



19 Fitzroy Square London W1

Design & Access Statement in support of a
planning application for refurbishment and new
basement to rear

April 2016

Summary

This design and access statement describes amendments to an extant planning permission for conversion of the Grade II* listed offices at 19 Fitzroy Square to a single dwelling. Full planning permission was granted in October 2014 for change of use from offices to a single family dwelling with associated internal alterations.

Since October 2014 the building has been sold by the then applicants and purchased by a family who wish to occupy the building as a single dwelling. The purchaser now wishes to make amendments to the consented scheme to suit the way they wish to use and occupy the house as their home. The main amendments are:

- General changes to internal room layouts.
- Addition of an external bridge across the lightwell on Conway Street.
- Addition of a basement with small plunge pool below the rear wing.
- Internal lift between ground and lower ground floors in the rear wing
- Removal of recent suspended ceilings and steel beams in front rooms

The proposals are supported by a Heritage Assessment that accompanies this design and access statement.

We trust that the London Borough of Camden will support these proposals which will enable the use of the house as a single family dwelling - the original use for which it was designed and constructed in 1828.

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Fig. 1 View north across Fitzroy Square

1.00 Introduction

1.01 The proposals relate to the Grade II* listed offices at 19 Fitzroy Square London W1T 6EQ.

1.02 Application ref: 2013/8207/P for change of use from offices to a single family dwelling and listed building consent application ref: 2014/0238/L were consented in October 2014.

1.03 Concurrent with these consents, application ref: 2013/8205/P for change of use from offices to two dwellings and listed building consent application ref: 2014/0237/L were consented in October 2014.

1.04 The house has now been purchased by a family who will occupy the property as a single dwelling and wish to make amendments to the consented scheme to suit the way they wish to use the house as their home. This design statement has been prepared to describe and support the amendments to application ref: 2013/8207/P for change of use from offices to a single family dwelling.

1.05 This statement is to be read in conjunction with the following documents:

- Application drawings
- Planning statement
- Heritage Assessment
- Basement impact assessment
- Construction Management Plan
- Energy assessment
- BREEAM preliminary assessment
- Acoustic report

