

DESIGN, ACCESS AND HERITAGE STATEMENT  
for refurbishment works and extension to:-  
No. 23 Conway Street LONDON, W1T 6BW

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*Revisions marked in red*

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Fig. 1 Conway Street context



Fig. 2 No. 23 Conway Street Front Elevation



Fig. 3 Aerial photograph

## 1.0 Introduction

Conway Street is an impressive example of a late Georgian Terrace, situated adjacent to the North-West corner of Fitzroy Square Garden in the Borough of Camden. Number 23 was built in 1798 alongside number 25. As such they share notable architectural detail and features, distinct from other houses on the street.

Number 23 is Grade II Listed and lies within the Fitzroy Square Conservation Area. The building is six storeys in total, with four principle storeys. Further floors are located within the mansard roof and at lower ground level.

Currently the building is comprised of four flats accessed by a communal staircase. The lower and upper ground floor serve as one dwelling (Flat A) but are currently unused, in a very poor state of repair, and refurbishment is urgently required. Despite this, and perhaps because the house has not been renovated for some time, some original features remain, although most require refurbishment to some degree.

This application covers alterations and full refurbishment to the maisonette (Flat A) at upper and lower ground floor levels, the single room off the communal stair

to the rear at 1st floor level, and the adjacent rear terrace. It also covers minor refurbishment works to the communal entrance hall and stair, including replacement of the flat entrance doors, and general refurbishment of the building facades and main roof. There are no works proposed to the upper Flats B, C or D internally.

This proposal seeks to refurbish the property, to repair and reinstate original features where possible, and to create a home suited to the needs of modern family life. The proposals focus

on sympathetic restoration with any alterations in keeping with the surrounding properties. This document provides an overview of the scope of works proposed and should be read in conjunction with the full set of planning drawings and detailed notes.

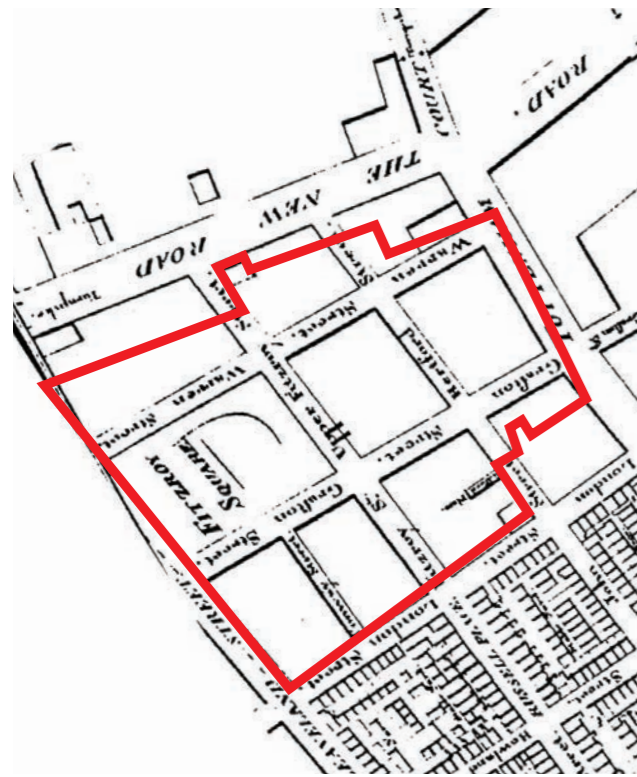


Fig. 1 Fitzroy Square 1795



Fig. 2 Fitzroy Square 1801



Fig. 3 Fitzroy Square 1871



Fig. 4 Present day Conway Street

## 2.0 Site History

The four images show the growth of the site from 1795 to current time. Figure 1 shows the importance of Fitzroy Square and the framework of streets around this is well established to allow for future development, an excellent example of Georgian Town Planning. It is notable that at the beginning of the 19th Century, this area began to be heavily built upon, with the South side of Fitzroy Square already established.

The beginnings of Conway Street can be seen in figure 2 with the first houses being built numbers 23-33. By 1871, Conway

Street was complete, and the area had been developed largely as we recognise it today, still consisting primarily of late Georgian residential terraces.

Wartime bomb damage around Fitzroy Square had most impact on terraces on either side of Fitzroy Street. As a consequence large portions of building fabric around Fitzroy Square and Conway Street were reconstructed as a replica in terms of its street façade, but with modern offices constructed behind.

