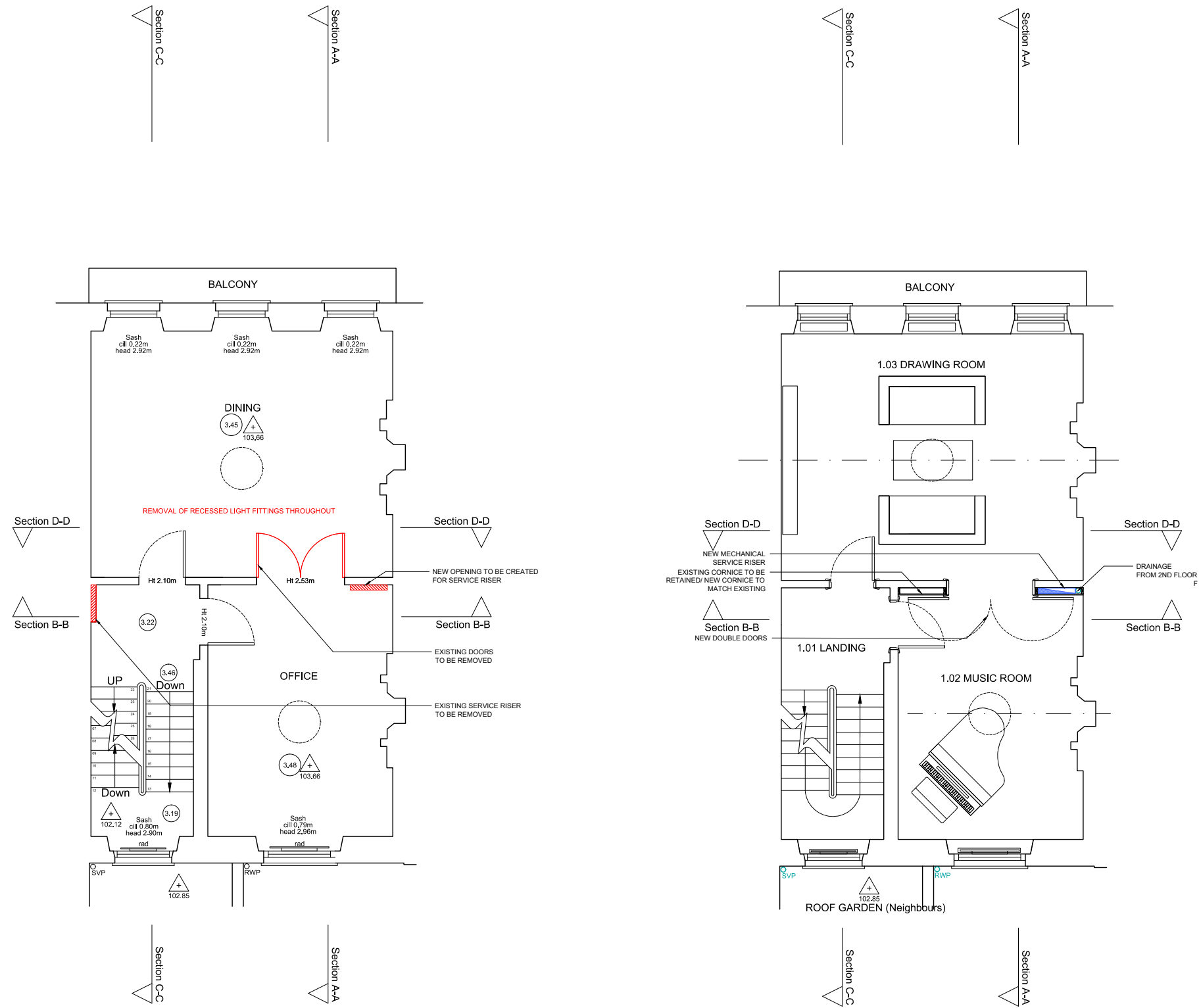
The bottom stair (right) and the handrail's turnout are to be reinstated to its traditional style (centre). The turnout is to be voluted and supported by new balusters to match the existing. Reclaimed Portland stone, as seen at No 6 (centre), 20, 25, 27 and 31 Fitzroy Square (left) is to be installed. '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".

