

1 Adam House, Fitzroy Square  
March 2016

# Design and Access Statement

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The Private Clinic of Harley Street



Prepared for The Private Clinic  
by IBI Group

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# Document Control Page

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# 1 Introduction

This Design and Access Statement supports a Planning and Listed Building Consent application for the internal reconfiguration and additional plant at Adam House, 1 Fitzroy Square on behalf of The Private Clinic.

The property is situated at the south-west corner of Fitzroy Square, and the development in question will be situated in the basement, continuing into the Grafton Way Building.

The building is located within the Fitzroy Square Conservation Area and within the Fitzrovia Action Area. The site is also within a strategic viewing corridor. The property is Grade I listed.

The application is also supported by a Heritage Statement. Please refer to this for further details on the conservation area, the character and architectural details of the building and heritage impact.

The proposed amendments include:

- Internal reconfiguration to provide new consultation rooms, reception area and 2 new theatre and recovery spaces.
- Ancillary areas such as dirty utility, prep and scrub areas. There will also be a new internal plant space.
- Secondary glazing panels within the theatre and recovery rooms
- Installation of external cassette units
- Replacement of three windows with louvered panels

# 2 Planning and Listed Building Consent History

Planning Consent was approved in 2015 for the Change of Use of the Basement from Office (Use Class B1) to medical consulting and treatment rooms (Use Class D1) (Planning Reference 2015/4755/P). This Listed Building and Planning Application will assist in delivering this change of use.

In addition, Listed Building Consent was obtained in November 2015, for the reconfiguration of the Basement in connection with the change of use application (2015/6378/L). However, as changes to the approved drawings are sought, a fresh application is required.

Within the Informative(s) of the Listed Building Consent, it is noted that *“The proposal is for the change of use only affects the interior of the Grade I listed building. The existing building was largely rebuilt in the 1950’s as the original building had suffered bomb damage. The interior and the layout of the building is non-original and therefore the proposal would not result in the loss of original fabric or the special interest of the listed building and the character and appearance of the Fitzroy Square Conservation Area”*.

### 3 Existing Building

**Current Use:**

Currently, The Square generally has a mix of Institutional and B1 land uses. The building is currently multi-occupied and the last use of the basement was as office use. The standard of office accommodation is extremely poor compared with contemporary standards and significant works would be required in order for the space to be let.





*Examples of the interior of the basement*





*Existing Service Yard*

## 4 Development Proposals

The proposed use is as medical consulting rooms, specialising in cosmetic procedures as per the approved change of use application (2015/4755/P). The procedures will be day procedures with no overnight stays. The proposed amendments are focused mainly upon the internal layout of the building however some minor external alterations are also proposed.

### Internal Alterations

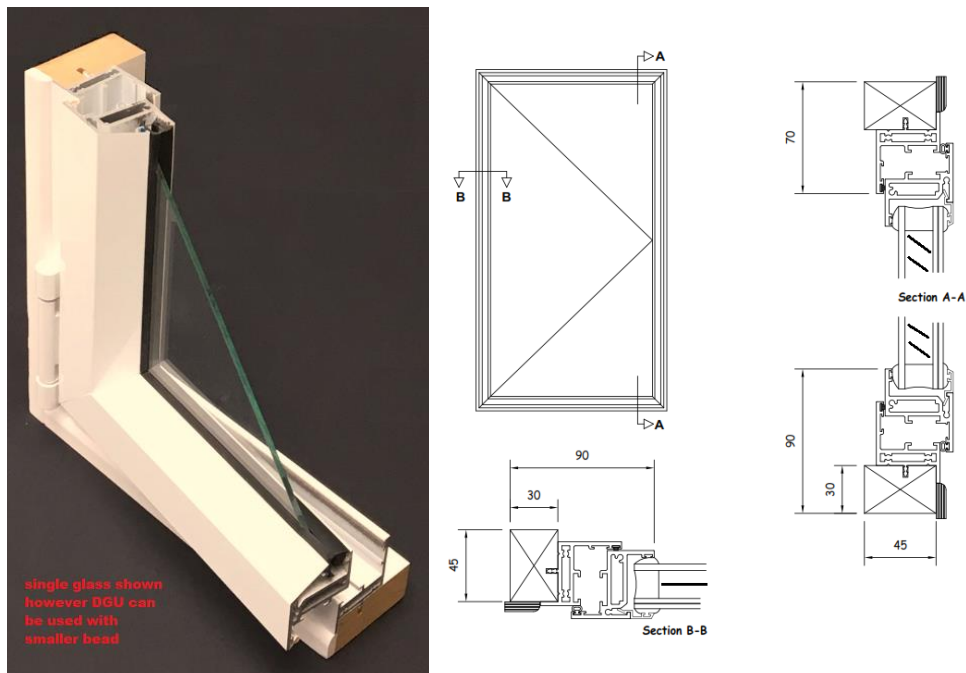
The proposed amendments largely follow the layout amendments as approved as part of the 2015/6378/L application.

The internal reconfiguration allows for new consultation rooms, reception area and 2 new theatre and recovery spaces to be provided. The theatre spaces include ancillary areas such as dirty utility, prep and scrub areas. There will also be a new internal plant space.

Special regard has been attached to the listed building, its setting and any features or historical and architectural interest. As such new partitions are proposed to be constructed of modern metal stud work which are easily removed in the future.

In order to create a clinical environment within the theatre and recovery spaces, it is also proposed to install secondary glazing to the windows in these areas.

The windows within the proposed consulting rooms will be refurbished to allow them to open.



### External Alterations

There are no changes to the main external façade of the building with the exception some minor changes to the rear elevation (within the service yard to the rear of the building).

This includes the replacement of three of the windows with louvered panels and the installation of two cassette type air handling units on the rear elevation.





Proposed Louvre Panels

Proposed Cassette Units

## 5 Summary

In summary, both the internal and external works required are relatively minor in nature.

This Planning and Listed Building Consent application seeks permission for the internal re-configuration of the basement space. Including the removal of stud partition walls, the sealing of windows with secondary glazing to create clinical space, the installation of a beverage station within an existing alcove, the installation of an air handling unit externally and the replacement of three windows with louvre screens.

A planning application for change of use was submitted and approved in 2015 for the change of use from Office (B1) to medical consulting (D1), and the proposed internal alterations are largely similar to those approved within the previous Listed Building Consent.

It is considered that the proposed amendments are respectful of the heritage aspect of Adam House and the conservation area in which it sits. The external alterations are not out of place with the nature of the service yard area and allow the space to function as its approved use.

It is therefore respectfully requested planning and listed building consent be granted.