The trend for change of use continued

after the Second War. In Fitzroy Square, residential and hotel uses gave way to offices for professionals, educational establishments and diplomatic institutions. Indeed, next door to number 23 Conway Street is the Croatian embassy (no.21), with the Southbank National School next to this (no. 17).

## 3.0 Planning Context, History and Precedent

### 3.1 Conservation area designation

The property at No.23 Conway Street has been included on the Secretary of State's Statutory List of Buildings of Special Architectural or Historic Interest since 1974 at Grade II and is located within the Fitzroy Square Conservation Area. The conservation area, which was designated in 1980, serves to preserve and enhance the area's special character.

### 3.2 Planning History

Recent additions and alterations to number 23 Conway Street include successful applications for the creation of a mansard roof in 1989 (Planning ref no. 88700167). In addition to this and in the same year, planning was consented to convert the rear the upper and lower ground floors into a separate dwelling with an extension at the back. The first and second floors each became separate flats. The third floor and new mansard fourth floor also became a single flat (Planning ref no. 8800422).

### 3.3 Relevant Camden Council Policies

The National Planning Policy Framework has now superseded the PPS5. However, PPS5 remains entirely relevant and useful in the application of the NPPF. The following policies within this have been borne in mind

1. 'an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.' PPS5 Chapter HE7 Para. 79
2. 'retention of as much historic fabric as possible is therefore a fundamental part of any good alteration, together with the use of appropriate materials and methods of repair.' PPS5 Chapter 6 Para. 179

The approach taken with the proposals is that the alterations to the existing building see the removal of many modern low quality or unsympathetic interventions, the renovation of many authentic details. The extension design has been carefully considered, and seeks to enhance the rear elevations whilst retaining

the character and appearance of the historic fabric.

The proposals will enhance this part of the Fitzroy Square Conservation Area in accordance with policies CS14 and DP25. It is intended that the conservation should be carried out to the highest practicable standards in terms of sustainability, whilst recognising that being a listed building the essential historic and architectural character must be conserved.

In summary, it is considered that the proposals are acceptable having regard to the policies of the LPA and will bring about sensitive refurbishment of this listed building.

The supplementary Camden Planning Guidance: CPG1 of the LDF, adopted April 2011 is concerned with design. Part 5 of CPG1 provides detailed advice on roofs, terraces and balconies. With reference to paragraphs 5.7 and 5.8, generally additional storeys and roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar

buildings, alterations are architecturally sympathetic to the age and character of the building, and there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

### 3.4 Precedent

A similar scheme to refurbish and to extend to the rear of no. 33 Conway Street was approved on 4th December 2012 (reference: 2012/5370/P and 2012/2012/5502/L).

The 2 storey rear section of the building has now been extended into the courtyard, retaining a minimum 2m depth to the courtyard, affording space at lower ground floor level for a double bedroom with en-suite, and at upper ground floor level for a kitchen which can accommodate a dining table.

Their proposal was backed up with a lighting study which demonstrated that 'all rooms on the ground and basement level will meet the BRE Guidelines daylight

criteria. Therefore the proposal as a whole will appear well daylight'.

The form, orientation, and general design principles to this rear area of the building are equivalent to the existing and proposed scheme in this application, with the extension being restricted to retain a 2m depth to the courtyard with the white painted finish to the courtyard walls reflecting daylight down into the courtyard and internal spaces.

## 4.0 Heritage Statement

Stuart Taylor of The Georgian Group was invited to visit the site in April 2014. The proposed scheme, which at the time included a new door opening in the lower ground floor spine wall so that each bedroom had en-suite facilities, was outlined to him and he returned the following comments:-

'I wouldn't raise any objections to the following aspects of the scheme on heritage grounds:

- Extending the mostly rebuilt former mews building, reducing the court

- Relocating the early 20th century windows of the return wing.
- Reinstating the full stair using existing historic fabric to copy in facsimile
- Replacing the 20th century doors at ground level.
- Refurbishing the late 19th /early 20th Century fireplaces to operate as wood burning fireplaces.

The group would however raise objections to opening up the spine wall at basement level, given that there is

already a bathroom facility at lower ground level.'

In response to his comments the opening through the spine wall was omitted and there is now a family bathroom in place of one en-suite.

The scheme has been sensitively designed with recognition to its status and location.