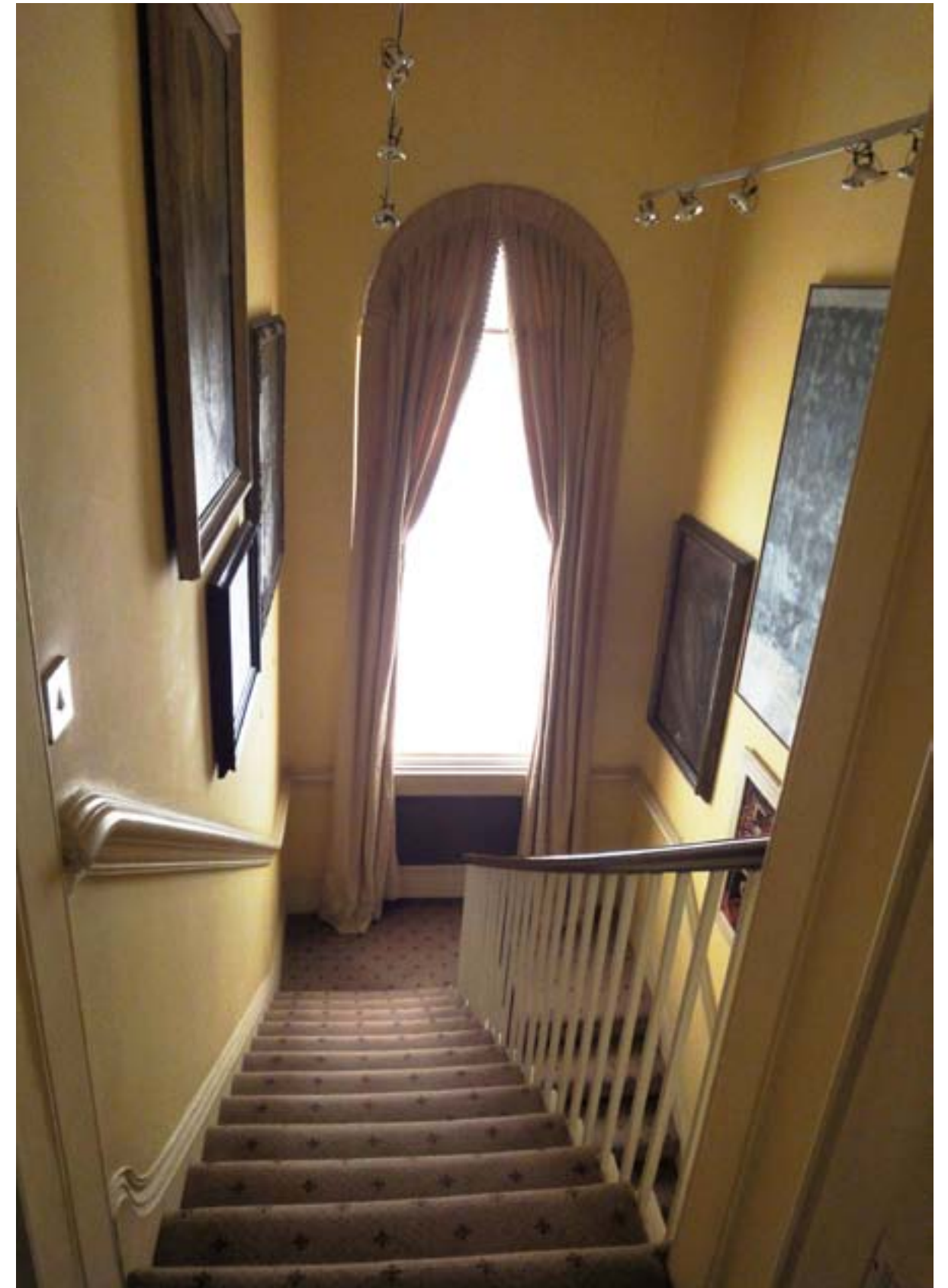
In returning the property to its original use as a dwelling house, we propose to provide formal Drawing room and Music room on this level.

The original floor layout and most of the original building fabric is undamaged. Incongruous fixtures and light fittings are to be removed.

The staircase from Ground to Second Floor Level is to be stripped back to its original stone finish.

We propose to replace the existing double doors. The new double doors are to match the existing design and open up 180 degrees.





The staircase from Ground Level to Second Floor Level is to be brought back to its original condition. Inappropriate light fittings throughout the stairwell are to be removed.



