Design and Access Statement

7 Fitzroy Square

BROOKS MURRAY 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 CABE'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 proposed new accommodation is as follows:

SCHEDULE OF NEW-BUILT AREAS:

Lower Ground Floor: 111.90 sqm – all for the main house

Ground Floor:
Entrance/bike store etc: 31.42 sqm
Unit 1:
59.70 sqm

First floor:
Unit 2: 45.36sqm 1bed, 2 hab rooms
Unit 3: 55.45 sqm 1bed, 2 hab rooms

Second Floor:
Unit 4: 46.69 sqm 1bed, 2 hab rooms
Unit 5: 56.90 sqm 1bed, 2 hab rooms

Third floor:
Unit 6: 93.58 sqm 2bed, 3 hab rooms (continued @ 4th floor)
Unit 7: 77.83 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:

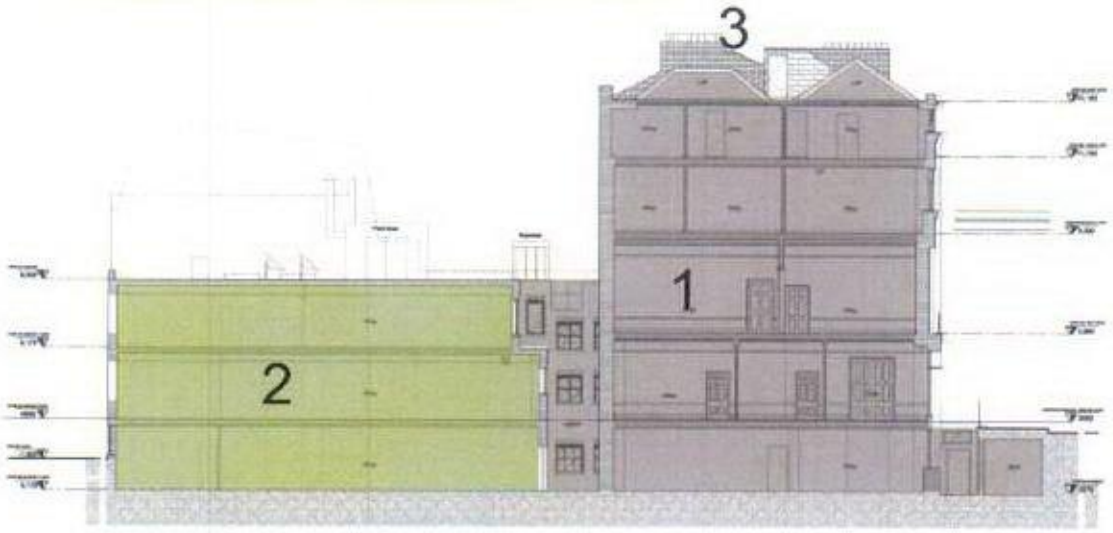
Front Elevation (from Fitzroy Sq) ★Georgian Group

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 - Proposed



Existing Section A-A

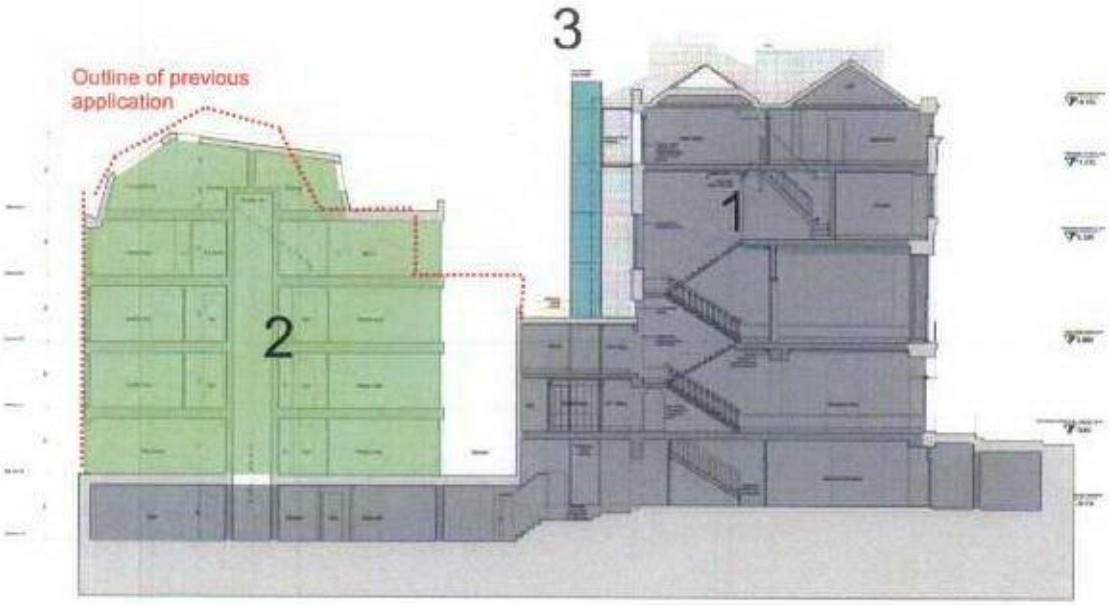
1. **The listed building – 7 Fitzroy Square**

2. **11 Grafton Mews**

3. **The post 1985 replacement roof and 2nd and 3rd floors**

Proposals:

- The new proposed rear building seeks to establish a clear volumetric relationship with the listed building.



Proposed Section B-B

1. **The Listed building – 7 Fitzroy Square**
2. **New-Built Flats**
3. **New lift**

Within the footprint of the original closet wing is the proposed location of a glass enclosed lift. This reinforces the service element of the closet.

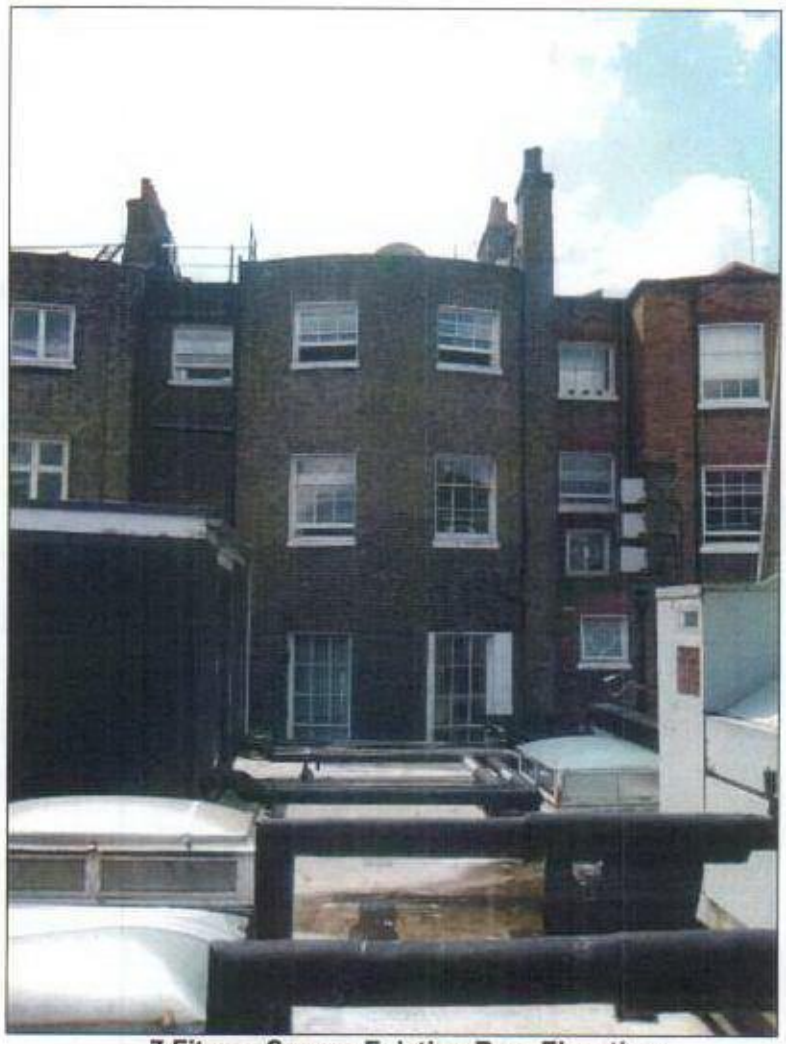
Where it projects upwards above the existing closet roof, the lift and enclosure will be transparent glass, reading like a free standing object; the elevation beyond visible.

