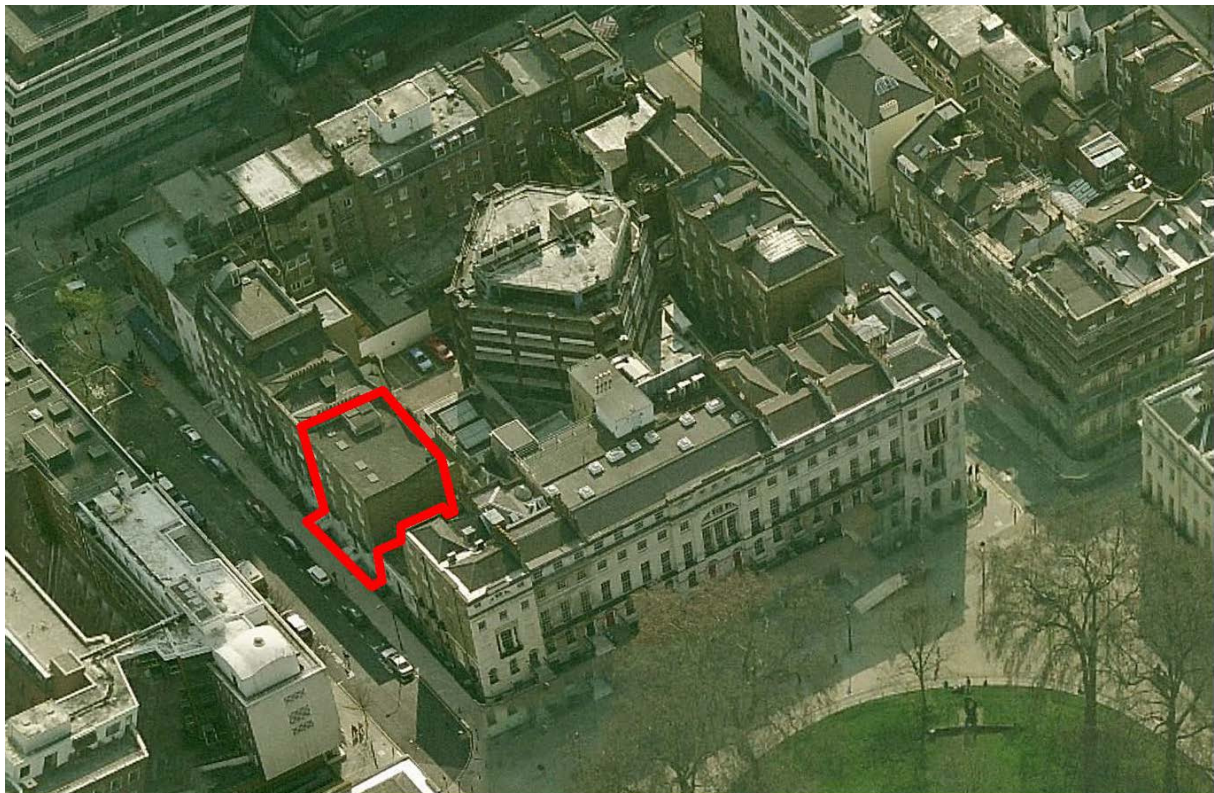


Design & Access Statement
Listed Building Consent application
35-37 Fitzroy Street London W1T 6DX

Repairs to roof parapet

Overview of the property

The statement is concerned with application for Listed Building Consent for repairs to the roof of 35-37 Fitzroy Street. The property is a grade 2 Listed Building and is located within the Fitzroy Square conservation area. This application does not accompany an application for Planning Permission.



View of Fitzroy Street looking South with No 35-37 highlighted in red

Current building uses & relevant planning history

The property is currently a D1 non-residential institution class use. This use was established in 2005, previously it was used as B1 office accommodation. It is not known when the B1 use started. The property would have originally been built as a dwelling house.