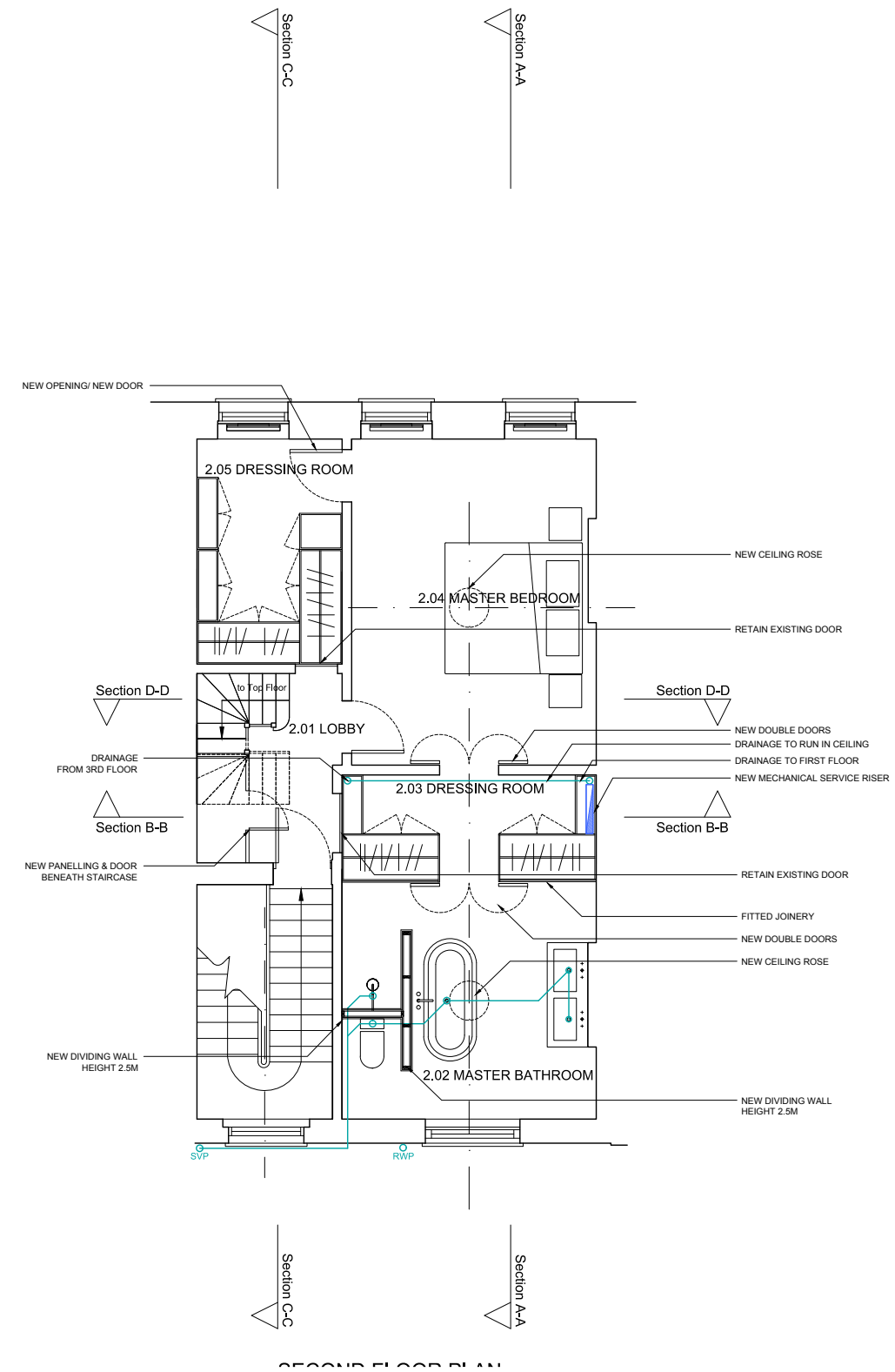
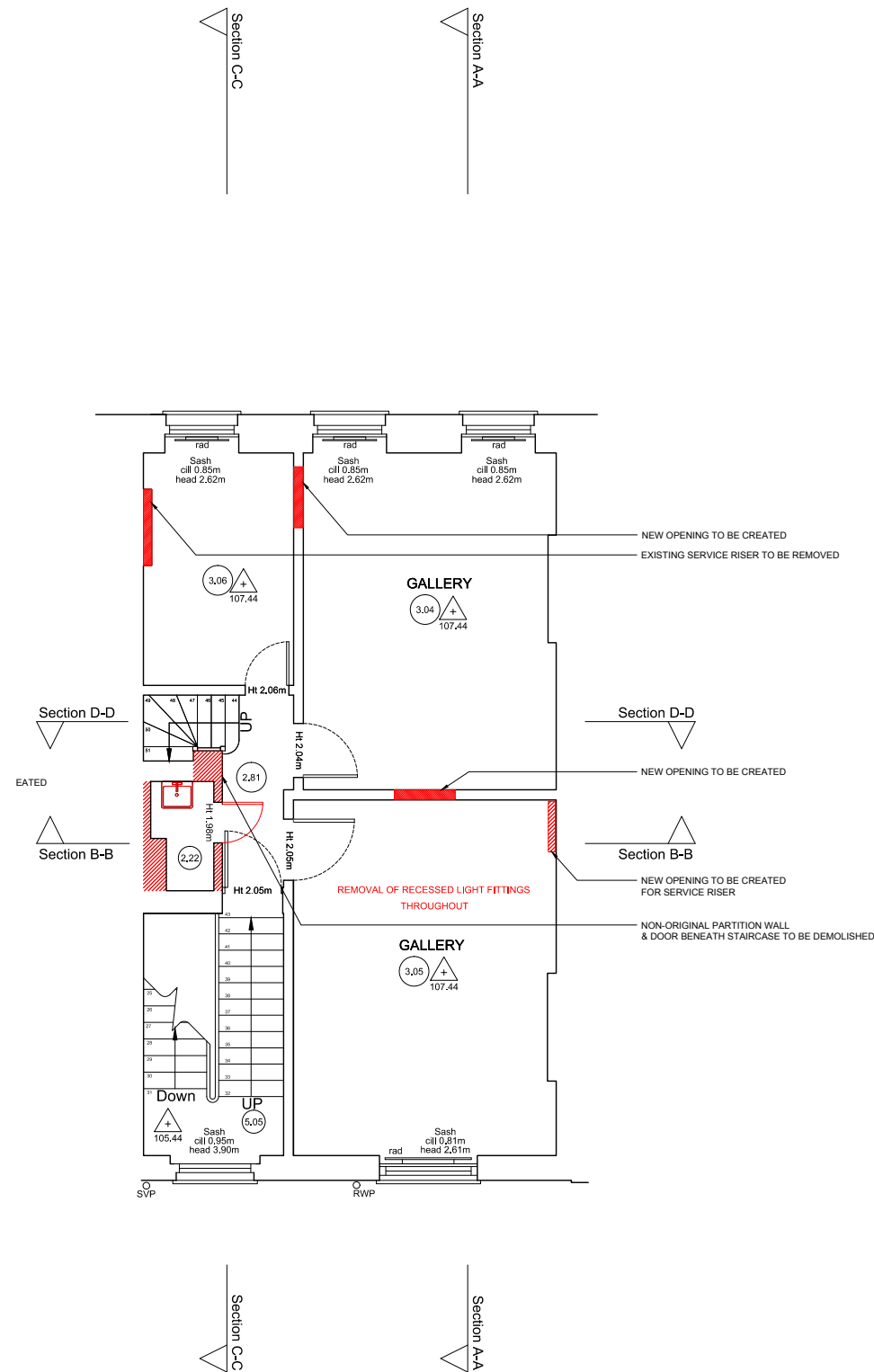
The new double doors are to match the existing and open up 180 degrees. Incongruous light fittings are to be removed.

