

Date: 07th May 2009
Job No. 732

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ARCHITECTS

Charles Rose
Conservation and Urban Design Officer,
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Development Control and Planning Services
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BROOKS / MURRAY

Dear Charles,

Re. 7 Fitzroy Square/11 Grafton Mews; Ref: 2008/4615/P, 2008/4323/L, 2008/4932/C.

We write to you in response to the points you have raised in your notes of 1st December 2008 in relation to our planning application for this property. We answer the points in the same order as set out in your notes:

All drawings are presently being annotated to indicate all features to be retained or replaced including windows, doors, floors, walls, ceilings and decorative items.

Basement

- The stair to the ground floor will be cleaned, the metal balustrade and handrail will be restored and retained.
- The layout of the front room has been amended to ensure that the partitions do not abut the chimney breast.
- W.C. under the stairs has now been omitted and the stone steps exposed. We are currently relocating the partitions and detailing the design of the under stair screen, bearing in mind the requirements of the building control department.

Ground Floor

- We would consider retaining the existing double doors to the front room as part of the historical development of the building.
- Drawings have been annotated, together with photographs to indicate cornice to lobby and rear room.

First Floor

- Drawings now annotated to indicate retention of rear room door, front room shutters and dado.
- Rear room shutters are to be reinstated.
- After removal of partitions cornice will be reinstated to match existing.

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Roof

- The roof area will not now be amended and will remain as existing.

We have now amended the layout and elevation of the flats, together with the sections and this has resulted in the rear of the flats' building being set back further from the rear elevation of No.7 Fitzroy Square and with a revised orientation, has removed the need for the glass screens.

Elevation

- The front door and fanlight are to be retained and repaired and this we have noted on the drawings.
- The front elevation is to be reinstated as originally designed, both at lower ground and ground. New timber sash windows will be installed with new stonework. As part of this process it is proposed to clean the existing stonework and match in the new stonework.

Conditions

- All these issues will be detailed and annotated on the drawings, which should obviate the need for them to be conditioned.

Basement

Internal light well has been retained and an investigation of the vaults will be carried out together with the proposed works annotated on our drawings.

Ground Floor

Our response is noted in previous paragraphs.

First Floor

Door opening to existing rear does remain central, in line with window fenestration

Second Floor

As discussed with both yourself and Richard Parrish of English Heritage we propose that the lift passes this window, thus enabling us to retain and restore it and for it to remain, to all intents and purposes, as existing.

Roof

As already stated, works to the roof will not be carried out.

Elevations

Now submitted and annotated.

General

Floor materials have been identified on the drawings together with threshold details, which will remain as existing.

As noted, flat layouts and elevations have been amended to set the Grafton Mews building further back from the listed building and obviate the need for privacy screens and enhance the outlook from the principal rooms.

Service routes have been noted on the drawings together with the location of the riser. We are utilising an existing riser already cut into the party wall. At the bedroom, level, services will be carried to the riser in a lowered ceiling to the lobby area.

As agreed, work to existing fabric will be carried out in traditional materials and techniques, new walls and ceilings will be carried out in the materials and techniques appropriate to the day.

It is intended that all chimney pieces would be researched to ensure historical accuracy.

II Grafton Way

As noted, the rear elevation has now been amended and materials identified.

We hope this clarifies as many points as possible prior to our resubmission for consent.

Yours sincerely



Roger Clarke RIBA
Senior Architect