

Date: 6th April 2009
Job No. 732

PPG15 statement

BROOKS / MURRAY

Re. No. 7 Fitzroy Square and No.11 Grafton Mews, London W1T 5HL

Proposal Description: Change of use of No. 7 Fitzroy Square from office (Class B1) to single family dwelling (Class C3) and erection of an external lift shaft from 2nd to 4th floor to the rear, demolition of No. 11 Grafton Mews and erection of a basement plus five storey building to provide the x 1 bed flats and two x 2 bed flats.

The principles that have informed our proposal for this site have been generated by the wish to restore and reinstate the original functions of the site, whilst engaging the requirements of the 21st century.

The change of use from office (Class B1) to residential (Class C3), both for the house on Fitzroy Square and the mews on Grafton Mews, will enable us to remove the accretions of the 1985 mews development, which has severely jeopardised the integrity of No. 7 Fitzroy Square. Our proposal for the envelope of the mews development successfully disengages this building from that of No. 7 Fitzroy Square and enables us to return the elevations and plan form, together with the function of its original intent. As stated in 'A Guide to Architecture of London (Edward Jones and Christopher Woodward)... Whilst planned as an entity, Fitzroy Square was not built all at once. The east side (1793-8) was built in Portland Stone by the Adam Brothers as a unified palazzo of individual houses...

In terms of the specifics of PPG15 we have adhered to their guidance in terms of the various clauses as follows:

PART 1

2. Development Plans and Departmental Control

2.10 Consultation has taken place with the owners of the neighbouring properties, the Georgian Group, English Heritage and a pre-application meeting has been held with Camden Council Planning Department. We understand from this meeting that English Heritage and the Council Conservation Officer have already consulted with one another. Since the withdrawal of our previous application we have had further meetings and conversations with both the Planner and Conservation Officer in order to answer the queries raised by our original application.

2.14 The proposals for the newly built mews development respect the scale of the adjoining buildings and the elevation provides a contemporary yet appropriate response to the rear elevation to the listed building is one that enables the original envelope of that building to be restored all as original 2.14.

2.16 As already stated in our opening paragraph the proposals for the listed building are consistent with the origins of the building and its relationship to the square.

2.18 We consider that the proposed change of use is entirely appropriate and consistent with similar developments within the square.

3. Listed Building Control

3.8 We believe a return to the original residential use will best ensure the preservation and survival of an important building.

3.9 The proposal is considered to be economically viable.

3.10 The building is returning to its original function.

3.12 -3.15 The works to the listed building comprise a reinforcement of the original plan form and function. Windows to the front elevation are to be reinstated with reference to adjacent properties and the original drawings. To the rear elevation the original windows can now be reinstated. The proposed lift has been sited and enclosed in glass to make a minimal impact on the existing fabric whilst clearly identifying itself as an independent addition. We have eliminated an access to the stair landing between first floor and second floor in order to maintain the landing window, which has been identified as the single original example.

Internally, at ground and first floor we are reinstating the original plan form, inserting the kitchen within the identified buffet recess and stripping out the recent partition additions consistent with their B1 use. We have endeavoured, within our proposal, to reinforce the Georgian plan form. We also propose that the bathroom and dressing room insertions are clearly identifiable as new work/joinery thus revealing the extent of the original fabric.

3.16 As stated, the demolition of the building recently built in the curtilage of the listed building will be a positive enhancement of the existing building.

3.19 Refer to proposed alterations 3.12-3.15.

3.25 Refer to consultations in paragraph 2.10 together with the Historical Report from Russell Taylor Architects.

3.26 Building and fire legislation, access for disabled people. We have consulted with the Building Control Department and with their approval we have incorporated their requirements with little or no interference to the existing fabric. For instance, in response to the requirements for the code for sustainable homes we have been able to utilise the construction of the mews building to compensate for the losses of the listed building.

3.28 Every effort has been made to satisfy the access requirements of the disabled.

4. Conservation Areas

4.9 As stated, considerable consultation has taken place.

4.17 We consider that our proposals provide a considerable enhancement to the area.

5. Transport and Traffic Management

After consultation with Camden Council Planning Department we have proposed a care free development within a substantial provision for bicycle storage.

PART 2

6. Identifying and recording the historic environment

With the aid of the historical analysis and clear identification of the plan form and record of original details, we can ensure the preservation of the history of the building.

7. The Upkeep and Repair of Historical Buildings

As stated, we believe the proposed change of use will ensure the preservation and upkeep of the building.

ANNEX C

Guidance on alterations to listed buildings general principles.

Noted and covered in sections 3.12-3.15.

Existing drawings and photographs enclosed

Drawing Nos. 732-E01, 02, 03, 04, 05.