RUNDELL ASSOCIATES

Design and Access Statement

15 Fitzroy Square, W1T 6EF

November 2015

Contents:

1.0 Introduction

1.1 This Design and Access statement is written to support a Householder Planning Application and Listed Building Consent for alterations to 15 Fitzroy Square, which is located in the Fitzroy Square Conservation Area within Camden Borough London Council. The building is a four storey Grade II* listed terraced townhouse.

1.2 15 Fitzroy Square is a residential property occupied by a single family with a self contained flat on the lower ground floor. The flat does not form part of this planning application. The residence has 5 bedrooms; 1 bedroom on the second floor, 2 bedrooms on the third floor and 2 bedrooms on the fourth floor.
This planning application seeks to:

- Carry out limited structural alterations to the ground, first and second floors to allow the installation of a small passenger lift.
- Renew the mechanical services including new bathrooms throughout
- Create a plant room on the fifth floor including roof penetrations for boiler vent flues
- Replace existing (non original) floor coverings

1.3 The plan form of the building will remain largely unaltered although some small subdivisions of secondary spaces on the upper floors will allow the creation of new areas such as a new Dressing Room on the fourth floor and the enlargement of the Master Bathroom on the second floor. Several doors will be removed from their existing positions and retained for re-use. Furthermore the sloped glass roof over the Breakfast Room is to be replaced with a solid flat roof of traditional lead construction.

2.0 Applicant and Agent

2.1 The applicant for this application is:
Pierre de Weck
15 Fitzroy Square
W1T 6EF

2.2 The client's agent for this application is:

Rundell Associates Ltd,
12 Salem Road
London W2 4DL
Project Architect: Daniela Campbell

3.0 Site Location and Description

3.1 The site is located at the North side of Fitzroy Square, in the middle of the terrace, leading to Fitzroy Street and Conway Street. The house was built between 1827 and 1828 and was one of the last buildings to be built around Fitzroy Square which had been developed by Robert Adam. A full description of the heritage of the building and its setting can be found in the Heritage Impact Assessment.