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"[8] 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 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 houses and together with the proposed lift and level entry are entirely predicated on the basis of their suitability for all degrees of occupation.

Mike Sindic
Chartered Surveyor

The Chine, Chorleywood Road
Rickmansworth, Herts. WD3 4EN
Telephone: 01923 773728
Fax: 01923 897180
Mobile: 07860 838636
Email: mike.sindic@googlemail.com

8 September 2008

Rosedale Limited
7 Fitzroy Square
London W1T 5HL

Proposed development at 7 Fitzroy Square, London W1

In accordance with your instructions and on the basis of the drawings supplied, I have now visited the site and would report as follows.

Town and Country Planning

The latest guidance note on the subject of sunlight, daylight and other associated matters is the Building Research Establishment report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". The report sets out tests that can be applied to assess the impact of redevelopment or extensions on neighbouring properties.

Methodology

The properties which may be affected by the proposed development are 6 Fitzroy Square/ 9 Grafton Mews and 8 Fitzroy Square/13 Grafton Mews.

The assessment has been carried out to the windows at the lowest floor level from which the proposed development can be seen, and nearest to the proposed development. If the results are compliant with the BRE Report, as the distance height ratio will increase to windows at higher levels or further from the proposed development, the values will also increase and will be deemed to be BRE compliant.

Drawings

Brooks Murray Architects

732 E02	Existing 1st & 2nd Floor Plans
732 E03	Existing Third Floor Plan
732 E04	Existing Section A-A
732 E05	Existing Elevations

732 P000	Site Location
732 P003	Proposed First Floor
732 P004	Proposed Second Floor
732 P005	Proposed Third Floor
732 P006	Proposed Fourth Floor/Roof Level
732 P007	Proposed Roof Plan
732 P008	Proposed Section B-B
732 P010	Proposed Section A-A

Light from the Sky

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with light from the sky in Section 2, and states in relation to existing buildings that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, than the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;

and

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."

Report

The locations of the buildings and relevant windows are shown on the attached photographs. Appendix 1 shows the rear elevations of the Grafton Mews properties, and Appendix 2 shows the rear elevations of the Fitzroy Square properties.

The vertical sky component at the affected windows has been measured in accordance with Appendix A of the Report by plotting the obstruction created by existing buildings compared with the proposed development. The resulting plots are placed over the skylight indicator which has 80 crosses marked on it, each of which corresponds to 0.5% vertical sky component. The vertical sky component at the reference point (in %) is found by counting the unobstructed crosses and dividing by two.

The proposed development will be very slightly visible to the south east from the windows in the main rear elevation of 13 Grafton Mews and to the north west from the windows in the main rear elevation of 9 Grafton Mews, and although the changes are very minimal, the values are as follows.

Window	Existing Sky Factor	Proposed Sky Factor	Loss	Percentage Loss
9 Grafton Mews				
first floor	04.00%	04.00%	Nil	Nil
second floor	17.50%	17.50%	Nil	Nil
third floor	21.50%	21.50%	Nil	Nil

Sky visibility to these windows is already obstructed by the existing plant room, and as the proposed extension will not extend as far as the plant room presently does, there will in fact be a very small gain in the light received. However, it is too small to register on the charts.

Window	Existing Sky Factor	Proposed Sky Factor	Loss	Percentage Loss
13 Grafton Mews				
ground floor	05.75%	05.75%	Nil	Nil
first floor	07.50%	07.25%	0.25%	3.3%
second floor	12.50%	12.00%	0.50%	4.0%
third floor	18.25%	17.50%	0.75%	4.1%

Insofar as 6 and 8 Fitzroy Square are concerned, the proposed infill extension is not visible from the windows below first floor level, as it is obscured from these windows by the roof lines of the "link" buildings. The results calculated at the first floor windows nearest to the proposed development are as follows.

Window	Existing Sky Factor	Proposed Sky Factor	Loss	Percentage Loss
6 Fitzroy Square				
first floor rear	32.75%	31.25%	1.50%	4.6%
8 Fitzroy Square				
first floor rear	32.50%	30.50%	2.00%	6.2%

Conclusion

Insofar as light from the sky is concerned, the scheme is fully BRE compliant in that the retained sky component will either be unaffected, or it will be not less than 27% and more than 0.8 times its former value.

Sunlighting

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with sunlight in section 3, and states in relation to existing buildings that:

"Obstruction to sunlight may become an issue if:

some part of a new development is situated within 90 degrees of due south of a main window wall of an existing building;

and

in the section drawn perpendicular to this existing window wall, the new development subtends an angle greater than 25 degrees to the horizontal measured from a point 2m above the ground."

Report

The British Standard referred to in the Report recommends that at least 25% of annual probable sunlight hours be available at the reference point, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March. The sunlight availability indicator has 100 spots on it representing 1% of sunlight availability for each spot which remains unobstructed, and the calculation for probable sunlight hours in the winter months is carried out by only taking into account those spots below the Equinox line. The results calculated at the same windows as the vertical sky component are as follows.

9 Grafton Mews

No part of the proposed development is situated within 90 degrees of due south of the main rear wall of 9 Grafton Mews.

13 Grafton Mews

Window	**Existing**		**Proposed**	
	Annual	**Winter**	**Annual**	**Winter**
ground floor	08.0%	Nil	08.0%	Nil
first floor	10.5%	Nil	10.5%	Nil
second floor	24.0%	01.0%	23.5%	01.0%
third floor	43.5%	10.0%	39.5%	6.0%
6 Fitzroy Square				
first floor rear	30.0%	05.0%	29.0%	05.0%

