

20 Fitzroy Square, W1T 6EJ

Internal Alterations

Heritage, Design and Access Statement

1.0 Setting

- 1.1 20 Fitzroy Square is a stucco fronted, four storey townhouse with basement located at the end of north end of the West Terrace facing Fitzroy Square. It is Grade II* listed and lies within the Fitzroy Square Conservation Area.
- 1.2 The terrace follows the form adopted for the south and east sides of the square with a symmetrical single villa form with a projecting central bay with ionic pilasters and projecting end bays, divided into single family houses. No. 20 occupies the end bay at the north of the terrace, projecting forward from the main elevation and featuring additional moulded string course details.
- 1.3 Fitzroy Square was developed by Charles Fitzroy following Act of Parliament in 1768. The square was laid out in 1790 and construction commenced with the South and East Terraces by the Adam Brothers in Palladian Style in 1792 – 1794. Each terrace was developed as a single villa form but arranged as a series of single family dwellings. These terraces now have Grade I listing.
- 1.4 The North Terrace was built in 1827 – 1828, with the West Terrace following in 1832 – 1835. Both of these terraces received Grade II * listing on 10 June 1954.
- 1.5 The listing description describes the West Terrace thus:

“Terrace of 13 houses forming the western side of Fitzroy Square. c1832-35. Stucco with rusticated ground floor.

EXTERIOR: 4 storeys and basements. 3 windows each. 3 windows at each end and centre 7 windows projecting. Round-arched ground floor openings linked by impost bands. Doorways with pilaster-jambes carrying cornice-heads; fanlights (some radial patterned) and panelled doors. Sash windows in shallow, plain stucco recesses. Upper storeys with square-headed, recessed sashes. Continuous cast-iron balcony to 1st floor windows. Moulded 2nd floor sill band. Main cornice with plain frieze below attic storey. Cornice and blocking course. Central bays with 4 Ionic engaged columns in antis rising through 1st and 2nd floors. 1 bay to either side with pilasters rising through 1st and 2nd floors and recessed, tripartite sash windows, those on the ground floor being segmental arched. No.32 with 3 window (all blind) return to Grafton Way.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. Cast-iron foot scrapers and most with mosaic top steps. ... This terrace complements the Adam blocks in the square, though it is very different in design. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 52-8).” The basement of the property has been extended to the rear.”

2.0 Planning History

Below is a summary of the Planning History for 20 Fitzroy Square since 1993:

Application Number	Development Description	Date Registered	Decision
2014/6863/L	Reinstatement of roof slates, addition of insulation and associated roof repairs, and the enlargement of the roof access dormer to the rear roof slope.	18-11-2014	Granted
2013/6316/NEW	IGNORE - NOT REQUIRED - Change of use from offices (Class B1a) to residential (Class C3) to provide a single dwelling house.	--	Withdrawn Decision
2013/6307/P	Change of use from office (Class B1a) and 1 x 3 bed residential unit (Class C3) to single dwelling house (Class C3).	18-11-2013	Withdrawn Decision
PS9805019R1 LS9805020R1	Change of use of the front basement room and the brick vaults beneath the pavement, from office use (Class B1) and ancillary storage space to use as a one bedroom flat (Class C3), together with internal alterations to the structure of the vaults in connection with the insertion of doorways and external alterations, as shown on drawing numbers FS/FM/15/01, FS/FM/10, /15 and /20.	13-01-1999	Refuse Planning Permission Refuse Listed Building Consent
PS9805019 LS9805020	Alterations at basement level and change of use to provide a self-contained flat. (Plans submitted)	26-11-1998	Withdrawn Application-revision received
PS9704927R1 LS9704928R1	The erection of a roof extension over the rear addition for office use. (as shown on drawing nos. SP1, PT/30/1A, PT/31/1A & PT/34B)	10-11-1997	Grant Full Planning Permission Grant L B Consent with Conditions
PS9704927 LS9704928	Roof extension to rear addition. (plans submitted)	02-09-1997	Withdrawn Application-revision receive
P9600509 L9600510	The erection of a roof extension on the rear addition, as shown on drawing numbers SP1, PT30/1, PT/31/1 & PT34.	21-02-1996	Grant Full Planning Permission Grant L B Consent with Conditions
9470257 9401290	The erection of a roof extension on the rear mews building together with the installation of a spiral staircase in the gap between the main building and the mews enclosed by a glazed roof. as shown on drawings numbered PT/30 01 32 and 33.	16-08-1994	Refuse List. Build. or Cons Area Consent Refuse Full or Outline Permission
9301528	Change of use from offices to offices with residential flat on the second and third floors. (Plans submitted).	02-12-1993	Withdrawn after Reg'n (not used on PACIS)
9370257	Works of internal alteration refurbishment and reinstatement as shown on drawings numbered PT10 and PT20	02-12-1993	Grant List. Build. or Cons. Area Consent
9300356	Certificate of lawfulness for an existing use: Use of basement ground and first floor as offices. (No plans submitted).	19-03-1993	Grant Full or Outline Perm. with Condit.

3.0 Design and Significance

3.1 20 Fitzroy is built of brick with stucco render and a rusticated ground floor. (ref. listing description at 1.5 above).

- a) The property comprises the original main house (four storeys with basement) and a later rear annexe separated by a small courtyard and linked by a two storey (Lower Ground and Ground) extension contemporary with the main house.
- b) The property was purchased by 10 Fitzroy Limited in October 2014.

3.2 Interior

- a) The interiors of the building were not inspected at the time of the listing.
- b) The main staircase extends from ground floor top second floor. The second and third floors are connected by a small internal staircase with double winders.