In returning the property to its original use as a single-family dwelling house, we propose to provide the Master bedroom, bathroom & dressing accommodation on this level.

The proposed floor layout removes the existing, modern and incongruous downlights and electrical trunking.

The staircase from Second to Third Floor is to be retained and stripped back to its original timber finish. We proposed to install traditional panelling, spindles and handrails to match its original design.

We recommend to connect all new drainage runs with the existing drainage pipe to the rear of the house.

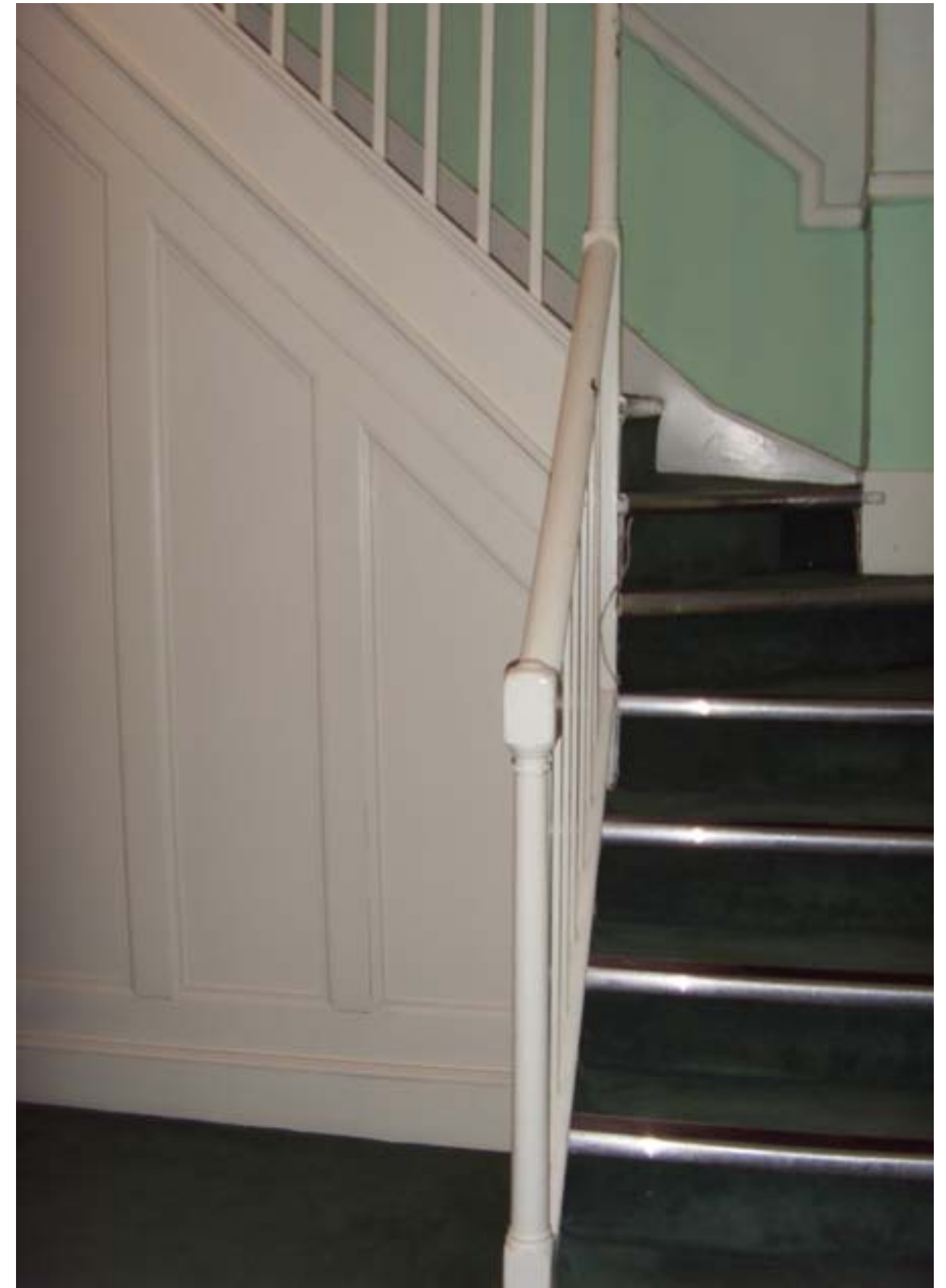




Incongruous recessed light fittings are to be removed.



The staircase from Second to Third Floor (left) is to be retained and modified to match its original design (right). Traditional panelling, spindles and handrails are to be installed.