8 Fitzroy Square				
first floor rear	32.5%	06.0%	32.0%	06.0%

Conclusion

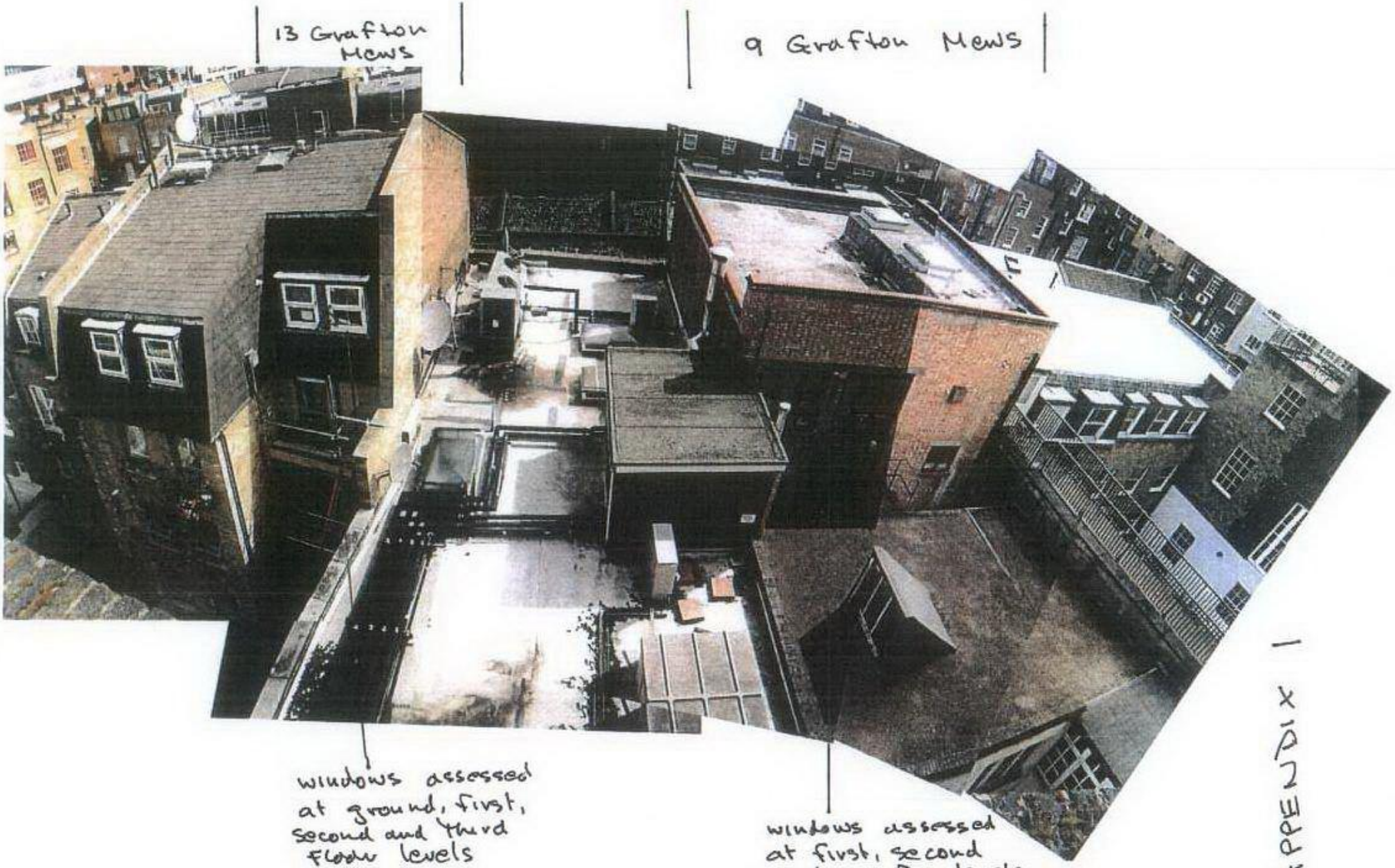
Insofar as sunlighting is concerned, the scheme is generally BRE compliant in that either the existing sunlighting will not be affected, or at least 25% of annual probable sunlight hours will be available at the affected windows, including at least 5% of annual probable sunlight hours in the winter months between 21st September and 21st March. The only exception is the second floor rear window to 13 Grafton Mews, where the sunlighting is below 25% of annual probable sunlight hours and will be reduced by 0.5%. The reduction is negligible and is unlikely to be noticeable.

Summary

The scheme is virtually wholly BRE compliant, with one very minor exception in respect of sunlighting as noted in the report. It is important to note that the BRE Report states that the numerical values are purely advisory, and that the advice given is not mandatory as the document must not be seen as an instrument of planning policy. The numerical guidelines should be interpreted flexibly, and it is accepted that in city centres a higher degree of obstruction is acceptable and may in fact be unavoidable. The calculation methods in Appendices A, B and G of the BRE Report are entirely flexible in this respect.

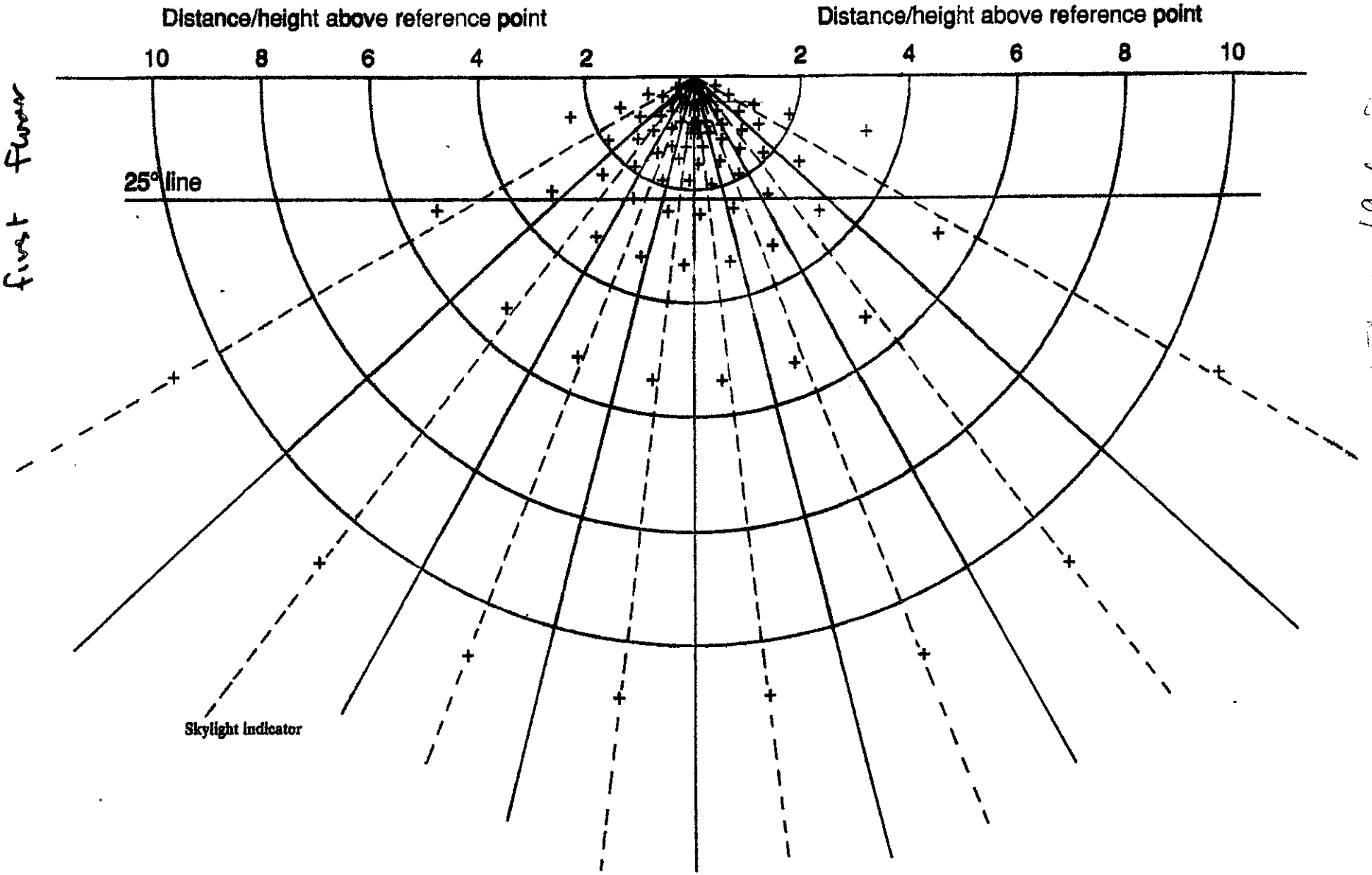
Whilst there is very slight failure to fully comply with the BRE guidelines in one instance, it is considered that the proposed development complies with the BRE Report as a whole.