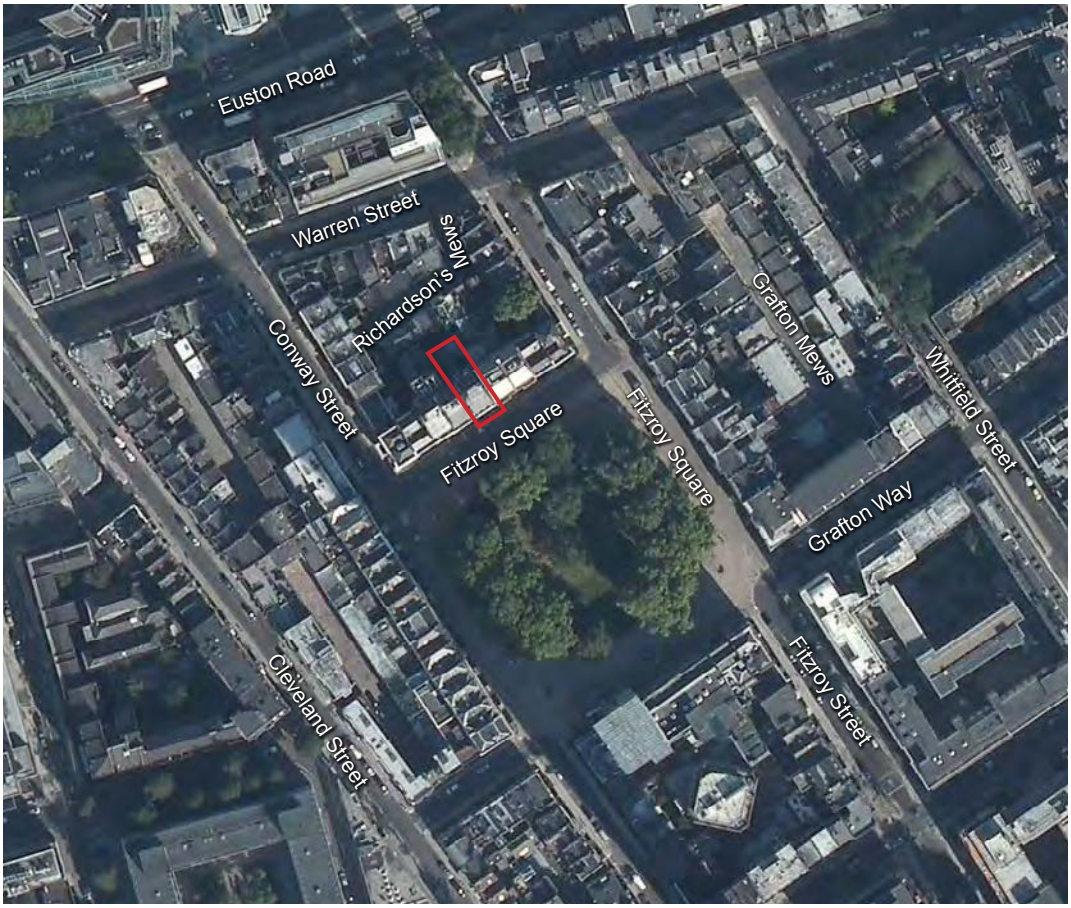


Fig 1: Aerial view showing site on Fitzroy Square

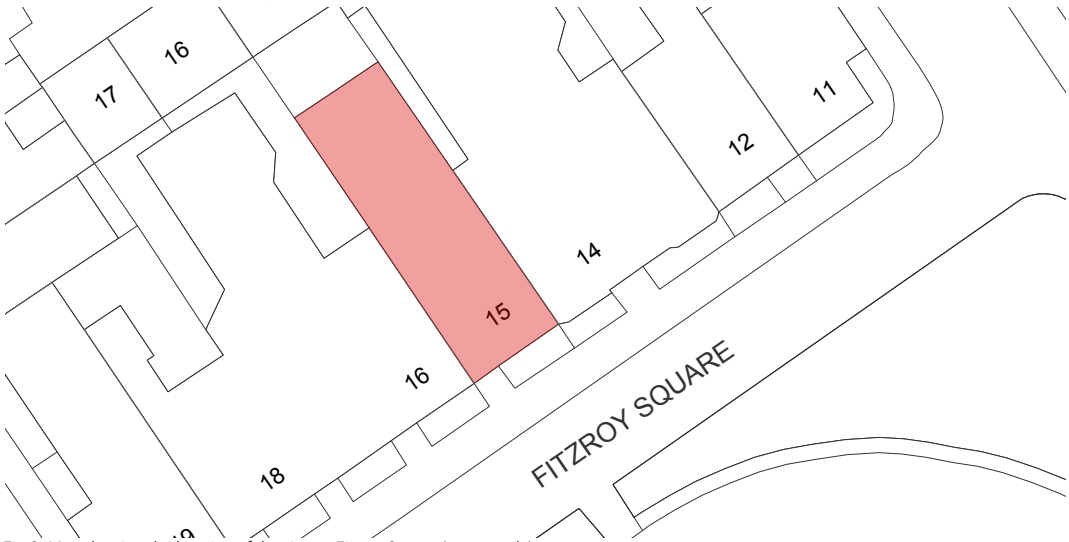


Fig 2: Map showing the location of the site on Fitzroy Square (not to scale)

3.2 Exterior

The front elevation of the house has remained largely unaltered since it was originally built, while the rear of the building was enlarged through the addition of an annexe that now houses a kitchen and WC on the ground floor with a study on the first floor. This annexe was further extended in 2004 on the ground floor with a modern glass structure to create a Breakfast Room. The proposal retains the front elevation unaltered except from the replacement of an existing gas main supply with a larger pipe in the same location. At the rear it is proposed to remove the glass roof of the Breakfast extension and to replace it with a more traditional lead roof.

Fig 3

Fig 4

Fig 5

Photographs of the existing front elevation of the house, view from Fitzroy Street (Fig 3), view from Fitzroy Square (Fig 4), and view from Conway Street (Fig 5).

3.3 Interior

The interior of the building has been substantially altered at several times in the last thirty years having been successively used as a hostel, as offices and finally as a residential house since 1997. There are over thirty separate applications on record and whilst the original 1997 proposal to convert the building into flats was not finally implemented, all the floors were taken up and replaced with new materials including new substrates, much of the decorative joinery (doors, architraves, skirtings etc) were replaced and several ceiling were replaced with plasterboard. As such the current proposal does not involve the loss of any substantial amount of original fabric.