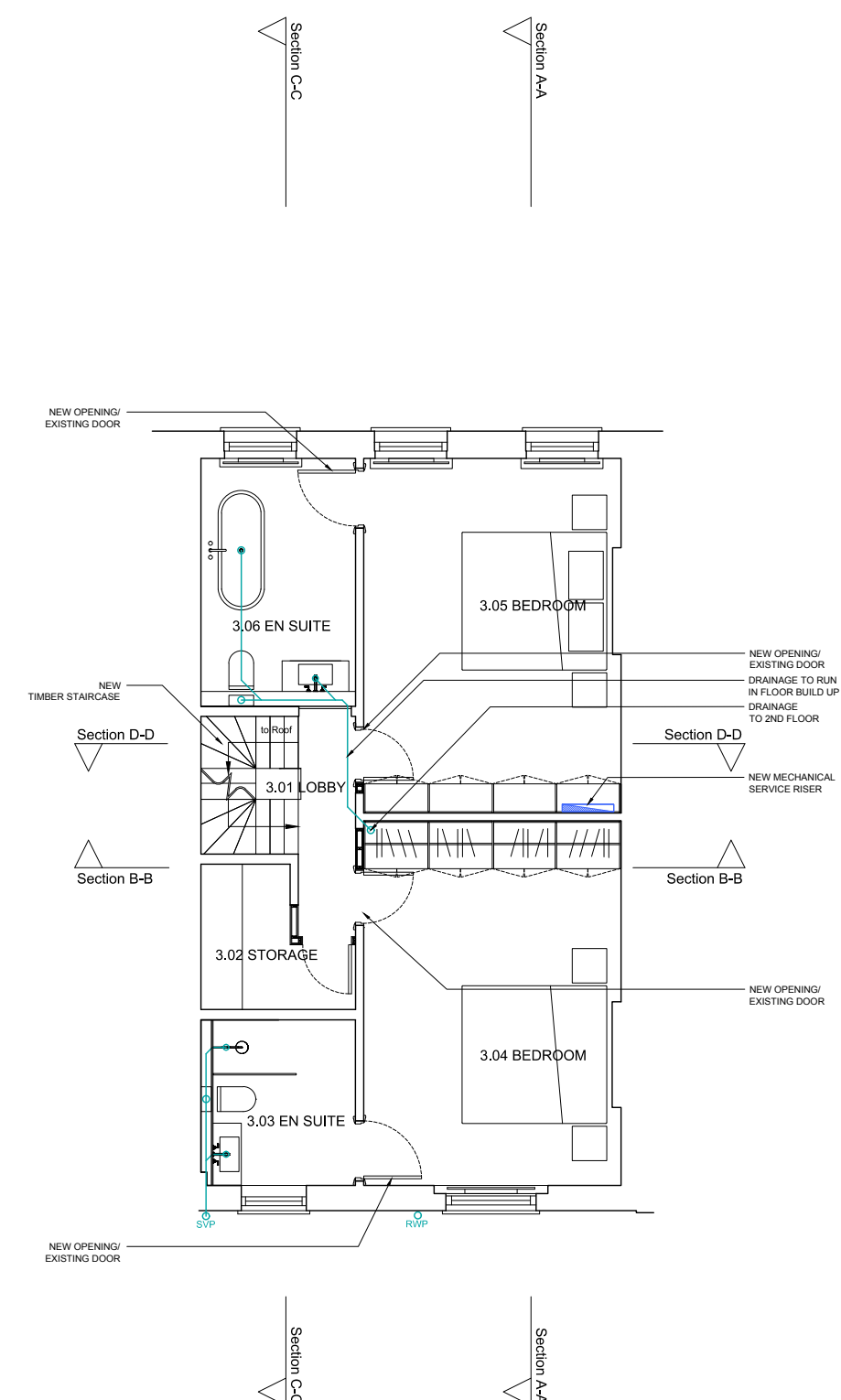


In returning the property to its original use as a single dwelling, we propose to provide two En-Suite Bedrooms at this level.

The fold-out ladder from Third Floor to the Roof which provides an unsafe maintenance and fire escape access is to be replaced with a new timber staircase.

Our proposal is similar to the nearby properties such as 27, 33 and 39 Fitzroy Square.

We recommend to connect all new drainage runs with the existing drainage pipe to the rear of the house.





Incongruous light fittings and built-in cupboards are to be removed. The existing doors are to be reused in new openings.



The incongruous stair enclosure and the glass screen within the ceiling are to be removed.