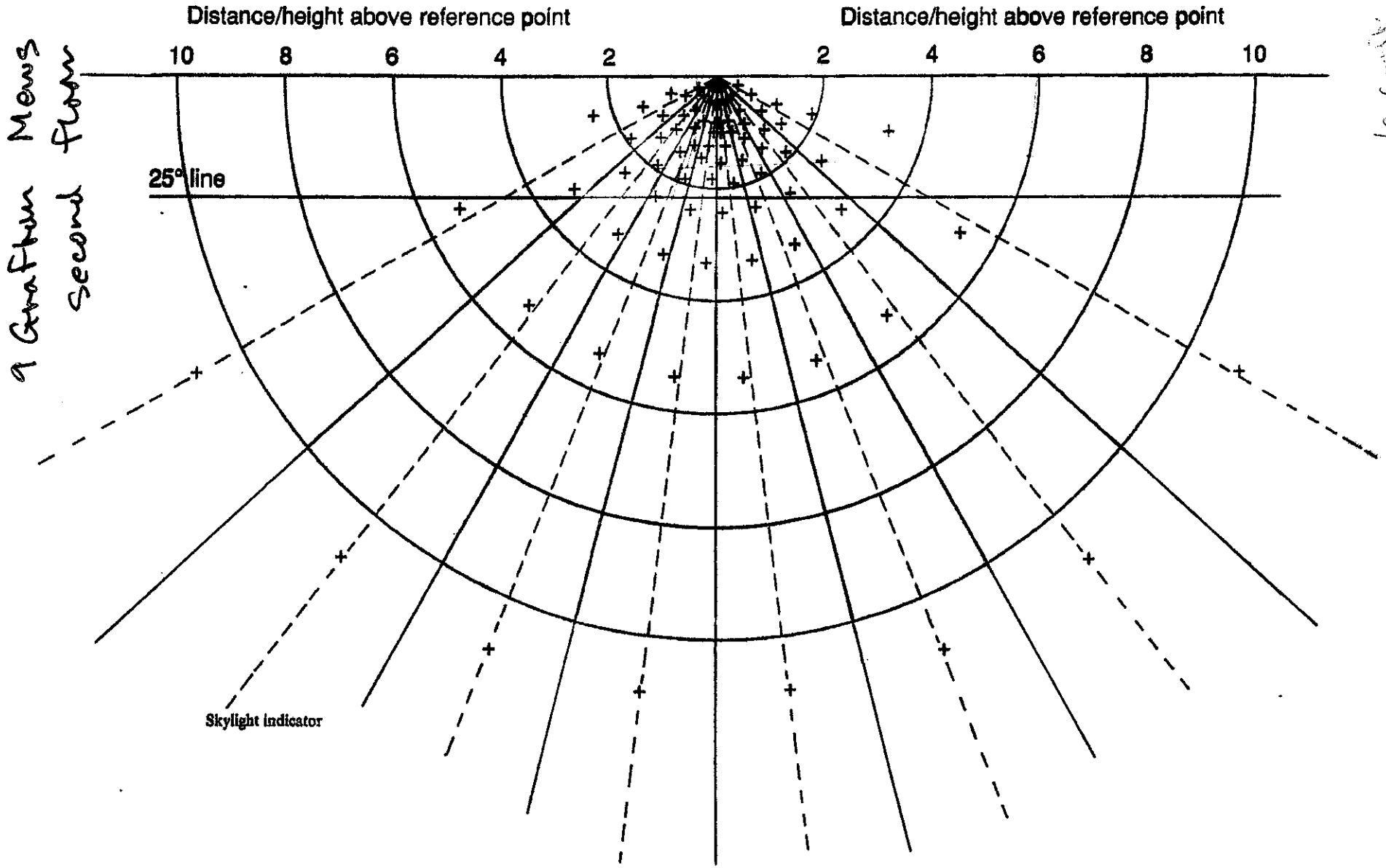
Mike Sindic BA DipTP MRICS FCIOB

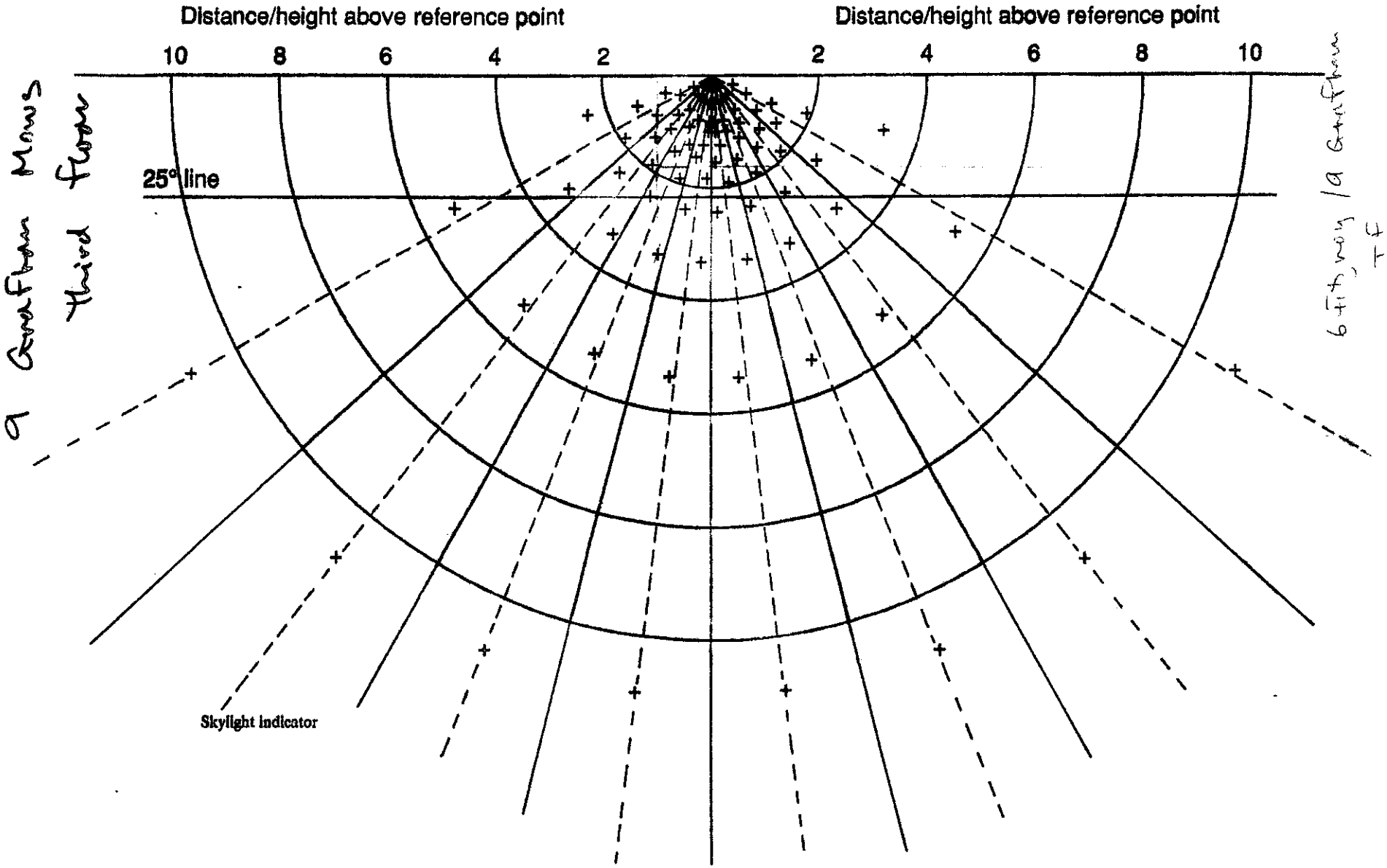

13 Grafton Mews
9 Grafton Mews
windows assessed at ground, first, second and third floor levels
windows assessed at first, second and third floor levels