Fig 6

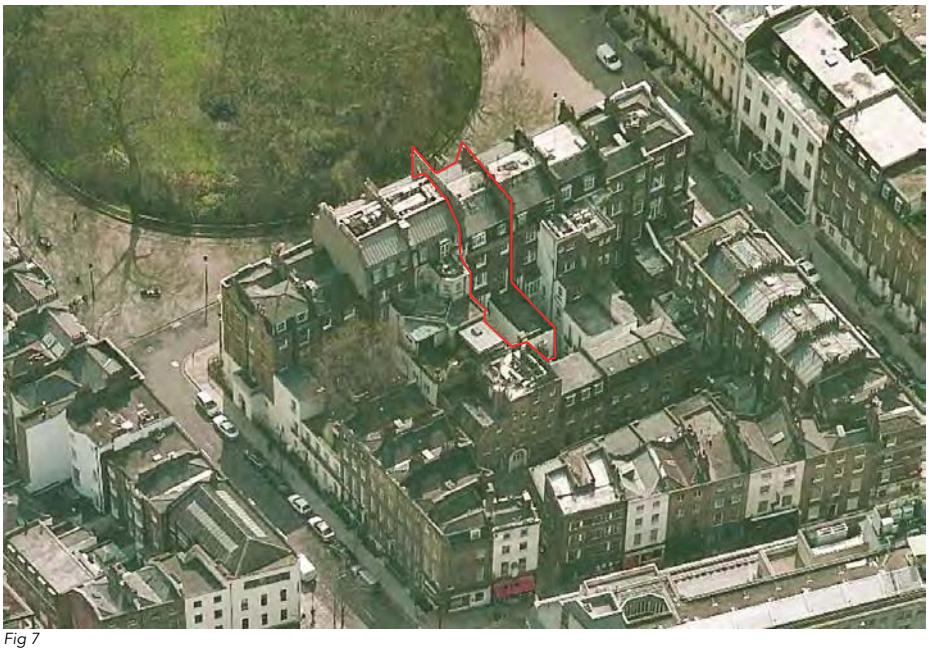


Fig 7

Aerial images showing the front facade facing Fitzroy Square (Fig 6), and the rear facade (Fig 7).

4.0 Planning History

4.1 Following searches of the recent planning decisions and the planning archive on Camden Council's website it is clear that not of all of the previous permissions have been implemented in full.

Of particular note is the permission granted in 1990 for the installation of a lift in approximately the same position as we are currently proposing. At the time the proposed lift shaft extended to the basement but we have been able to find a way to reduce the impact on the structure by making use of more modern technology to eliminate the need for a lift pit and to keep a lightweight structure throughout the building. (Planning Reference TP9000396/397)

Fig 8

Proposed plans for planning application TP9000296/397 showing the proposed lift going from basement floor to the fourth floor (Fig 8). (Drawings not to scale)

The most recent applications are as follows:

4.2 Unconditional permission was granted in June 1997 for the change of use and works of conversion to provide 6 self contained flats together with a mews house. This planning application included both 15 Fitzroy Square and 15 Richardson's Mews.
(Planning Reference P9603233R1)

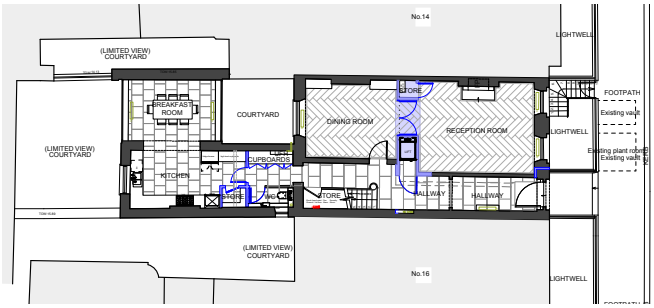
4.3 Unconditional permission was granted in July 2004 for the addition of a glazed roof structure to existing walled terrace at ground level to rear of existing dwelling.
(Planning Reference 2004/1836/P18361P04)

4.4 Unconditional permission was granted in August 2005 for the re-building of the existing internal staircase from ground floor to lower ground floor level.
(Planning Reference 2005/2560/L)

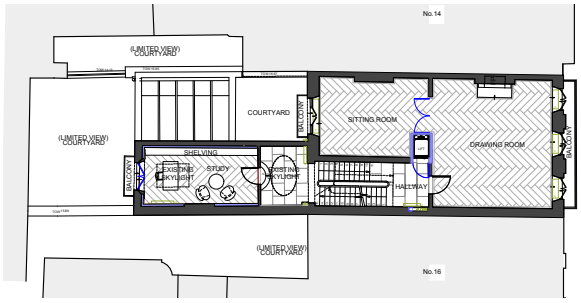
4.5 No pre-application advice has been sought for this application.