Fig 1: Rear Terrace and Courtyard

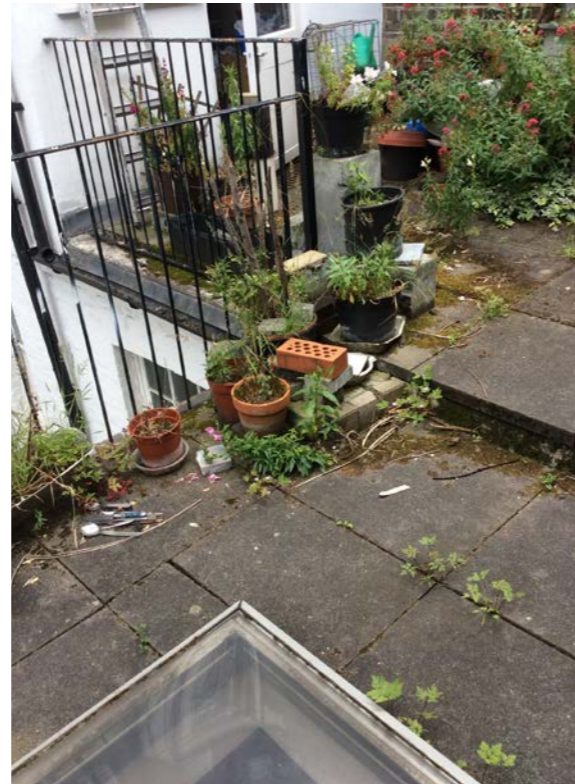


Fig 2: Rear Terrace Paving and rooflight



Fig 3: Access to rear Courtyard

## 5.0 Access Statement

Access to the building from the street is currently stepped at upper and lower ground floor level. The proposals maintain the stepped access at upper ground level whilst the existing lightwell stairs will be for access to the lightwell and vaults only.

*Access within Flat A will remain as existing, except in the rear bedroom where two steps will be introduced to access the lowered section of the room.* Access to the rear courtyard will be improved with new double glazed traditional French Doors. *There will be two steps to provide access into the courtyard.*

Access to the rear terrace will be improved with a new timber framed glazed door, new timber steps, and new tiling to the terrace, making this area safer for use. New replacement iron railings will be fixed where the terrace overlooks the rear courtyard, to protect from falling.

A new *spiral stair* to the rear will provide alternative access to the rear terrace.



Fig 1: Existing en-suite shower room



Fig 2: Existing kitchen



Fig 3: Damp to lower ground floor rear corridor

## 6.0 Existing building condition

The facilities in Flat A are basic and in need of modernization, and the decorations are in poor condition. A general upgrade is required before it could be reasonably occupied. A modern screed has been poured to the lower ground floor which appears to encase the pipework to the central heating.

### 6.1 Structural defects

Consultant structural engineer Blue Engineering, identified in March 2014 that the existing lintel over the double doors to the living/dining room had failed. These proposals include for replacing the lintel with a new steel beam.

### 6.2 Drainage defects

In May 2014 a CCTV inspection to the below ground drainage was carried out by Tanker and Drain Solutions Ltd with drainage consultant Paul Bastick Associates (PBA) in attendance.

PBA later reported that the drain run from the internal manhole by the courtyard door to the front lightwell manhole, 'has a sag, at 4 metres to 5 metres up the pipe. This sag combined, with a slack gradient, is the likely reason for the debris build up in the drain'.

The drainage run from the front lightwell manhole downstream 'is in poor condition. Approximately 3 metres

downstream the drain is cracked and broken'. 'The existing drain run is at or near the end of its useful life'.

PBA recommend that the underground drainage upstream of the front lightwell manhole is replaced and that the drainage run downstream of there is in urgent need of remedial works and should be lined or repaired.

Given the additional drainage runs to be installed to facilitate the proposed locations of new bathrooms etc., numerous trench excavations are required to replace and install new drains.

### 6.3 Damp survey

Damp proofing specialists Stonehouse Property Care undertook a damp survey to the property in February 2014. They observed that 'Evidence of excessive moisture was noted to walls.....we conclude that the dampness is due to:- The presence of hygroscopic salt contaminated wall plaster. The possible absence of an effective damp proof course.'