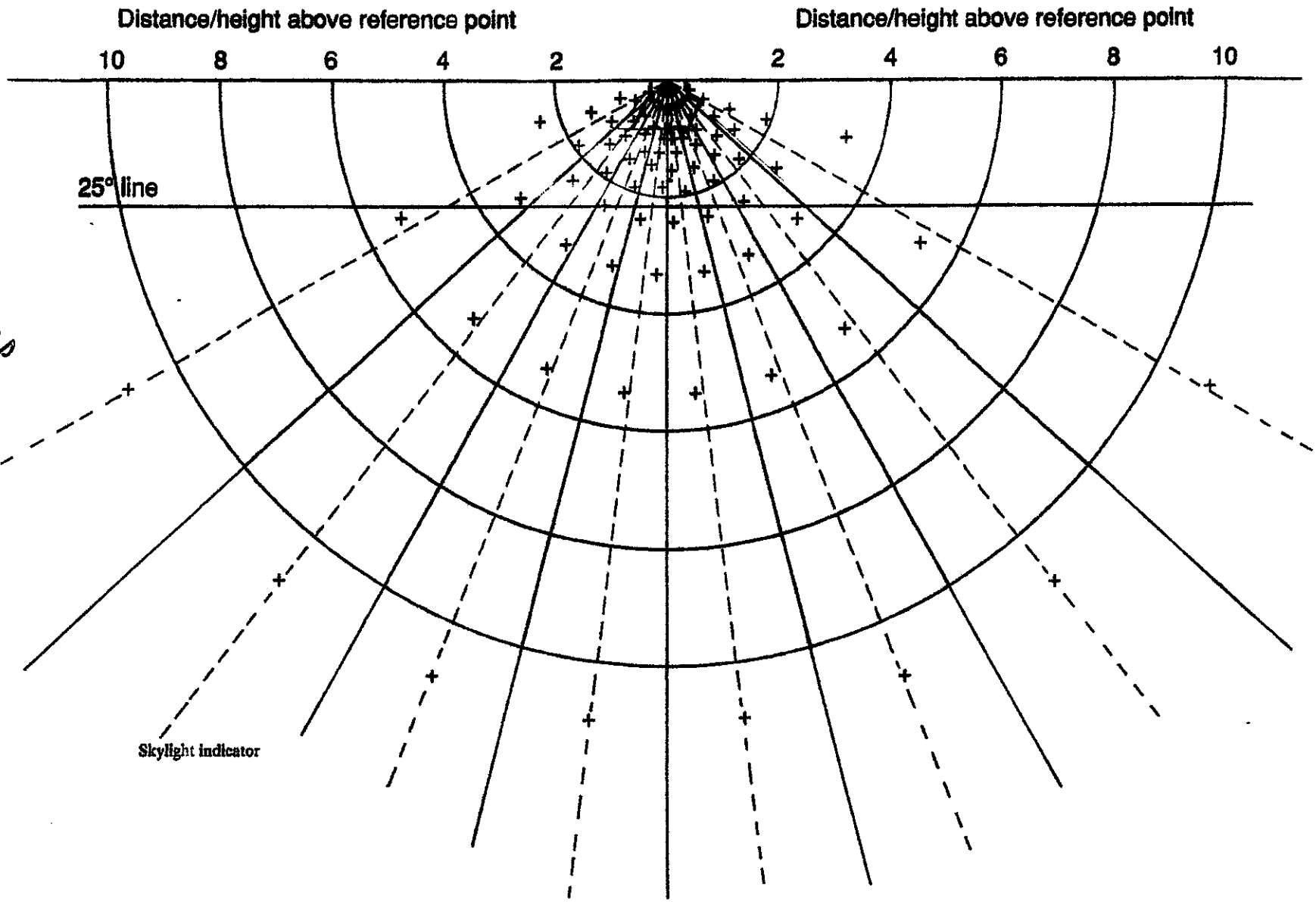
APPENDIX 1

APPENDIX 2

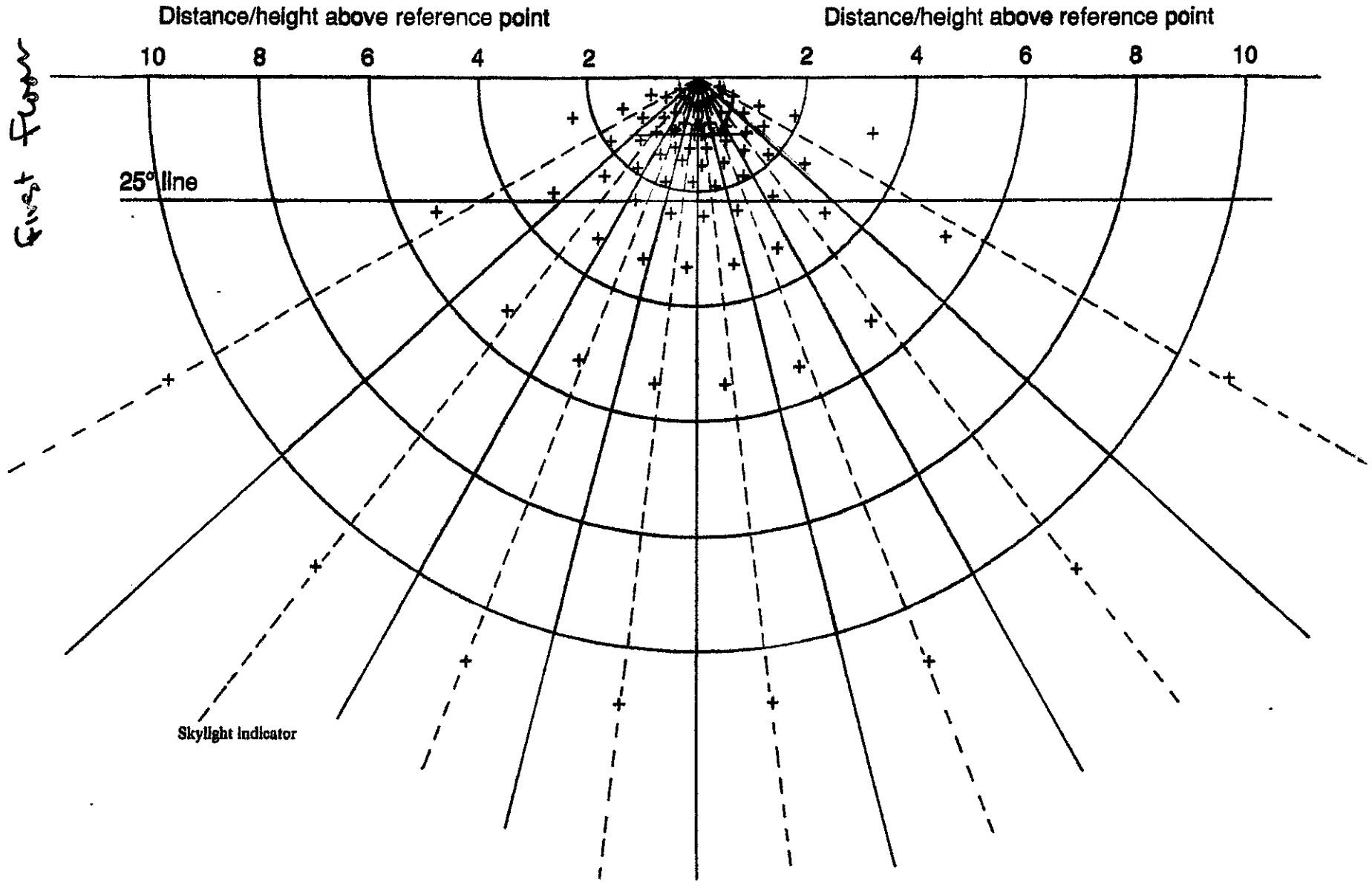

Distance/height above reference point
Distance/height above reference point
10
8
6
4
2
2
4
6
8
10
25° line
Skylight indicator

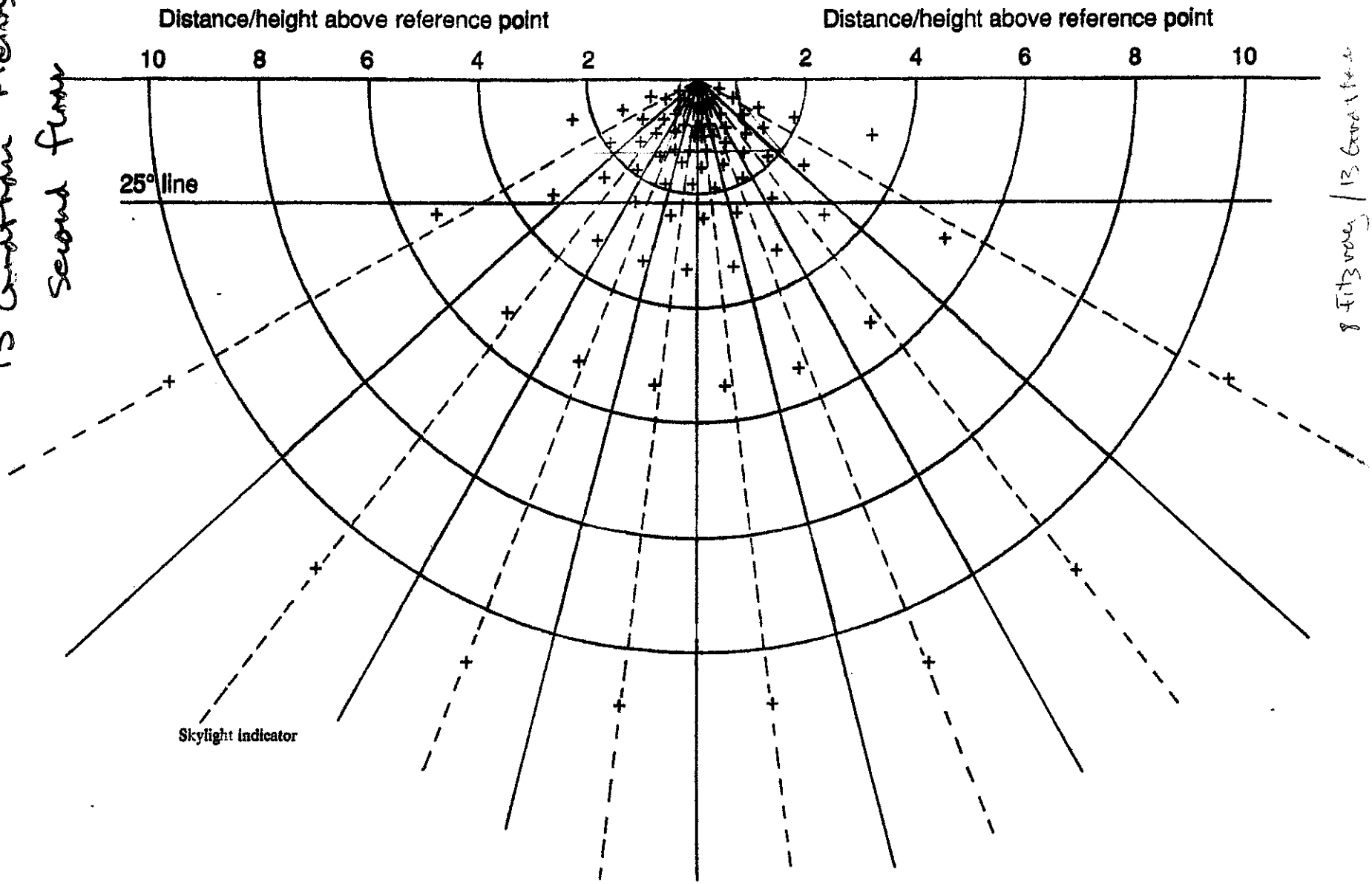

Distance/height above reference point
Distance/height above reference point
10
8
6
4
2
2
4
6
8
10
25° line
Skylight indicator

