

RUNDELL ASSOCIATES

Heritage Statement

15 Fitzroy Square, W1T 6EF

November 2015





Application Description

Proposed internal alterations to 15 Fitzroy Square including relocation of plant room, new mechanical services, new bathrooms and store rooms as well as new floor finishes on second, third and fourth floors and the installation of a passenger lift from ground to second Floor.

HERITAGE IMPACT ASSESSMENT AND JUSTIFICATION

Introduction

From the criteria set out in the National Planning Policy Framework Section 12 it is evident that the creation of an internal lift shaft from the ground to the second Floor and the reorganisation of rooms on the second, third and fourth floors may be contentious and will require proper justification. Section 12, in particular paragraphs 128 and 129, requires a detailed description of any Heritage Assets affected and how the proposal impacts on their significance.

15 Fitzroy Square is situated within the Fitzroy Square Conservation Area. It is Grade II* listed (for Group Value) under List Entry Number 1112995, and the listing dates back to 10th June 1954. No amendments to this list entry have been recorded since.

List Entry Description

CAMDEN

TQ2982SW FITZROY SQUARE 798-1/93/448 (North side) 10/06/54 Nos.11, 12 AND 15- 19 (Consecutive) and attached railings

GV II*

Terrace of 7 houses, formerly symmetrical but now broken by a C20 insertion of different design; forming the northern side of Fitzroy Square. c1827-28. Stucco with rusticated ground floor. Mostly with slate mansard roofs and dormers.

EXTERIOR: 4 storeys, attics and basements. 3 windows each. 2 bays at each end of the terrace project. Entrance to No.11 on the Fitzroy Street return; to No.19 on the Conway Street return. Round-arched ground floor openings linked by impost bands. Doorways with pilaster-jambes carrying cornice-heads; fanlights and paneled doors. Sash windows in shallow, plain stucco recesses. Upper storeys with square-headed, recessed sashes. Continuous cast-iron balconies at 1st floor level. Plain 2nd floor sill band. Main cornice with enriched frieze at 3rd floor level. Cornice above attic floor with blocking course. Return to No.11 with plain stucco ground floor, prostyle portico with Doric entablature, round-arched doorway with paneled double doors and round-arched windows on each side. Upper floors brick with 4 windows, blind except for those directly above the portico. 2 storey, single window extension. Return to No.19 with rusticated stucco ground floor, prostyle portico with Doric entablature, round-arched doorway with pilaster-jambes carrying cornice-head; fanlight and double paneled doors. Round-arched windows on each side in shallow, plain stucco recesses with impost bands. Upper floors brick, 3 windows, all blind except one over the portico. Single storey,



4-window extension.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials. These houses complement the Adam blocks, though very different in design.

(Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 52-8).

Listing NGR: TQ2912282150

Paragraph 25.13 of Camden Development Policies DP25, and the therein-referenced Policy HE7 of PPS5, identifies the need for the significance of the building, and the particular physical features that justifies its inclusion in the list, to be used to judge the merits of any particular application for alterations. Number 15 Fitzroy Square was listed for the features noted on the listing (in other words its External Features and for Group Value) and whilst the internal features and plan form of the building are interesting they are not unique or of National Significance.

Paragraph 25.13 of Camden Development Policies DP25

'In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building. The matters will be taken into consideration in an application for alterations and extensions to a listed building are those set out in Policy HE7 of PPS5.'

Paragraph 25.14 of Camden Development Policies DP25 specifies that a sensitive design approach is to be employed to achieve a solution that meets the needs of accessibility and conservation.

Paragraph 25.14 of Camden Development Policies DP25

'Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation. We will expect design approaches to be fully informed by an audit of conservation restraints and access needs, and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions, and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.'

The main Special Feature that would be affected by the proposal is the detailed layout of the rear principal rooms on the ground, first and second floors; the proposed passenger lift would marginally impact on the layout of these rooms although the overall dimensions would not be affected. The inclusion of the lift shaft would not, however, modify the way the rooms are accessed, nor would it alter the way the rooms are being experienced as double doors are being re-introduced in the same locations on each floor. We feel that the detailed plan forms of the rear rooms are not so unique that



any reduction should outweigh the potential benefits that are offered by the proposal. The marginal loss of original fabric required to insert the steel supports for the lift shaft is also not considered to have any material impact on the historical significance of the building.

The proposal includes minor alterations to the third and fourth floors to re-configure the layouts in ancillary spaces and how they are accessed – either from the stairwell or from the primary rooms. These amendments only affect existing internal partition walls and do not impact notably on any heritage assets.

Additionally the hierarchy of the principal and subordinate floors within the building is being retained as the lift is proposed to run to the second floor only.

Existing materials such as floor coverings and skirting are non-original, as can be viewed in the accompanying document “Schedule of Conditions”. Internal doors are also generally not original as these were replaced as part of the planning permission granted in 1995. Ceilings in the major rooms were identified to be lath and plaster; the proposal seeks to make alterations to these in the lift shaft area only and as there is no special features that make the ceilings particularly noteworthy we feel the minor alterations should once again be permitted due to the benefits offered by the proposal.

Any external historic features to the front façade will be retained and maintained. The only alteration that has a direct impact on an identified heritage asset is the replacement of the surface-mounted gas pipe which will be replaced in its existing location. The proposed gas pipe will be repainted to match existing so that no visual alteration is noticeable.

In summary we contend that none of the proposed works result in a loss of significance to the particular Heritage Assets of 15 Fitzroy Square which make the building worthy of its listed status.