

# Design and Access Statement

7 Fitzroy Square, London W1T 5HL

October 2011

*BROOKSMURRAY ARCHITECTS*

# Part 1

## Design Statement

### 1. Introduction

This Design Statement is one of a series of documents supporting the planning application for the redevelopment of the property at 7 Fitzroy Square and 11 Grafton Mews close by Warren Street Tube Station.

This document follows the layout recommended in CABI's document 'Design and Access Statements: How to write, read and use them'.

### 2. Proposed Uses

The current planning application is to reinstate the original domestic use of the Grade I listed building on Fitzroy Square and to demolish the modern office block to the rear (11 Grafton Mews) and to re-build it as 7 new build flats (see schedule below).

The summary of the accommodation is as follows:

Conversion of the Listed Building;		
1 House	541.97 sqm	5 Bedrooms, 11 hab rooms

#### SCHEDULE OF NEW-BUILT AREAS:

Lower Ground Floor:	120.76 sqm –	ancillary accommodation for the main house
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#### Ground Floor:

Entrance/bike store etc:	62.40 sqm	
Unit 1:	53.66 sqm	1bed, 2 hab rooms

#### First floor:

Unit 2:	47.12sqm	1bed, 2 hab rooms
Unit 3:	54.26 sqm	1bed, 2 hab rooms

#### Second Floor:

Unit 4:	38.00 sqm	Studio, 1 hab room
Unit 5:	64.00 sqm	1bed, 2 hab rooms

#### Third floor:

Unit 6:	94.40 sqm	3bed, 4 hab rooms (continued @ 4th floor)
Unit 7:	64.30 sqm	2bed, 3 hab rooms (continued @ 4th floor)

### 3. Site location and environment - Appraising the Context

The Site is located to the north-east of Fitzroy Square, a mayor urban and architectural component of the built fabric of London.

To the north it is linked with Warren Street and to the south of the Square with Grafton Way. Most of the square is in commercial/office use but on the western side of the square, Nos 23, 24 & 25 have been, or are in the process of being, returned to single family dwellings.

The site is in the Bloomsbury Conservation Area and No 7 Fitzroy Square is Grade I listed.



#### Application site

The facade of No 7 Fitzroy Square forms a part of an overall façade composition designed by Robert Adam in 1790 – 94. As with all of the other properties, the interior space was not designed by Adam. However, site analysis reveals a traditional Georgian plan form.

The mews building to the rear is a modern structure with no architectural merit.



#### 4. Site Analysis: Fitzroy Square



At some point evidently around 1985, a serious fire destroyed the 2nd & 3rd floors and their interiors, all of which have been rebuilt. The plan form does not follow the traditional Georgian pattern.

Possibly at the same time, the ground and basement façade was radically altered and very unsympathetic shop fronts were installed. Part of this proposal is a restoration of this element of the façade and restoration of the fanlight.



## Proposals:



Front Elevation (from Fitzroy Sq) ★Georgian Group

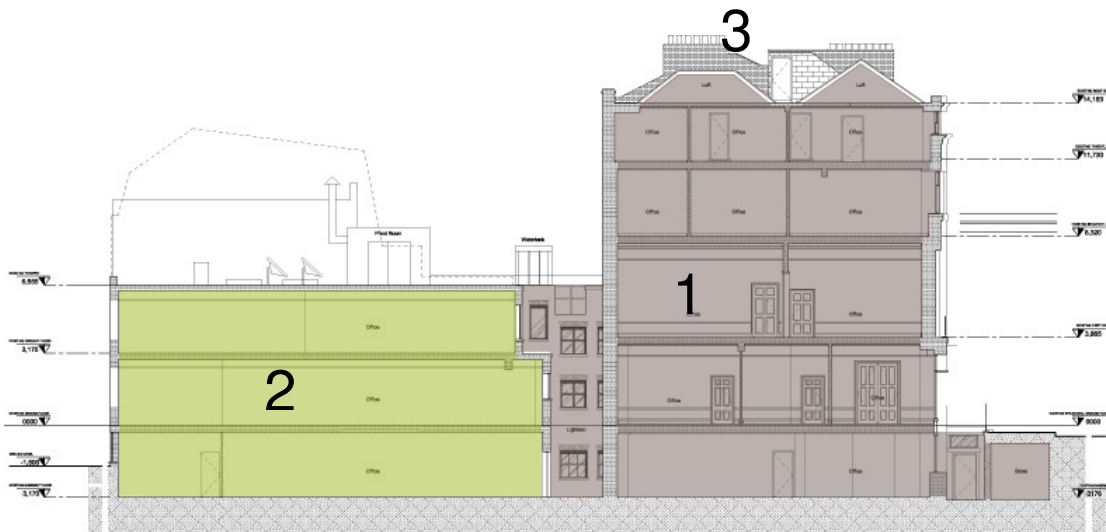


Back Elevation (11 Grafton Mews)

## Summary of Proposal

- The existing Listed Building is to be refurbished and restored to its original use.
- The height of the new mews building will be aligned with the adjacent terrace carefully executed with bricks to match existing.
- A free-standing lift will be installed onto the rear of the proposed house to facilitate easier access to the upper floors.