### 6.4 Lower ground floor slab

Given that extensive local excavation is required to remedy existing drainage defects, this proposal seeks to replace of the lower ground floor slab at the rear with a new slab, insulation and damp roof membrane tied into the external walls.

This should help to eliminate damp issues and improve the thermal performance of the building whilst facilitating replacement of the below ground drainage runs in full.

*During some investigation it was discovered that, at the rear of the building, there is another concrete slab beneath the existing slab. As the floor to ceiling height in this part for the building is quite low it is proposed that the new slab is installed at the level of this lower slab. To avoid having to underpin the rear wall it is proposed that the floor level in the courtyard and dressing areas match the existing floor level. There will be external and internal steps to provide access between the two floor levels.*





Fig 1. Front Elevation



Fig 2. Front Door

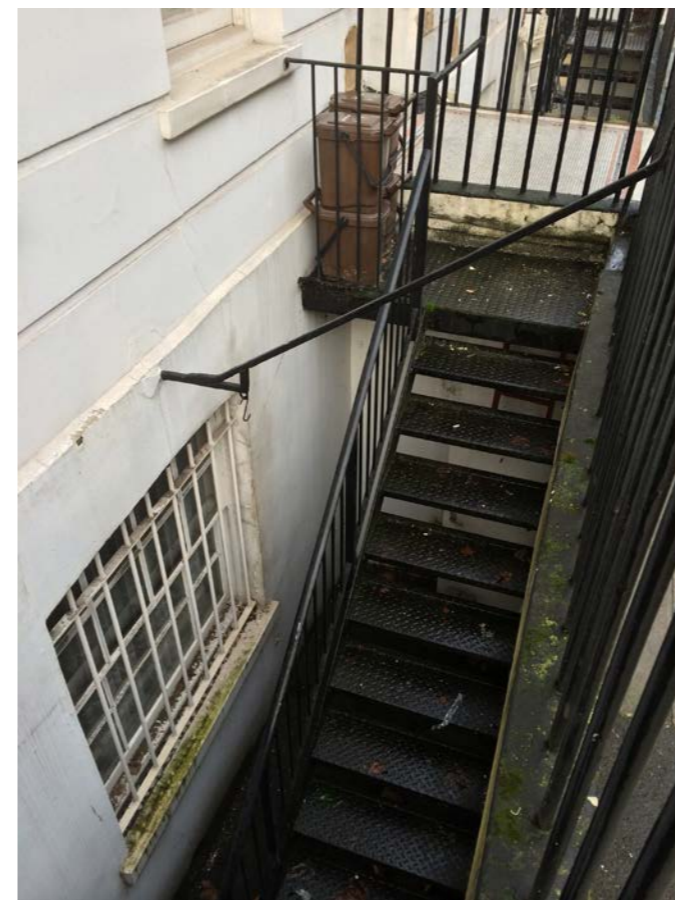


Fig 3. Front Lightwell



Fig 4. Gutter to 1st floor rear terrace

## 7.0 Architectural analysis and proposals: Exterior

### 7.1 Courtyard and rear extensions

These proposals include a small extension to the rear section of the flat to improve the spaces at lower and upper ground floor levels. The floor to ceiling level at lower ground floor level is only 2100mm, there is no sound insulation between floors, minimal thermal insulation to the flat roof and rising damp has been identified by a damp proofing specialist at lower ground floor level. These proposals include demolition of this section of the building so that it may be rebuilt to current building regulations and with slightly adjusted floor levels. The proposed new parapets will improve the

detail to the perimeter of the terrace which currently drains directly into an exposed gutter.

*To help deal with the damp issues that the building has, a cavity drainage tanking system will be installed, by and approved installer, to the party walls in the rear of the building.*

New external walls to rear addition to be constructed using cavity blockwork with full fill insulation to meet current Building Regulations. *The walls will have a brick outer leaf that will be painted to match the existing courtyard wall. The top part of the flanking wall will receive a lime render*

