

IDEA LYC

Heritage Statement

June 2012

6 Conway Street, London W1T 6BD

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00. PRACTICE PROFILE

Studio Idealyc provides a fully integrated design service, including architectural design, project management and full building related services, both authoring and implementing every aspect of the project. A collaborative approach is a key aspect of the practice portfolio. We involve other artists, designers and professionals throughout the whole process creating homes and workplaces for our clients.

The practice strives to create playful and poetic architecture whilst strictly adhering to Building Regulations. Work has included conservation and new build as well as change of use applications for public buildings such as St Giles International School.

We have also worked extensively in community and green architecture. We are committed to providing buildings that meet government guidelines for sustainable buildings, for instance, reducing carbon footprints and grey water strategy. The practice is also concerned with social cohesion and in our work we endeavour to design architecture that addresses community issues and cross social areas.

Studio Idealyc's first commission and public project, The Hut at Spa Fields in Clerkenwell was Highly Commended as the Best Community based Planning Initiative at the London Planning Awards 2007. This building reflects part of the ethos of the studio by the use of poetic qualities of copper as a main and unique cladding material. Recently this project was selected as a reference model at the 2009 European Competition.

Studio Idealyc has also built up extensive experience of extensions to existing properties as well as internal renovations. We currently hold a 100% successful rate of planning approval.



Various studies for residential houses in London.

1.0 INTRODUCTION

We at Studio Idealyc have been appointed to undertake the submission of a project at 6 Conway street, London W1t 6BD. This is a planning application on behalf of Miss Meital Miselevich and Dr. Michael Clfff for external and internal alterations to their one bedroom, ground floor flat. The property is situated within Fitzroy Square Conservation area in the London Borough of Camden.

Any alterations to the property are to remain subtle and in fitting with existing materials and design features. The property in question is currently a C1 (flat), with limited scale and a deteriorated state and the aim of the proposal is related to the current need of our client to refurbish the property to uphold its original standard when first built and a state to be desired to live in.

The proposal aims to provide a high standard of living within the flat; at the moment this is non existent, and requires our client to live in a property with an increasing dilapidated appearance, and uncomfortable conditions regarding the production of an equitable temperature.

Proposed alterations have been carefully considered and designed, especially given the context of the property within such an old and prestigiously built up area as Conway Street, and its situation within the Fizroy Square Conservation Area. Alterations are not visable from Conway Street as is demonstrated in the following pages and the aspect visible from within the interior remains submissive to the style, materiality and dialogue of the Grade II listed house.



Fig.01 Image showing the front facade of number 6 Conway Street.

2.0 LOCATION: CONWAY STREET

6 Conway Street (application site as shown in Fig.02) is a flat located in the London borough of Camden. It is situated in the middle of a short street, made up of predominantly Victorian terrace properties. The three terrace houses, numbers 6, 8 and 10 were built in 1798 and were converted into flats in the 20th century. The majority of the properties on Conway Street remain C3 (Residential) dwellings, but also contains A4 (Drinking Establishment) and D1 (Non-residential Institution). There is a strong language evident throughout the front façades on Conway Street, something mirrored within the application site. Maple Street cuts off Conway Street to the south and turns into Fitzroy Square Garden to the north. The suburb is dense in its urban fabric. The application site sits near to Fitzroy Square to the north and Regents Park to the northwest, providing a large amount of amenity space within close proximity to the site. There remains good transport links to the application site with available bus, Underground and Overground links close by.

In order to ensure that the character and appearance of the building, lying within Fitzroy Square Conservation Area, is preserved thought has been given to the guidelines that protect it, under the Planning (Listed Building and Conservation Areas) Act 1990. Reflecting on this we ensured that any alterations do not detract from the heritage of the building and realise the importance of size, location, height, style, details and building materials.