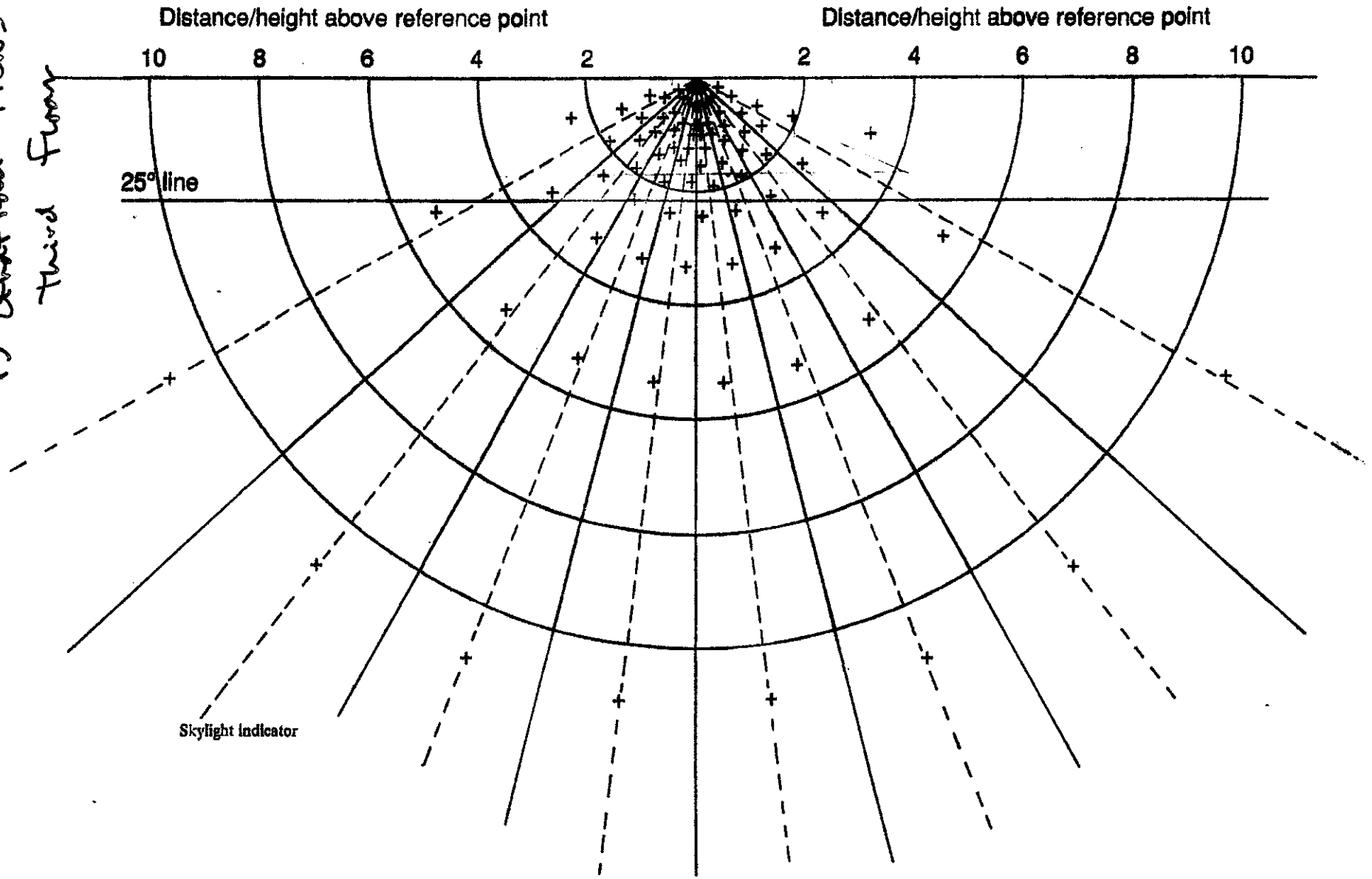

Distance/height above reference point
Distance/height above reference point
10
8
6
4
2
2
4
6
8
10
25° line
Skylight indicator