4.0 Existing Condition and Proposals

4.1 Existing Condition

- a) The Basement, Ground and First Floors in the main house and the rear annexe have approved use as offices - Case 9300356.
- b) The rear annexe was modified and extended following approvals in 1996 & 1997 - cases P9600509, L9600510 & PS9704927R1, LS9704928R1
- c) The second and third floors have approved use as a maisonette by Certificate of lawfulness - case no 9300356.
- d) Many original internal features remain in the common areas and in the rooms at the lower floors, but few remain on the second and third floors.
- e) The rear annexe is used as offices, with one unit occupying the ground and first floors linked by a spiral staircase. The lower ground floor of the annexe had been divided into three spaces by plasterboard and stud partitioning to create a kitchen area, rest room and lobby. These rooms had suspended ceilings.
- f) The two store cupboards in the basement 'link' had been converted into a shower and boiler room, and a WC inserted beneath the basement stairs.
- g) The layout of the upper two floors had been modified to suit its use as a maisonette and while they retain the internal minor staircase and balustrade, fireplaces and skirtings, little else remains. Dropped plasterboard ceilings are present in some rooms.
- h) At second floor, a door and screen with a poor imitation round arched fanlight had been added across the head of the main staircase to provide a front door to the flat.
- i) On the second floor a WC had been inserted beneath the minor staircase. This is lit from the main stairwell through an original round arched window
- j) A kitchen had been created in the second floor small front room with a dropped plasterboard ceiling and a timber stud and plasterboard boxing along the party wall, concealing a chimney breast and a multitude of pipes and wiring.
- k) A bathroom in third floor small front room features the same dropped plasterboard ceiling and plasterboard boxing along the party wall, concealing a chimney breast pipes and wiring, as the kitchen below.
- l) A doorway had been cut through the lath and plaster wall between the small front room and the adjacent main front room on the third floor.
- m) At third floor, a WC had been created on the third floor by extending into the small rear room with a plasterboard and stud wall.
- n) A plasterboard double-bay wardrobe had been inserted in the third floor rear bedroom along the lath and plaster spine wall and a doorway had been cut through the spine wall to provide access to the wardrobe from the front bedroom.
- o) Doors at second and third floors have been replaced in recent years by poorly fitting basic modern panelled doors. Some architraves are original, but others have been replaced as modifications were carried out.

4.2 Proposals / Works carried out

- a) A process of redecoration is underway in the building in all of the common areas and this will be extended into the occupied areas. No physical changes are being proposed to the lower floors in the main house and all existing features will be retained. WC's will be refurbished with new fittings. Power and data rewiring is being carried out discretely in some rooms with additional outlets.
- b) It is proposed to reconfigure the rear annexe at basement level into one room by removal of the inserted plasterboard partitions and replacement of the suspended ceiling with a new plasterboard ceiling (Ref. 1). No changes are to be made to the original brick structure and the new ceiling will include a fire resistant construction with appropriate levels of sound proofing. Plasterboard dry-lining to the internal brick walls will be replaced.

- c) The shower will be removed from the link and the cupboard reinstated. (Ref. 2).
- d) At second floor level the plasterboard cladding in the front small room will be removed and the wall repaired, with boxing only where required after rationalising the pipework and wiring. (Ref. 3).
- e) At third floor level the plasterboard cladding in the front small room will be removed and the wall repaired, with boxing only where required after rationalising the pipework and wiring. (Ref. 8).
- f) The recently inserted doorway in the wall between the main front and small front rooms will be closed off in plasterboard, recording the changes made in the past (Ref. 7).
- g) The recent plasterboard partitions forming the wardrobe will be removed from the rear bedroom (Ref. 5).
- h) The recently inserted doorway in the spine wall between the front and rear bedrooms will be closed off in plasterboard and stud, recording the changes made in the past (Ref. 6).
- i) At third floor level, the recent plasterboard wall in the small rear room will be relocated to make the room more useful and the WC reconfigured accordingly (Ref. 4). The WC fittings will be replaced.
- j) During the initial investigation works a small amount lath and plaster was discovered immediately around the landing doorway within the small front room, while most of the wall was plasterboard faced. This small area was loose and damaged and it is proposed that the plasterboard is extended to cover this area as well (Ref. 9).
- k) The existing replacement doors from the lobbies into the individual rooms at second and third floors have been removed and fire rated panelled doors will be fitted in their place to comply with Building Regulations.

5.0 Background and Policy

- 5.1 The changes proposed are part of the general redecoration of the property by the new owner. We believe them to be non-controversial and constitute reversion of very recent changes made by the previous occupants. The current owner recognises that these works have carried out without a listed building consent and now wish to rectify this omission.
- 5.2 The owner's approach is predominantly conservation in nature with replacement only where absolutely necessary. This is demonstrated by the separate approved application for Listed Building Consent for the re-instatement of the slate roof to its original form and construction. A further application is shortly to be submitted for the conservation and refurbishment of the front steps, railings and lightwell steps, and refurbishment works to the rear lightwell.

6.0 Reversibility

- 6.1 One of the principles of conservation philosophy is that alterations should, whenever possible, be reversible and not harm the building's historic integrity.
- 6.2 All proposed new work or alterations to this building fabric will be carried out using replacements that will not affect the historic integrity, character or appearance or result in consequential damage to historic fabric. The previous changes will be recognisable in the future by the materials and techniques used e.g. plasterboard insertions to infill 'recent' door openings. The proposed alterations will preserve the integrity of the building and conserve it for the future, and we consider there to be no 'harm to the significance of the heritage asset'.

7.0 Summary

- 7.1 The works comprise minor alterations to rectify recent changes made by previous owners of the property, associated with the changes of use from original single dwelling house to offices and maisonette formalised by a Certificate of Lawfulness for an existing use in 1993.

8.0 Access Statement

- 8.1 Existing access to the building will remain unchanged.