5.0 The Proposal

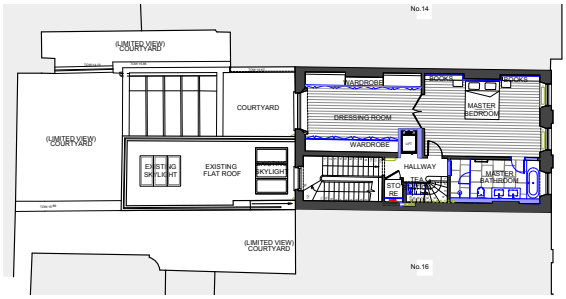
5.1 The owners brief has been to replace the mechanical systems throughout the building because the existing services have caused considerable damage through numerous leaks, to reorganise the bathrooms and secondary utility spaces, to refurbish the ground floor Kitchen, and to install a lift that provides step-free access from the ground to the second (Master Bedroom) floor. Please see drawings 300P-305P Proposed Plans.



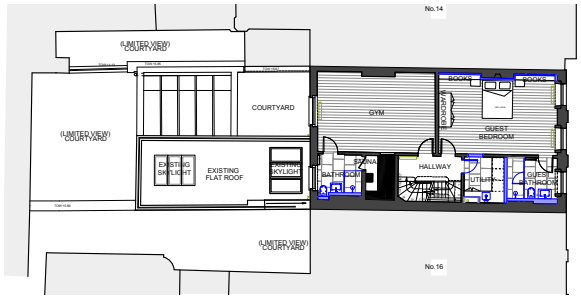
Ground floor



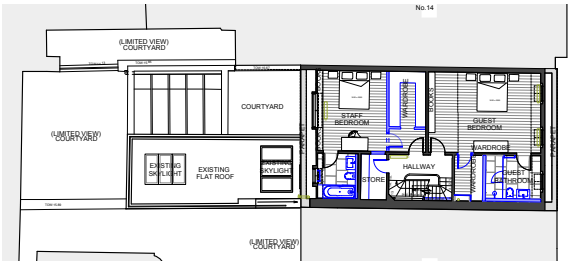
First floor



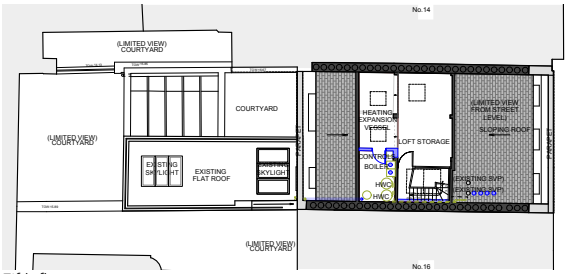
Second floor



Third floor



Fourth floor



Fifth floor

Proposed plans showing new walls and doors in blue. (Drawings not to scale)

5.2 Some minor structural changes to the interior of the building are required. Small sections of existing walls will be removed to install the aluminium lift structure to adapt the building to the client's needs, and stud walls will be added to wrap around the new structure of the lift shaft. Two steel beams are to be inserted at ground floor level spanning from one party wall to an internal load-bearing wall at basement level. The timber joisted floors on the first and second floors will be adapted using timber trimmers to allow for the creation of the lift shaft; these structural alterations are limited to small areas on the ground, first and second floors.

Several doors will be removed and retained for re-use in other locations of the building, and traditional timber stud walls will be added as shown on the attached plans.