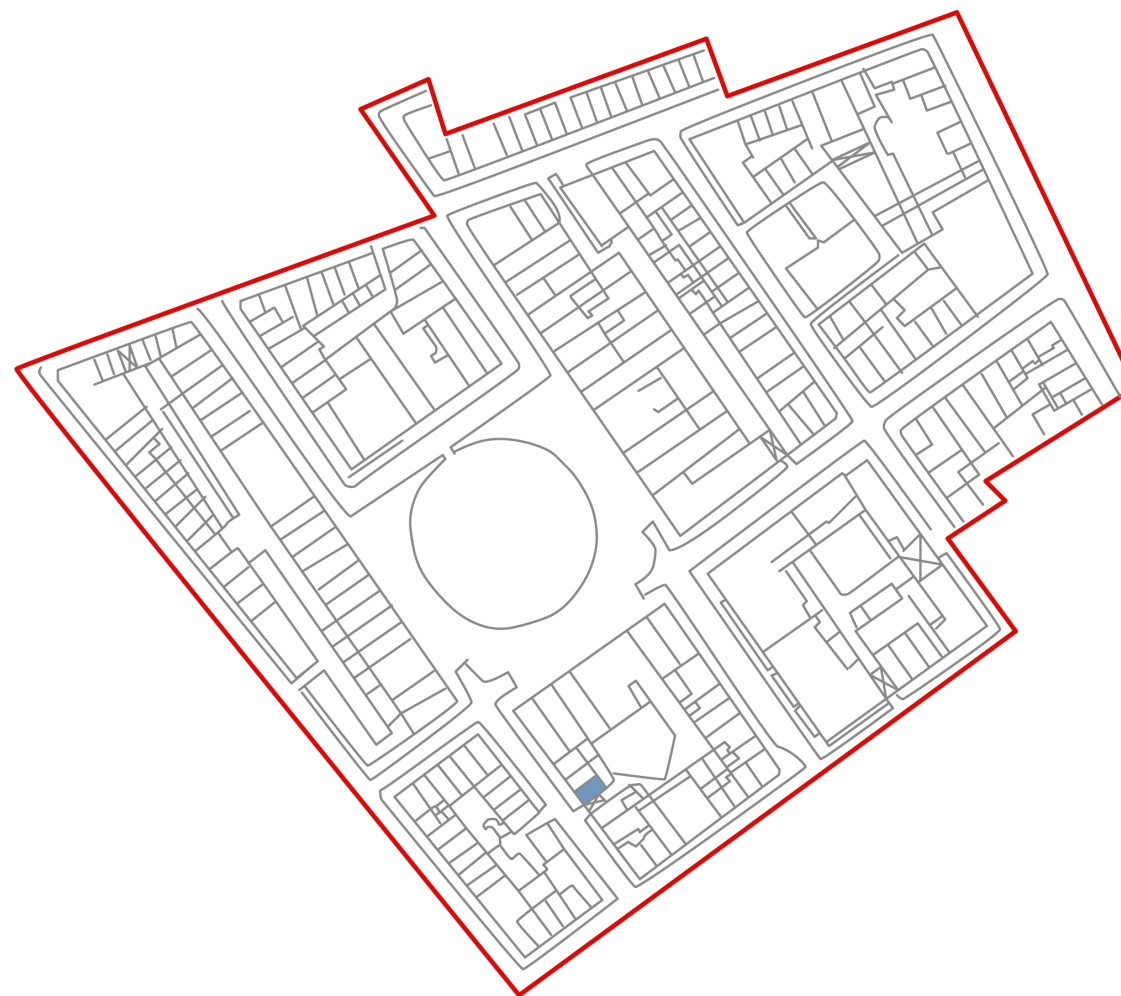
Fig.02 Map showing the application site as located by the pink dot. Also shown are the numerous transport links nearby, as well as amenity space.

3.0 FITZROY SQUARE CONSERVATION AREA CHARACTER APPRAISAL

The Fitzroy Square Conservation Area (Outlined in red) covers an approximate area of 6.9Ha extending from Tottenham Court Road in the east to Cleveland Street in the west (the boundary with Westminster) and from Euston Road in the north to Maple Street in the south. It remains part of the Bloomsbury Conservation area, originally designated on 19th September 1968.

Fitzroy Square Conservation Area reflects heavily the developments of the 18th and early 19th century speculative development, and remains continuous in its design features owing to its quick rise to completion. The area remains predominantly Georgian and employs a mix of residential and ancillary units to build up a well-balanced town plan. The varied building sizes range from large to small with the most prominent overlooking Fitzroy Square. Composition is consistent and unifying around the square and its immediate streets coming off it. As you are moving north within the conservation area there is a greater degree of enclosure, due to the continuation of terraces along Fitzroy and Conway Street, and this in turn emphasizes the openness of the square beyond. These terraces, including the application site, are predominantly four stories high and two bays wide and remain some of the grandest townhouses in the area apart from the houses making up the square which feature plots three bays wide and four stories high.