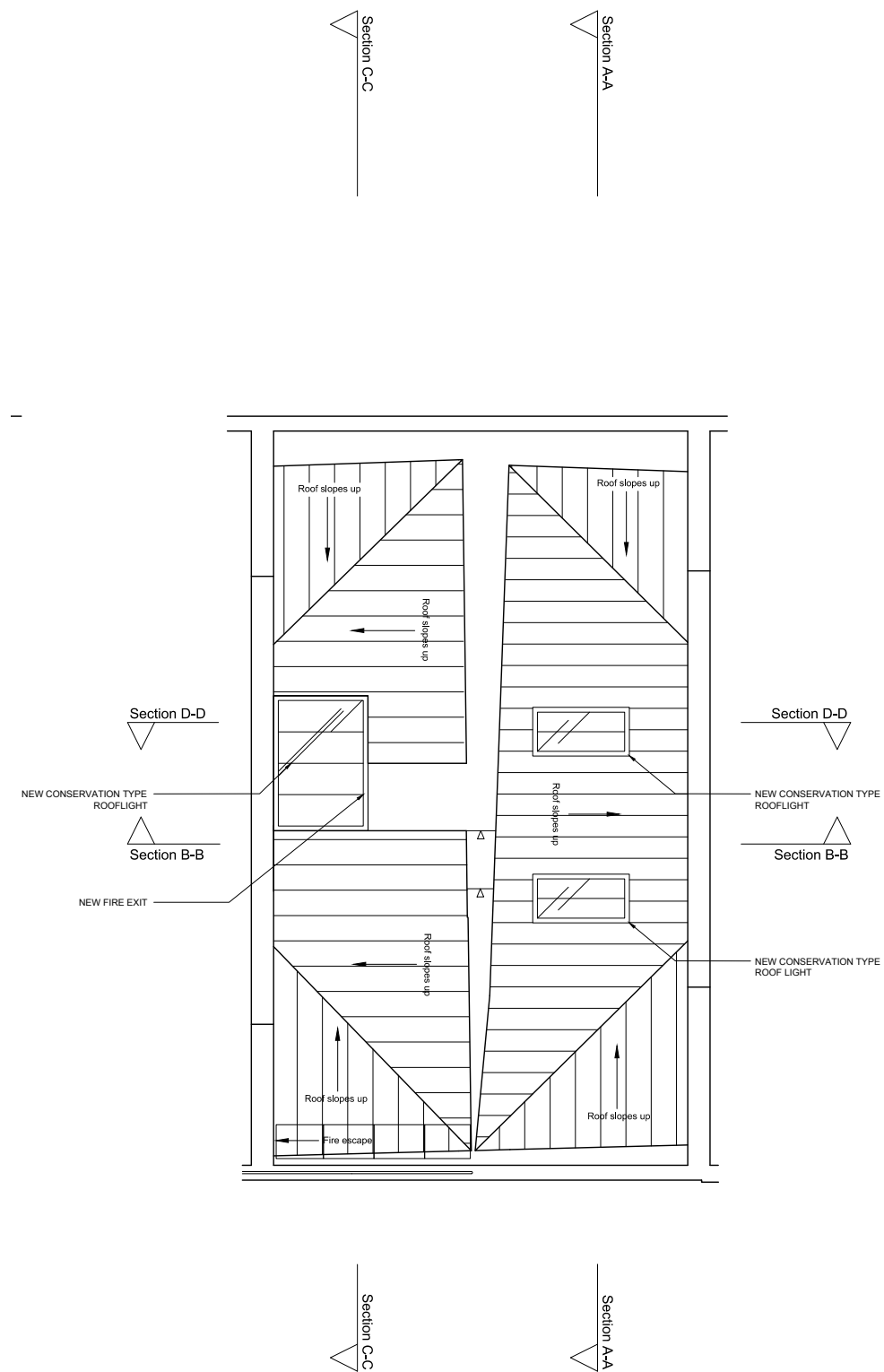
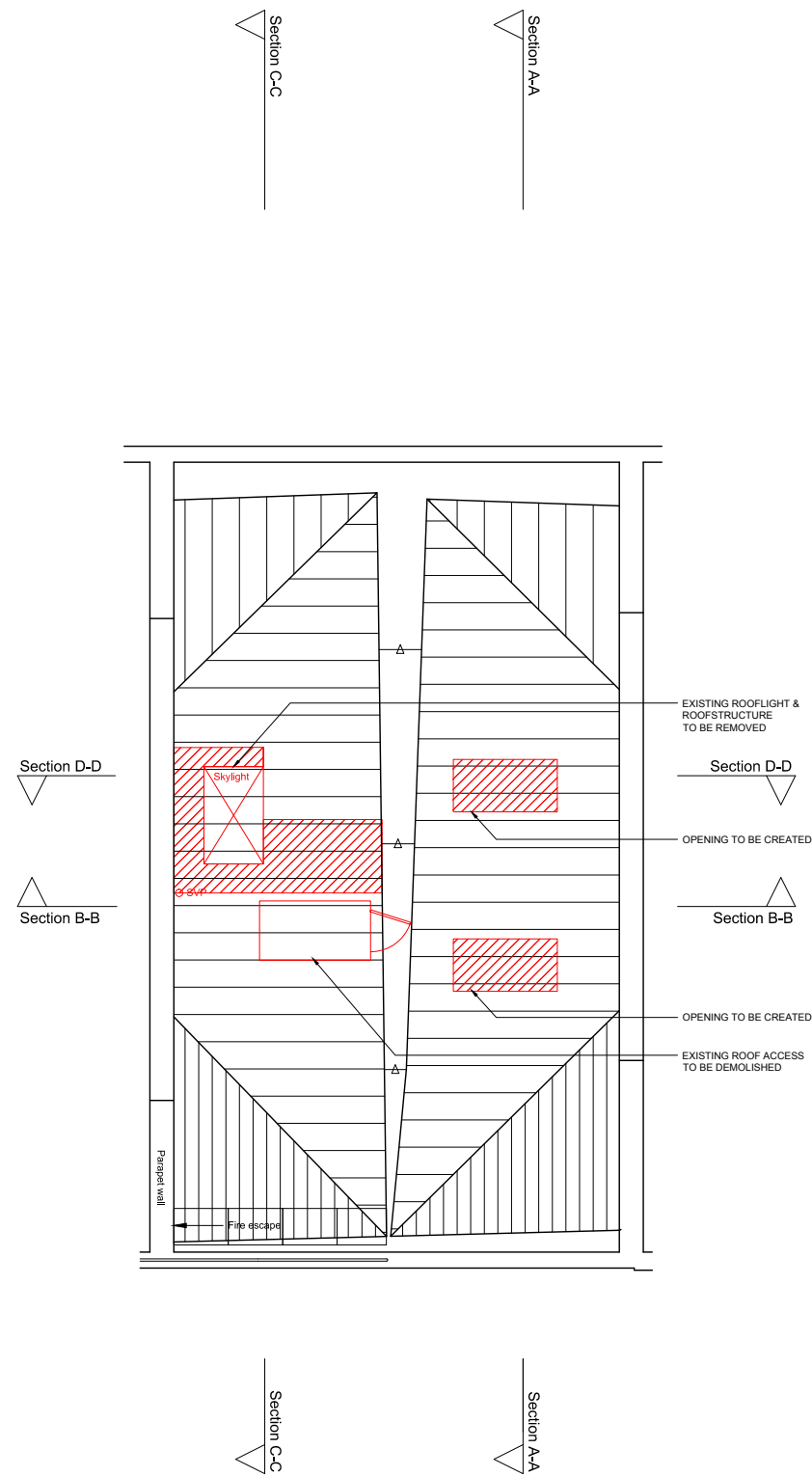
The attic and roof are currently accessible via an unsafe pull-out ladder and access hatch.

We intend to install a new staircase and a new access to the roof to allow for safe maintenance and fire escape.

The existing roof access enclosure and skylight are to be replaced with conservation type rooflights and a pair of glazed double doors.

The new rooflights will not be visible from the Square and the design minimises the loss of the original fabric as requested.

Our proposal is similar to the granted Planning Application at 33 Fitzroy Square.





The existing access hatch is to be removed. The existing fold-out access ladder to the roof is to be replaced with a new timber staircase.





The skylight and roof access enclosure (top left) are to be replaced with conservation type rooflights (bottom left) and a pair of glazed double doors. The new rooflights will not be visible from the Square.



The installation of the new staircase and new access to the roof allows for safe maintenance and fire escape.

The proposed scheme has the aim of restoring 22 Fitzroy Square into a single dwelling.

The design proposal has been developed to bring back the sense of grandeur these houses once had, to reinstate the pattern of use.

Wherever possible, it is intended to retain as much original fabric as possible whilst enabling practical change.

Throughout our proposal there is no substantial harm to any highly significant fabric that contributes to the Grade II* listing.

The Conservation Officer's and English Heritage's concerns have been fully addressed.