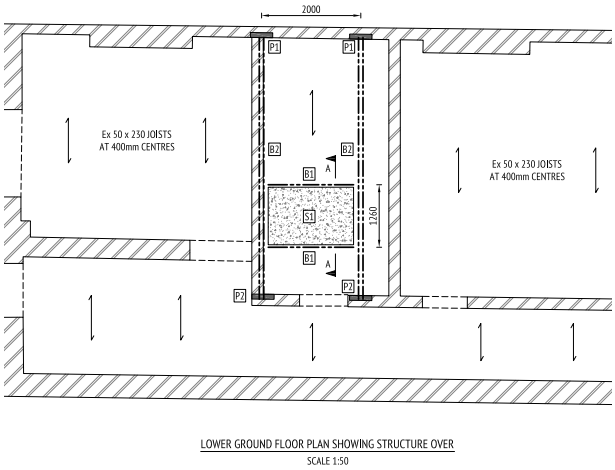


Fig 15

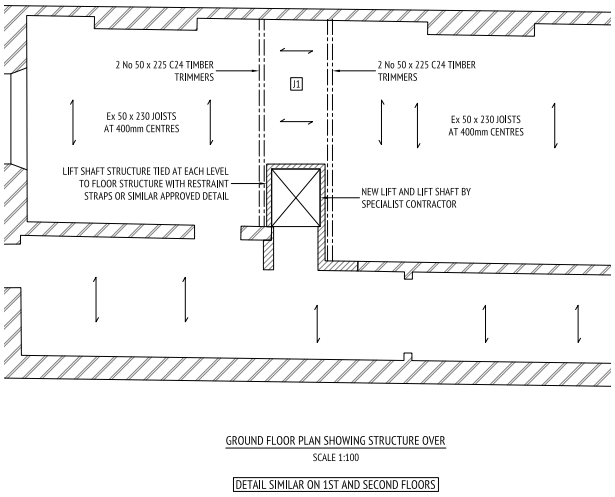


Fig 16

Structural engineers drawings, showing the lower ground floor and the proposed lift structure above (Fig 15). Also showing the ground floor plan proposed lift structure, similar on first floor and second floor (Fig 16). (Drawings not to scale)

6.0 The Owner

6.1 Mr de Weck and his family have lived in the house since it was first converted in 1998. Mr de Weck is extensively involved with the local community and Residents Associations and is, in every way, a committed long term owner of the Heritage Asset. Both Mr de Weck and his family fully intend to remain resident for the remainder of their lives, but he is now almost seventy years old and his health is not as robust as it was previously; in particular climbing stairs has proved to be increasingly problematic as can be confirmed by the attached medical report. The addition of a lift between the principal floors (ground, first, second floor) is therefore an essential addition to allow him to remain in occupation.

7.0 Front Elevation - Proposed Alterations

7.1 The only work proposed on the front elevation of the building is the replacement of the gas supply which is surface-mounted onto the wall of the lightwell down to the lower ground floor. A new, larger (32mm) gas main supply pipe will replace the existing pipe in the same location and painted to match the existing façade.

Fig 17

Fig 18

Existing front elevation showing the entrance to the basement flat with the existing gas pipe overhead that is to be replaced in the same location (Fig 17). Existing front elevation showing the relationship the front facade at ground floor level with the main street access (Fig 18).

8.0 Rear Elevation – Proposed Alterations

8.1 The rear elevation of 15 Fitzroy Square has been altered in the past, with a two storey brick extension containing the Kitchen on the ground floor and the Study on the first floor.

8.2 The Breakfast Room, added in 2004, is accessed from the kitchen extension. This area was previously a brick walled terrace, which had been enclosed using glass screens on both sides with a mono pitch glass roof over. It is now proposed to remove the glass roof and to raise the side and rear walls to create a more traditional flat roof with a parapet. This will create a more private space that is no longer overlooked by any of the neighbouring buildings. The parapet will line up with the existing wall ledge that encloses the lower ground floor lightwell used by the neighbours downstairs.

Fig 19

Fig 20

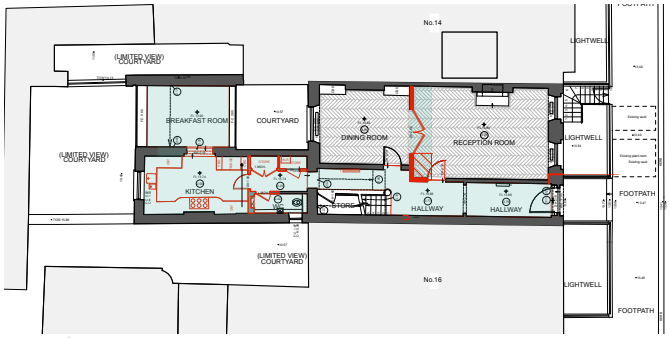
Fig 21

Images show the rear facade of the building including the extension that houses the Kitchen, the Study and the Breakfast Room. A courtyard extends down to the lower ground floor level (Fig 20). The current Breakfast Room has a glass roof with a view up to the main rear facade of the building (Fig 19). The relationship between the extension building, the rest of the rear facade and the lightwell is shown in the existing section (Fig 21). (Drawing not to scale)