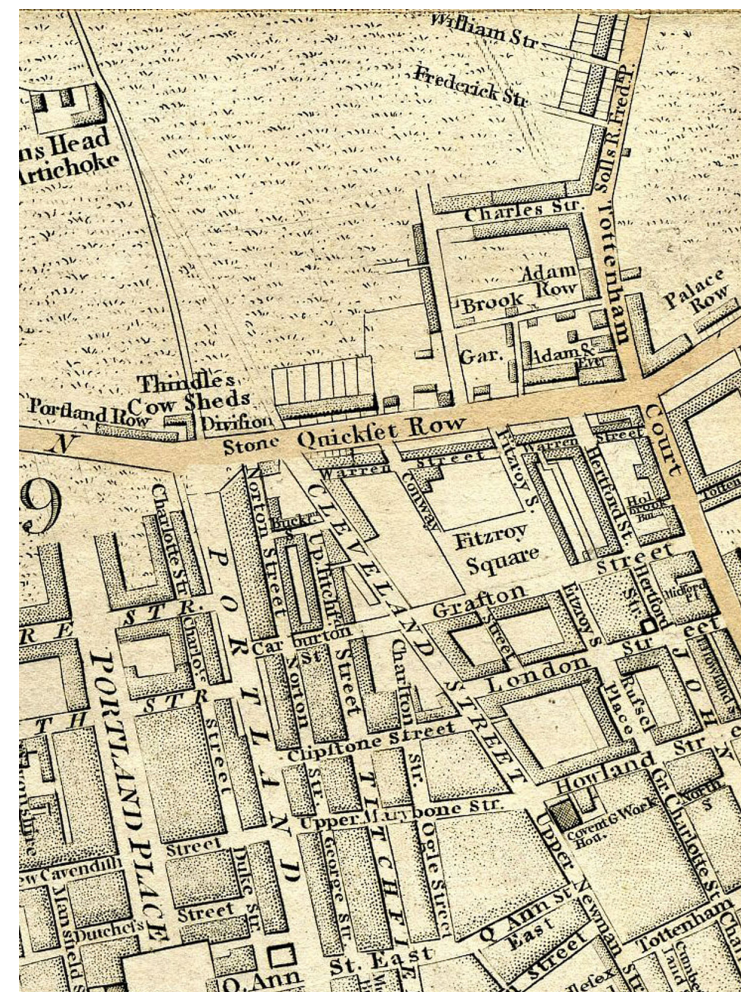
Houses on Conway Street, for the most part sitting opposite to the application site, reflect the increased use of Stucco in the 18th century and are faced with rusticated stucco to mimic stone. From 1820's stucco was frequently used across entire façade and can be found on the north and west sides of Fitzroy Square. The application site adopts a red brick façade, used to contrast from the London yellow brick of its neighbour. The majority of houses around the square adopt a butterfly roof design, partly visible past the parapet lines, and use Welsh tiles as roofing material.



◀ Fig.03 Image showing number 6 Conway street (in blue) in relation to the Fitzroy Square Conservation Area (outlined in red). The conservation area houses a mix of amenities. Shops and public houses are common within the confines of Fitzroy Square, reflecting a growth in commercial activity. This commercial activity remains for the most part at ground floor level. The public houses remain original in representing commercial influence from the Georgian and Edwardian era with original adornments remaining intact. The urban character is consistent with its central London location. The form of development is very dense, reflecting the speculative nature of the original development.

4.0 CONSERVATION AREA HISTORY

Before 1760 the land within the Conservation Area was part of the manor of Tottenham. Tottenham Court Road served as the major road linking the manor with London. The remainder of the Conservation Area was a large field. Maple Street which runs at the top of Conway Street was the southern boundary for this. Later on The Adam Brothers had large influence of street layout after a development plan was conceived due to the increasing number of people moving into the area. The development saw houses for the upper and middle classes, along with commercial influence and public houses and a church to propagate a conceived estate. Commercial influence has since been expanded due to a further increase in the amount of residents. During WWII there was a distinct amount of damage from bombings, especially surrounding the application site. There has been little development within the confines of the Square in recent years but has seen a large change due to change of use properties.



◀ Fig.04 Map from 1795 depicting Conway Street and the surrounding area, including Fitzroy square.

5.0 PROPERTY APPRAISAL - EXTERNAL (FRONT)

The application site and its immediate neighbours are 18th and early 19th century Georgian terraces; each terrace is four stories high and two bays wide, except for the property above the public house which remains three bays wide. All the properties contain a strong correlation with one another due to the clean parapet line, which runs continuously across the top of all the buildings. This continuity is emphasized further still with projecting detail on the front façade running across all three properties 6, 8 and 10. Entrances are detailed displaying a level of grandeur with pilaster-jams and fluted cornice head, but contrastingly reclined. They feature six panel doors, reminiscent with late Georgian architecture with a segmented fan-light overhead and above that, mirroring the elegant sweep, a gauged rubbed brick arch. This gauged rubbed brick is mimicked across all the fenestration, but to a less extravagant, flat arched form. The windows are similarly late Georgian with six over six sash windows, detailed with thin glazing bars. These windows are vertically accentuated at piano nobile level with decorative iron balconies, with tasseled spear-head finials, which mirror the iron railings enclosing the basement along the street.