*and be painted to match the brickwork.*

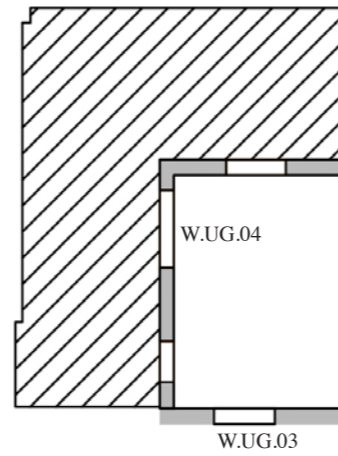
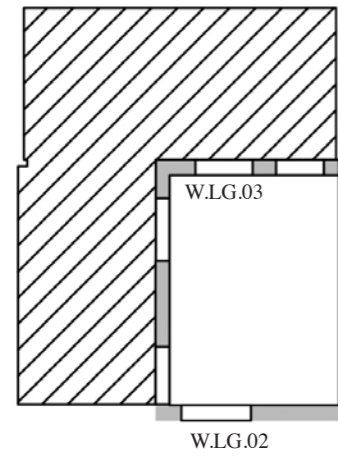
### 7.2 Front and rear elevations

Windows to all flats are to be refurbished and new ironmongery fitted.

Surface water drainage is to be adapted to suit the reduced size lightwell and redundant SVPs and downpipes removed. *The existing section of external SVP will be replaced with an internal SVP and there will be new downpipes within the internal courtyard area that to be in cast iron painted black.*

*The existing stucco to the front elevation*

*will be repaired and re-painted to match the existing wall colour. The existing brickwork will be re-pointed with an appropriate lime based mortar.*



Existing



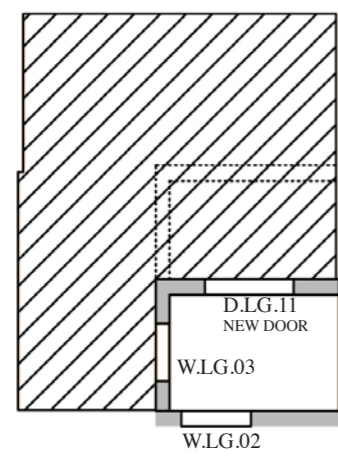
Figure 01: W.L.G.03



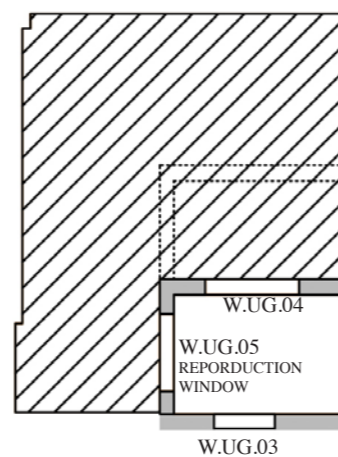
Figure 02: Ext'g door



Figure 03: Ext'g window



Lower Ground floor



Upper Ground floor



Figure 04: W.UG.03 7 Ext'g window



Figure 05: Ext'g window



Figure 06: W.UG.04

### 7.3 Windows

All windows to the front elevation will be retained and sensitively refurbished with windows at lower ground, upper ground and 1st floor being fitted with new laminated glass.

New openings will be formed to the courtyard elevations where indicated on drawings. Two original windows within the courtyard will be retained, fully refurbished and relocated within the courtyard (refer to drawings). All windows

being removed from the courtyard were identified as non original and of not of particular value by Stuart Taylor of the Georgian Group on site.

*Additionally there will be one reproduction sash and case window that will be made to exactly match the existing windows.*

Windows to the main rear elevation to be fully refurbished.

Where timber to retained windows is damaged, sections of hardwood or

softwood to match will be spliced in.

All ironmongery to windows to be replaced with new.

### 7.4 External doors

The two non-original doors to the courtyard are to be removed and new double glazed Georgian style doors fitted to the rear bedroom.

The modern 1st floor terrace door will be replaced with a new timber framed

glazed door.

*The existing front and basement door to the front elevation will be refurbished and re-painted. All of the original ironmongery will be retained and re-installed in the same position following the refurbishment.*

*The entrance doors to the existing vaults are badly damaged and will therefore be replaced with new timber ledge and braced doors. The doors will be painted to match the existing doors.*



Fig. 1: 1st floor and rear terrace



Fig. 2: Upper ground floor badly proportioned space to rear (adjacent kitchen)



Fig. 3: Upper ground floor badly proportioned space to rear (adjacent kitchen)



Fig 4: Box rooflight



Fig 5: Flushglaze 'walk on' fixed rooflight

## 8.0 Architectural analysis and proposals: Layouts

### 8.1 Lower Ground floor

The existing lower ground floor currently accommodates three bedrooms and two shower rooms.