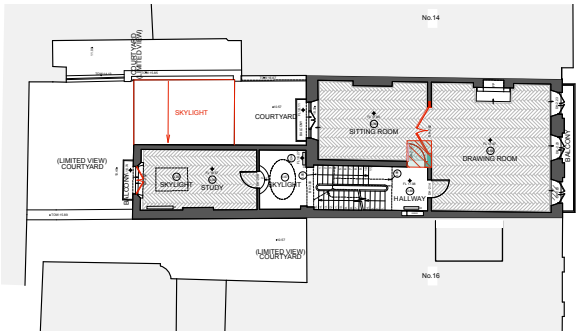
9.0 Interior - Proposed alterations

9.1 The main changes to the interior of the building involve the installation of the lift and we have designed the support system to minimise the impact on existing fabric as it will be introduced within the existing floor depth. Please refer to the Structural Engineers report where the alterations are explained in greater detail.

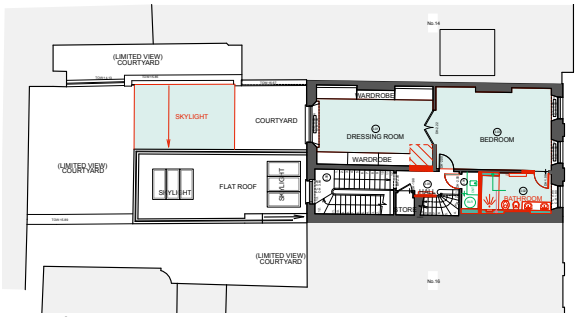
9. Elsewhere in the building some doors are being moved, a number of partition walls are being demolished and re-built in a different location and new flooring is proposed to the upper floors of the building. New utility and bathroom configurations will require new mechanical services including new sanitary ware throughout while the plant room is being moved to the roof space in the top floor.



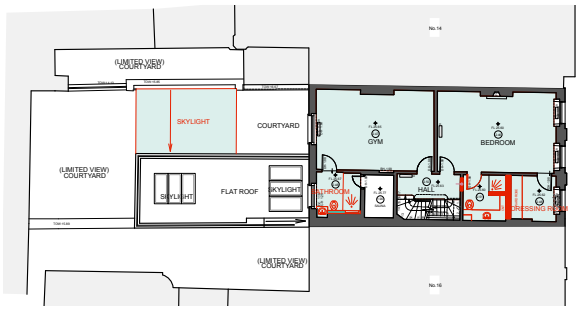
Ground floor



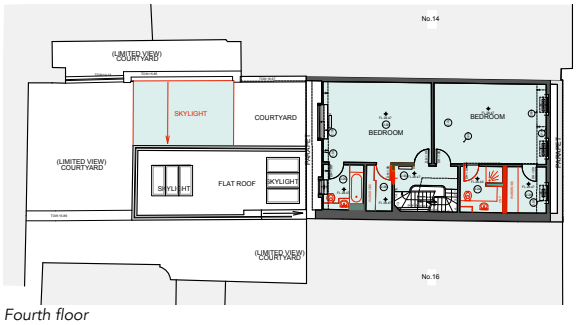
First floor



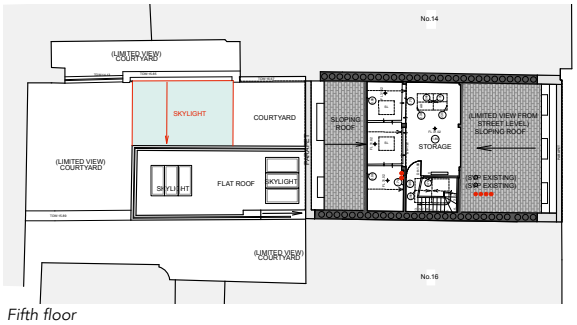
Second floor



Third floor



Fourth floor



Fifth floor

(Drawings not to scale)

historic fabric removal (in section / elevation)

non original fabric removal (in section / elevation)

9.3 All sanitary ware will be replaced throughout the building and while most of the radiators will be kept in the same location, a few will be removed and retained to be placed in different positions within the building. There will be two new radiators added in the Breakfast Room.

9.4 The floor level in the Kitchen will be raised while new flooring in the Hall and the WC will be set level with the Reception Rooms and Kitchen to achieve a level floor throughout the ground floor. The floor finishes in the Reception Room and Dining Room will be retained and patch repaired following the installation of the supporting steels for the lift.