Relevant archive planning history is as follows:

2006//3437/P	dated August 2006	Install air conditioning units, internal alterations including new staircase and replacement windows
2005/0839/L	dated August 2005	Listed Building consent to retain rooftop satellite dish and undertake internal alterations
2005/0839/L	dated August 2005	Change of use from B1 to D1 non-residential institution use at ground, first and Second floor
2005/0838/P	dated August 2005	Change of use from B1 to D1 non-residential institution use at ground, first and Second floor
9201249	dated Nov 1992	Change of use in Basement area from B1 to D1 use

CTP/M12/40/A/6821 March 1969
TP/7578/NW/19251 Nov 1960

Alterations to existing office buildings & rebuilding of rear extensions
Construct roof over part of rear yard to form additional office

Building History & Heritage Assessment

Nos 35 and 37 Fitzroy Street are located in a short terrace of 6 properties on the West Side of Fitzroy Street. This short terrace would appear to be the last remaining original properties on the street, with all surrounding buildings being 20th century. The current property is 2 former separate terraced houses that are now merged internally yet retain the original external walls and appearance of 2 plots. It is understood that this merging was undertaken in 1969 when the entire interior was removed and replaced with a modern framed internal structure with concrete floors. Aside from the location of one of the staircases the footprint of the original layout was lost in these works, having been replaced with an 'open plan' arrangement. The outer walls and façade were retained during this conversion and these appear to be original, they remain intact and in good condition.

The original property was believed to have been built soon after 1790 when the land was developed into the adjoining Fitzroy Square and accompanying streets divided into plots. This is a fairly typical Georgian type pattern of straight streets of 4 storey terraced properties, broken with occasional open spaces with squares or breaks in terraces at corners. The original street pattern is still in place and No 37 is the last property in Fitzroy Street and therefore has a gable wall end which faces onto the rear of the adjoining property on Fitzroy Square.

The property now has its original brick walls and timber sash windows. The original pitched roof has been replaced with a flat roof, presumably in the 1969 works, although the profile of the rear brickwork has been retained.

The history of the street is summarised in the Survey of London Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood. Originally published by London County Council, London, 1949, which notes:

'Fitzroy Street is the continuance of Charlotte Street northwards from Howland Street to Euston Road.

The name was originally applied to the section between Maple (formerly London) Street and Fitzroy Square, the portion north of the Square being known as Upper Fitzroy Street. The southern section between Howland and Maple Streets was called Russell Place before 1867.

The east side of the Russell Place section was built, according to the leases from the Duchess of Bedford, in 1790, except the two corner houses adjoining Howland Street and Maple Street, which were built in 1778'

and goes on specifically to say of Nos 35 and 37

'The western side is less damaged. The corner house adjoining Maple Street is modern and its northern neighbour, No. 25, has been refronted. Nos. 27 and 29 are a pair which have been faced in cement on the ground floors. The four remaining houses (Nos. 31 to 37), of which the leases date from 1791, remain in their original state, four-storey brick dwellings, with rusticated stucco ground floors, circular-headed doorways with fanlights and tall windows on the first floor with balconies the width of the two windows allotted to each house. The original area railings remain the full length of the row'

Proposal in this application:

This application for consent is to make repairs to the parapet walls which are in poor condition and it is believed the construction is allowing water to penetrate the walls and permeate the building. This is summarised in the following annotated photographs.



Photo #1

View of north Gable wall to No 37 Fitzroy Street showing excess staining and efflorescence.



Photo #2

At a closer inspection of the top corner of one of the windows we noticed that the wood has rotted due to dampness and the brick has also discoloured. See photo #2.



Photo #3

Views of rear parapet from the roof.



Photo #4

PROPOSED WORKS

The proposal is for a lead flashing to be put all along the parapet wall as shown on photo #5.



Photo #5.

Below in red and green is marked what the lead will cover.





The rear third of the side wall will receive the same treatment only up to this point



Nothing shall be visible on the Street façade as the parapets are on the rear of the house.



And one will only see the lead flashing on the back of the side wall here (see above)



This photo of the rear of the property showing a similar treatment adopted to the caps of parapet walls.