## 5. Site Analysis: Existing



1. The listed building – 7 Fitzroy Square

2. 11 Grafton Mews

3. The post 1985 replacement roof and 2<sup>nd</sup> and 3<sup>rd</sup> floors





## 6. Setting of the Listed Building

The listed building of No 7 Fitzroy Square is currently in office use, and has had alterations carried out, some, such as the plate glass windows at ground and basement floors, very unsympathetic to the setting of the terrace. The basement has been stripped of any original features and one of the windows to the rear has been turned into a doorway providing access to the office building. The plate glass windows will be removed and replaced to match those of the original design as at No 1 Fitzroy Square. The window will be replaced in the doorway, and the recent partitions on the upper floors removed.



**7 Fitzroy Square - Ground Floor Existing Façade**



**1 Fitzroy Square - Ground Floor Existing Façade**





**7 Fitzroy Square Existing Rear Elevation**

Once the accretions to the rear elevation of No 7 have been removed and the original elevation revealed and restored, the stepped rear elevation of No 11 relates directly to the major bay of No 7 re-establishing the original courtyard between the buildings.

## **7. Massing and scale**

The major mass of the mews building is enclosed within the envelope of the adjacent mews buildings to the north and to the south (Nos 9 and 13)

The consistent floor to ceiling heights of the mews building maintain a reduced scale overall in relation to the generous floor to ceiling heights of the main building which confirms the necessary hierarchy between the buildings. To reinforce this hierarchy the fourth floor of the mews will be at the level of the second floor in the main building thus retaining the historical continuity of scale between the related buildings and those adjacent.

## 8. Layout, Privacy & Outlook

The rear elevation of the mews building, facing into the light well and towards the rear of No.7 Fitzroy Square has been designed in such a way that the major and minor bays of the two buildings reflect one another. The minor bay of the mews is sited behind the rear extension to the Fitzroy Square building, reflecting the service content of that part of the main building and contains the bedrooms of each flat. This ensures a southerly aspect on the one hand and privacy to both buildings. The major bay of the mews obviously reflects the major bay of the main building with windows to the living room orientated both east and west to ensure no overlooking from either building, but maintaining daylight and privacy to both buildings.

## 9. Outdoor/amenity issues

The new house and flats will have access to Fitzroy Square, a private square, whilst the main building, No.7 Fitzroy Square will also benefit from a vertical garden with a south western aspect, within the light well between the two buildings.

## 10. Mews building projection treatment

Vertical garden precedents:



**Musée du Quai Branly, Paris  
Jean Nouvel**



Internal elevation of the Mews building projection material:



**Polished plaster Armourcoat - dragged**

## 11. Conclusion

The proposed development is a clear response to a necessary objective to preserve a major residential building as originally perceived whilst with minimal intervention ensuring its long term future.

The redevelopment of the mews property recognises the requirement for residential property in central London and is proposed as a positive precedent for future development of the mews.

The consequent ecological proposals which serve the development of both sites are viewed as a further positive and beneficial precedent.



# Part 2

## Access Statement

This statement conforms to the requirements of the DCLG Circular 01/2006

***“What is required in a Design and Access Statement – the Access Component”***

*It is important to note that the requirement for the access component of the statement relates only to “access to the development”<sup>8</sup> and therefore does not extend to internal aspects of individual buildings. “*

### 1. Vehicular Access

In response to Camden policy the proposal is car free and provides adequate bicycle storage for all elements of the development. It is recognised and agreed that the property is in an area served by perhaps the most intense level of public transport in the City of London.

### 2. Inclusive Access

Whilst it is accepted that disabled access to No 7, Fitzroy Square is difficult to achieve within the confines of a Grade I listed building the addition of a lift and the preservation and re-instatement of the wider doors as originally included go some way to alleviate the situation.

Access to the mews flats and the layout of the flats respond completely to the principles of Lifetime homes and together with the proposed lift and level entry are entirely predicated on the basis of their suitability for all degrees of occupation.

# Part 3

## Crime Impact Assessment

This statement is considered in relation to the document published by the Office of the Deputy Prime Minister, Safer Places – The Planning System and Crime Prevention.

### 1. Introduction

That document identifies the seven attributes which are relevant to crime prevention. However, there is very limited scope for intervention into the general environment, because the front of the building is existing, and Grade I listed and the rear of the proposal will be a small infill into an existing Mews.

### 2. The Seven Criteria

**1. Access and movement:** places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.  
Clearly this is the case in our proposal.

**2. Structure:** places that are structured so that different uses do not cause conflict.  
Clearly, the front of the building faces onto a large public space, but the railings and threshold mean that the private space is quite clearly defined.

**3. Surveillance:** places where all publicly accessible spaces are overlooked.  
As there is no public space within our proposals this does not apply. However, what is relevant is that both the front and rear entrances have many “windows” looking at them, so they are constantly under surveillance.

**4. Ownership:** places that promote a sense of ownership, respect, territorial responsibility and community.  
See the comments above regarding surveillance.

**5. Physical protection:** places that include necessary, well-designed security features.  
The new front door to the flats will be fitted with a secure entryphone/keypad system, including at the refuse store.  
The house on Fitsroy Square will have multiple 5 lever deadlocks and security bolts.

**6. Activity:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.  
This is not relevant to this application.

**7. Management and maintenance:** places that are designed with management and maintenance in mind, to discourage crime in the present and the future.  
The freehold of the new flats will have a management structure set up to manage the common parts, including lift maintenance. Any security breaches or vulnerabilities will be dealt with by them.  
The house will monitor and manage its front security as required.