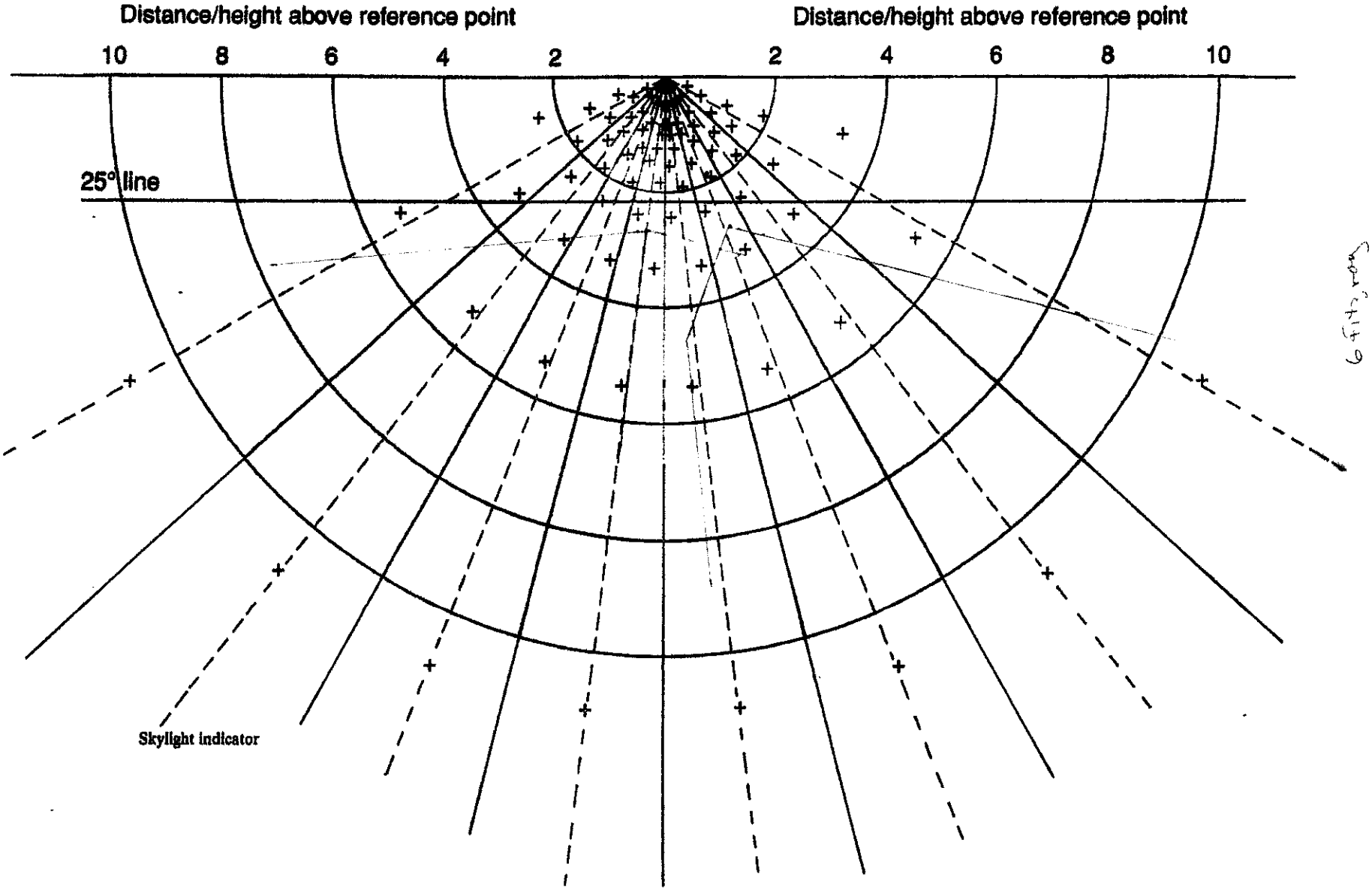


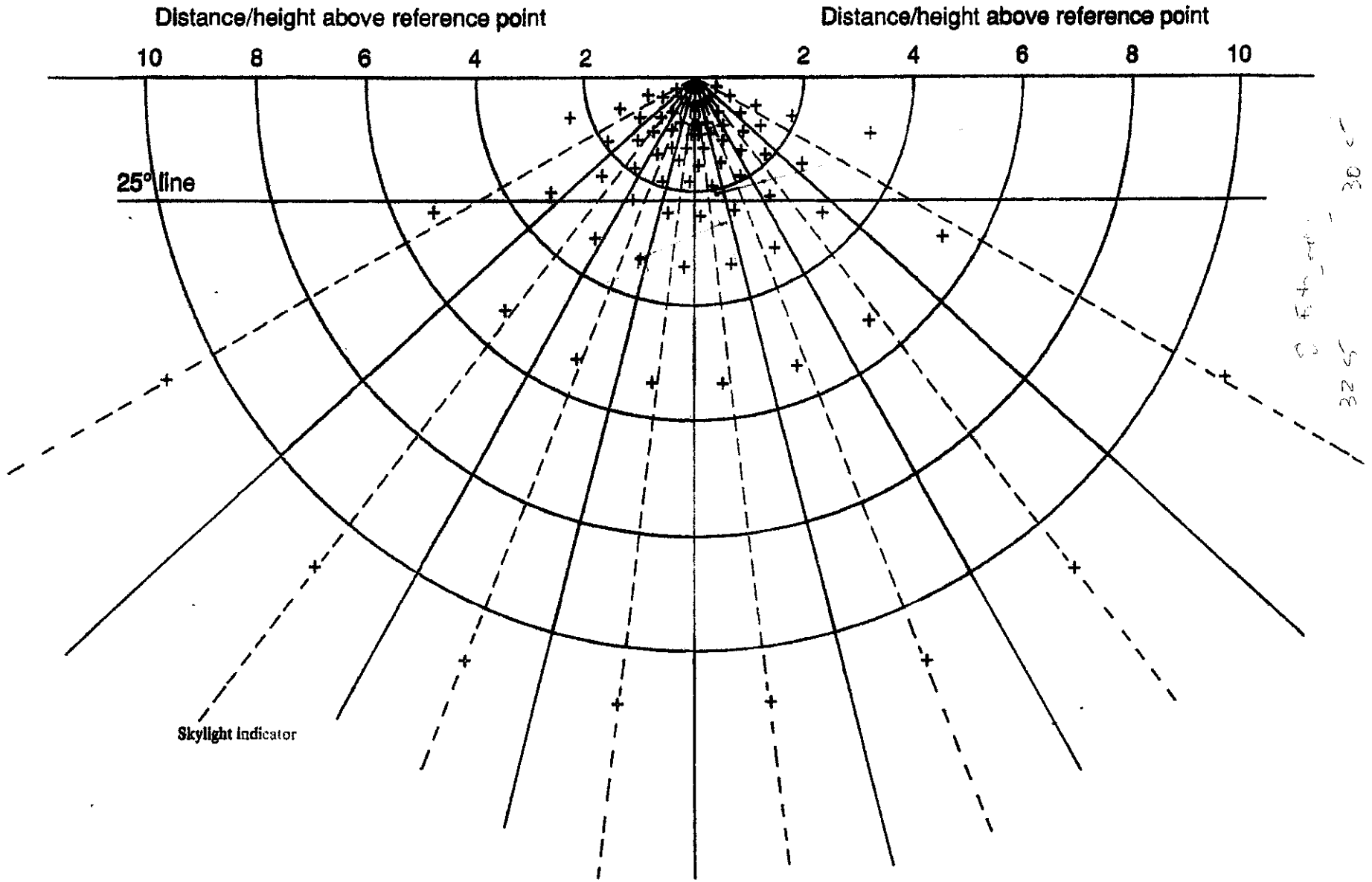
13 Grafton Mews
ground floor


Distance/height above reference point
10
8
6
4
2
Distance/height above reference point
2
4
6
8
10
25° line
Skylight indicator


Distance/height above reference point
10
8
6
4
2
Distance/height above reference point
2
4
6
8
10
25° line
Skylight indicator


Distance/height above reference point
10
8
6
4
2
Distance/height above reference point
2
4
6
8
10
25° line
Skylight indicator


Distance/height above reference point
Distance/height above reference point
10
8
6
4
2
2
4
6
8
10
25° line
Skylight indicator


Distance/height above reference point
Distance/height above reference point
10
8
6
4
2
2
4
6
8
10
25° line
Skylight indicator

Mike Sindic
Chartered Surveyor

The Chine, Chorleywood Road
Rickmansworth, Herts. WD3 4EN
Telephone: 01923 773728
Fax: 01923 897180
Mobile: 07860 838636
Email: mike.sindic@googlemail.com

18 May 2009

Rosedale Ltd
c/o Fuglers Solicitors
70 Charlotte Street
London W1P 1LR

Proposed development at 7 Fitzroy Square and 11 Grafton Mews, London W1

In accordance with your instructions and on the basis of the drawings supplied, I have now visited the site and would report as follows.

Town and Country Planning

The latest guidance note on the subject of sunlight, daylight and other associated matters is the Building Research Establishment report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice". The report sets out tests that can be applied to assess the impact of redevelopment or extensions on neighbouring properties.

Methodology

The assessment has been carried out starting at the windows at the lowest floor level and progressing up the building. Once the recommended vertical sky component is achieved, as distance height ratio will increase to windows at higher levels or further from surrounding buildings, the values will also increase and these windows would be deemed to be BRE compliant.

Drawings

Brooks Murray Architects

732-P001 C	Proposed Lower Ground Floor
732-P102 C	Proposed Ground Floor
732-P103 A	Proposed First Floor
732-P104 A	Proposed Second Floor
732-P105 A	Proposed Third Floor
732-P106 A	Proposed Fourth Floor / Roof Level

732-P108 Proposed Section A-A
732-P110 Proposed Section B-B

Scope of the Report

This report is to be read in conjunction with the report dated 8th September 2008, in addition to which the Local Planning Authority have requested that the Average Daylight Factor be calculated for each habitable room of the proposed flats. Average Daylight Factor calculations have been undertaken to all habitable rooms where the vertical sky component is below the recommended value.

Light from the Sky

Building Research Establishment Report "Site layout planning for daylight and sunlight" deals with light from the sky in Section 2, and states in relation to existing buildings that:

"If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25 degrees to the horizontal, than the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

the vertical sky component measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value;

and

the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value."

As the proposed development is to an existing building which is being converted to residential use, the provisions of the second criterion do not apply, and it is only the vertical sky component that is relevant.

Report

The vertical sky component at each window to all habitable rooms has been measured in accordance with Appendix A of the Report by plotting the obstruction created either by parts of the existing building or by neighbouring buildings.

Whilst it is interpreted from this criterion that a 27% vertical sky component constitutes adequacy, this calculation only measures light reaching the outside plane of the window and is therefore potential light rather than actual. Depending upon the room and window size, the room may still be adequately lit with a lesser vertical sky component value than the target value referred to above.

Appendix C of the BRE Report sets out various more detailed tests that assess the interior daylight conditions of rooms. These include the calculation of the average daylight factor which determines the level of interior illumination that can be compared with the British Standard BS 8206: Part 2. This standard recommends a minimum average daylight factor of 1.5% for living rooms and 1.0% for bedrooms.

The results in respect of the rooms assessed are as follows.

7 Fitzroy Square

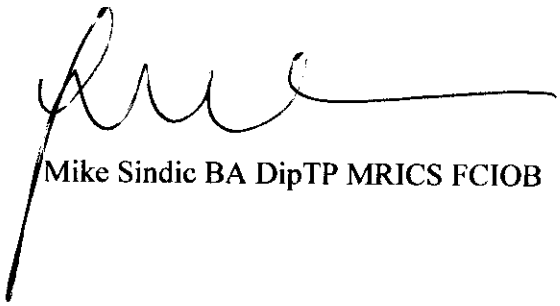
As there are no obstructions measured from the centre of any of the windows to the front elevation which subtend an angle of more than 25 degrees to the horizontal, the diffuse daylighting of the windows on the front elevation will not be adversely affected.

Window	**Sky Factor**	**Daylight Factor**
Rear Elevation		
basement	8.00%	1.54%
ground floor	14.00%	1.60%
first floor	19.50%	2.88%
second floor	37.00%	N/A
11 Grafton Mews		
Front Elevation		
first floor bedroom	31.25%	N/A
Rear Elevation		
basement bedroom	6.00%	1.07%
basement living room	5.50%	1.59%
ground floor bedroom	3.25%	1.71%
ground floor living room	9.75%	1.72%
first floor bedroom	7.75%	2.60%
first floor living room	12.25%	1.97%

second floor bedroom	7.75%	2.60%
second floor living room	14.00%	2.11%
third floor bedroom	14.50%	3.66%
third floor master bedroom	21.50%	2.70%

Conclusion

Insofar as light from the sky is concerned, the scheme is BRE compliant in that the sky component will be in excess of 27%, or that the average daylight factor will be not less than 1% to bedrooms and 1.5% to living rooms, in respect of all habitable rooms.



Mike Sindic BA DipTP MRICS FCIOB