All non structural partitions, sanitary facilities and tiling are to be stripped out and a new ground bearing concrete slab laid *to the rear*.

The rear of the building which currently houses a bedroom and a small shower room off a narrow corridor, will be extended so that the space can be used more efficiently to accommodate a double bedroom with an en-suite, a

study area and ample storage. *From the enlarged bedroom the courtyard will be accessed via two external stone steps.*

The obsolete corridor leading to the lightwell door will be utilised for storage to the front bedroom, their en-suite shower reinstated, and a family bathroom provided.

*The two vaults will be tanked using a cavity drainage tanking membrane applied by an approved contractor. New or repositioned concrete paving slabs will be installed over the floor area.*

### 8.2 Upper Ground floor

The upper ground floor layout will remain as existing with the exception of the rear of the building which is to be entirely rebuilt, extending into the courtyard area. This will provide a space suitable for a new open plan kitchen / dining area where there were previously two poorly proportioned spaces.

There is currently no WC facility on this level so a cloakroom will be provided adjacent to the kitchen.

### 8.3 First floor

The existing low quality single room extension which is currently being used as

a utility room. The room will be stripped of its fittings, *rebuilt (except for the party wall)* and a new external door and glazing fitted. *The existing flanking party wall will be thermally lined.* A new high level window will be inserted in the new flank wall to improve ventilation to the space, which is to be used as an office by the occupants of Flat A.

The existing terrace will be rebuilt at a marginally higher level as indicated on the drawings, to accommodate a roof build up to current building regulations. The terrace will be accessible via the office, as the current arrangement, but also via an *openable box rooflight* from

the upper ground floor kitchen.

The existing 1st floor flat roof had been in use as a terrace for over 25 years. The existing terrace utilises the whole roof area to create a additional amenity space for the building. *It is proposed to extend the roof terrace over the new section of roof to further enhance the existing space. New metal railings, to match the existing, will be installed on the top of the parapets.*



Fig. 1 Fireplace to upper ground floor study



Fig. 3 Fireplace to lower ground floor front bedroom



Fig. 2 Fireplace to upper ground floor living room



Fig. 4 Fireplace to lower ground floor courtyard bedroom



Fig. 5 Existing flat C entrance door



Fig. 6 Typical non original lower ground floor door



Fig. 7 Upper Floors Newell Post

## 9.0 Architectural analysis and proposals: Interior details

### 9.1 Services

All existing services are to be removed and replaced with new (electrical/ mechanical/ plumbing/ including boiler, cylinder, radiators and ducts), and the smoke detection upgraded. *Flat A and the communal hallway are to be completely re-wired.* Recessed downlights to be installed generally to lower ground floor ceilings. Pendants are to be fitted in existing locations to the upper ground floor living room and study, with recessed spots to the kitchen.

All new drainage to be installed upstream of the lightwell manhole.

### 9.2 Fixtures and fittings

All existing sanitaryware, cupboards, tiling and kitchen units to be removed. There are no original skirtings at lower ground floor level. Skirtings to be replaced here with appropriately sized softwood skirtings. Existing skirtings elsewhere to be refurbished unless noted otherwise. All cornices to be retained and refurbished.

### 9.3 Internal doors

There are no original internal doors or architraves at lower ground floor level. Doors to be replaced with new where indicated on drawings. All original doors and architraves including the double doors between living and dining room to be retained and refurbished. New ironmongery to be fitted to all doors.

### 9.4 Fireplaces

Stuart Taylor of the Georgian Group noted on site that the Edwardian Arts and Crafts surround to bedroom 2 is not of particular value and that lining over the chimneys breasts to the lower ground floor is acceptable as it is reversible.

### 9.5 Communal entrance hall and stair

The communal staircase is to be refurbished from entrance level to top (2nd floor) and walls etc. redecorated. The stair carpet is to be replaced with a new stair runner with stair rods and

the treads and risers painted where exposed. *The entrance hall carpet is to be replaced.*



## 10.0 Conclusion

This proposal seeks to improve the room proportions, remedy the structural, damp and drainage problems and give new life to a building which has not been renovated for many years.

This major renovation includes many elements of enhancement, with alterations and extensions sympathetic to the building and its surroundings.

Replacing and lowering part of the existing lower ground floor slab, providing a kitchen/dining space

and improving the sanitary facilities will help to reinstate the building as a functioning family residence that will see it in use, and flourishing for many years to come.