Fig.05 Line drawing showing the location of 6 Conway Street in relation to the rest of the street.

6.0 PROPERTY APPRAISAL - EXTERNAL (REAR)

Fenestration at the rear of the property remains similar to the front of the property with vertically accentuated six over six sash windows for the most part. There have been some modern developments to the rear facades fenestration with new double glazed windows being added, but that remain in the style of the original; thin timber glazing bars with simple detail. There are also windows with a three over three ribbed, opaque glass design. Windows featuring on the rear façade employ, similarly to the front, a gauged rubbed flat brick arch. There are also protective shutters used on some rear windows. The brick used on the rear façade has been un-kept and remains dirty in places; this un-kept image is further emphasized due to the irrationalised application of various different colours of brick, presumably a cost saving device. There features, at regular interval vertically up the façade, flues and air ventilation ports from the numerous flats.



Fig.06 Image of the rear facade which clearly shows flues worked into the wall from the numerous flats. there is also new guttering and new but submissive windows in place.

7.0 PROPERTY APPRAISAL - INTERNAL

The internal decor is similar to the exterior, largely remaining unaltered, though with much evidence of alterations carried out by Camden Council in the 1970's evident throughout the flat. The flooring remains completely changed, with carpet covering most of the floor space and plastic tiles used in the kitchen area. Walls have evidentially deteriorated over the years, with chips and flaws in their structure. Skirting boards throughout the property are non - original, added in the post-war era, whilst cornicing and architraves, though original, have been repainted many times throughout the properties history, and have deteriorated beyond repair. Detail on the moulded modillion cornices includes flute design; these are spaced out at intervals. Arches with plane pilasters jams, topped with detailed cornices and stepped capitals form doorways throughout the flat.



Fig.07



Fig.08



Fig.09



Fig.10

Fig.07 Original corner cornice detailing and moulded architrave. There is some wear to these features.

Fig.08 Moulded modillion cornicing with fluted detail inc arch with pilasters, capitals and detailed frieze.

Fig.09 Walls and scirting in a decrepid state, including chipped paintwork.

Fig.10 Moulded modillion cornicing.

8.0 CONCLUSION

The rear façade has had numerous modern additions to it, as implemented by the neighbours, including numerous flues projecting out of the wall and new but submissive double glazed windows. For these reasons the proposed. Our proposal will follow suit and remain respective of the existing windows, replacing them with hardwood sash windows of the same style, scale and materiality of the existing, all specified to the highest possible insulation standards. This is an important part of the proposal as our clients wish to remain part of the community but feel that the situation regarding acquiring an equitable temperature within the flat is compromised to a considerable extent with the existing single glazed windows. Other than restoring original style sash windows, there will be no other changes to the rear facade of the property, with the exception of a single flue to allow for the installation of a new combi - gas boiler. Addressing the fenestration at the front of the building we propose to repair and restore the existing dilapidated sash windows, including painting them, to uphold the general grandeur of the property.

Relatively untouched interior fixtures and a neglected interior décor means that the flat has seen a deteriorating state in recent years. Works to renew the established grandeur of these features would only prove to be a positive solution, in the long run helping conserve the unique language of the Grade II listed Georgian terrace. The flooring remains completely changed, with carpet covering most of the floor space and plastic tiles used in the kitchen area. For these reasons works to the flooring, such as laying down a new timber floor and repairing where possible the existing floorboards will not have negative connotations transcended unto the property, instead becoming a positive addition to restoring the house to its original state. Other interior works to be carried out, such as renewing the plasterboard ceiling as required and painting and re-skimming the walls are amendments aimed at remaining submissive to the existing language which in recent years has been lost through neglect, with the final result complementing the property's Georgian esteem.

Complete re-wiring and the installation of a new economical gas - combi boiler will help to improve the energy efficiency of the property, whilst modern radiators throughout the flat will help to address the heating issues the property currently suffers from.

The removal of an interior wall will allow for improved circulation throughout the property, making better use of the available space, whilst allowing for more natural light throughout. wood flooring will help to uphold the insulative and acoustic integrity of the property, as well as being more in keeping with the properties age. Complete repainting to match the existing will also take place throughout.



Fig.11 Image showing the front of the three Georgian Grade II Listed properties on Conway Street (numbers 6,8 and 10). All three houses share an almost identical language with the only difference being the segmented fanlight adopted by number 8 Conway street. The minimal changes we are proposing ensure that the beautiful uniformity found on Conway Street is upheld.



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