9.5 The timber flooring will be retained on the first floor, except where the lift shaft is being created. On the second, third and fourth floors new timber flooring will replace the existing laminate flooring.

9.6 On the second floor the existing door into the Master Bathroom will be relocated to allow for the installation of a bathtub under the window. On the third floor a door will be moved, and a new stud wall added to create a Guest Bathroom and Utility Room. On the fourth floor, a new stud wall will form a Guest Bathroom and Wardrobe for the Guest Bedroom while new stud walls in the Staff Bedroom will create a new Dressing Room. On the fifth floor a stud wall and door is introduced to separate the Plant Room from the remainder of the roof space.

10.0 Windows and doors

10.1 Several existing internal doors will be removed and retained for use in other locations of the building. Any new doors required - for example between the Dining Room and the Reception Room on the fround floor, and the Drawing Room and Sitting Room in the first floor – will be made to match existing doors elsewhere in the building.

10.2 There will be no alterations to any windows in the main building apart from works to repair minor defects.

11.0 Access Statement

11.1 The alterations are internal and access to the property remains unaltered. Internal access throughout the building will be significantly improved following the addition of the lift.

12.0 Summary

12.1 We believe that proposed alterations to the building are relatively minor and have been carefully designed to be in keeping with the Conservation Policy, Camden Council and Fitzroy Square Conservation Area policies. It should be noted that very little original fabric remains following numerous recent refurbishments, and that the introduction of a lift is only required due to the commitment of the existing owner to remain a good and careful custodian of the building for his lifetime.

Physio ED
MEDICAL LIMITED

15th October 2015

To whom it may concern

Re: Mr Pierre De Weck DOB: 15/07/50,
Ms Ziba Ardalan DOB: 25/05/44
15 Fitzroy Square, London, W1T 6EF

I can confirm that Mr De Weck and Ms Ardalan have attended Physio Ed Medical for physiotherapy treatment intermittently since 2006. Mr De Weck presented with a history of right sided lumbar spine pain which is secondary to some intervertebral joint and right L5/S1 facet degeneration. His symptoms are aggravated with hip and lumbar spine flexion activities. Mrs Ardalan has attended intermittently for some left retropatellar pain secondary to patello-femoral maltracking with evidence of degenerative change on MRI scan investigation.

Their symptoms are compounded with repetitive weight bearing exercise involving loaded knee flexion and hip flexion activities particularly stair climbing and descent. Continued repetitious activity of this nature predisposes both to further degenerative change and acute episodes of incapacity as a consequence. Any modification of their living environment to reduce this aggravating factor would be of significant benefit to their musculoskeletal health.

If you have any queries regarding this please do not hesitate to contact me.

With very best wishes,

Ed Blake
Physio Ed Medical Ltd

57 Harley Street
London W1G 8QS

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Fax: 020 7631 0461
info@physioedmedical.co.uk
www.physioedmedical.co.uk

JAMES FRITH LTD

Consulting Civil and Structural Engineers

6th November 2015

Daniela Campbell
MRJ Rundell & Associates Ltd
2nd Floor
290-294 Latimer Road
London
W10 6QW

Our Ref: 0111/L01
Your Ref:

Dear Daniela,

Ref: 15 Fitzroy Sq – New Lift Structure

Please find enclosed proposed drawing 0111-002_A showing the layout of the lift shaft supporting structure. This will be installed at Ground Floor level.

The lift base will be formed using proprietary metal decking composite concrete slab which will span between new steel beams within the floor joists depth. The new steel beams will span parallel to the existing joists onto padstones on existing masonry walls.

The extent of alteration to the existing fabric will be limited to trimming of 2-3 no floor joists at the lift pit location and to the joists above where the lift shaft penetrates through each floor. Where the new steel beams bear onto existing walls new concrete padstones will be introduced to spread the load. All this work can be achieved at Ground Floor level by removing the floor finishes. The ceiling in the property below is suspended below the floor joists therefore this will not need to be removed to facilitate the works. Access will be required to the property below to confirm wall layouts and openings to ensure the steel beams are located on solid walls.

The net additional load imposed on the existing walls is low and will not exceed allowable bearing pressures at foundation level.

I trust this meets with you approval but should you have any queries please contact me.

Yours sincerely,

James Frith MEng(Hons) CEng MIStructE FGS
Director

Chartered Engineer

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