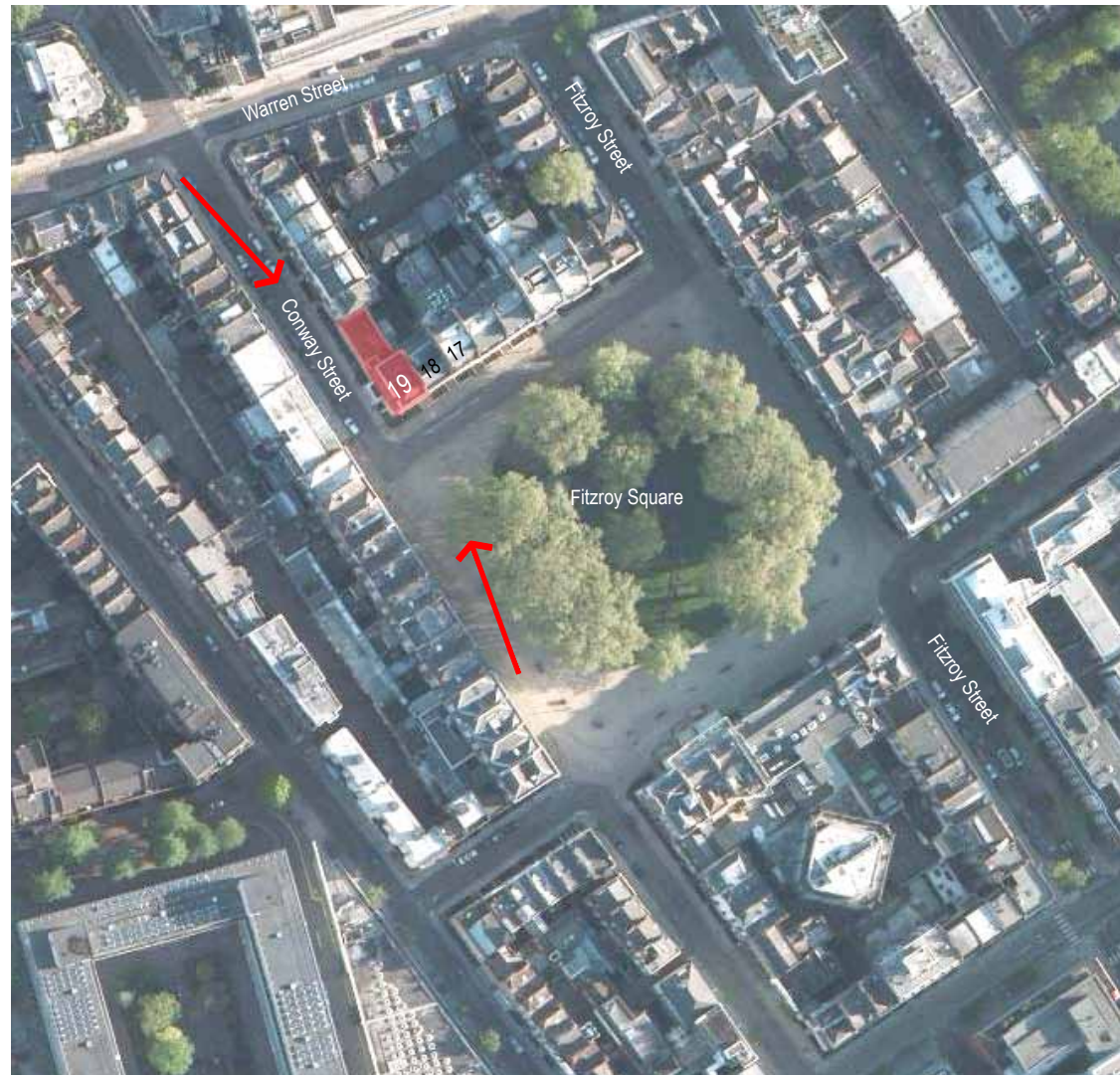


Fig. 2 Site location and visibility

← Key local views

This design and access statement also includes the following submission documents required by LB Camden:

- Photographs (appendix 1.0)
- Outline schedule of works (appendix 2.0)
- Lifetime homes commentary (section 10.09 and appendix 3.0)

2.00 Context - Setting and Visibility

2.01 The application site is 19 Fitzroy Square, a Grade II* listed building, situated on the north side of Fitzroy Square within the Fitzroy Conservation Area.

2.02 The Fitzroy Square Conservation Area Appraisal and Management Strategy adopted 16 March 2010 by LB Camden notes that all the buildings facing into Fitzroy Square, with the exception of numbers 13 and 14, are listed either grade I or II*. 13 and 14 are designated as making a positive contribution. The building facing number 19 on the west side of Conway Street is not considered to be of significance. 12 Conway Street is not listed but is defined as making a positive contribution.

Visibility

2.04 19 Fitzroy Square is visible in views across Fitzroy Square and views south down Conway Street.

2.05 The 36 storey Euston Tower to the northeast and the BT tower to the south dominate views out of the square.



Fig. 3 View south along Conway Street

3.00 Existing Building

3.01 Fitzroy Square was laid out in the 1790's and the south and east sides were built between 1793 and 1798. The north side was built in 1827 and 1828, followed by the western side in 1827-35.

3.02 19 Fitzroy Square was listed in 1954 and the listing description applies to 11, 12 and 15-19 Fitzroy square comprising the north terrace of the square. It is noted that the interiors were not inspected.

3.03 19 Fitzroy square is presently arranged as offices and extends over 5 floors from lower ground to 3rd floors. The building comprises a main house facing on to Fitzroy Square and a rear wing that extends at ground and lower ground floor levels along Conway Street.

3.04 A generous lightwell extends around the Fitzroy Square frontage and along the Conway street elevations providing good lighting to the lower ground floor. There is access to the lightwell from the lower ground floor of the house and access from this lightwell to Conway Street. Three brick vaulted vaults extend below the pavement on the Fitzroy Square elevation.

3.05 Entrance to the property is at ground level from Conway Street directly into a lobby that spans the lower ground floor lightwell.

3.06 The main building appears to be generally intact and the front elevation shows a decorative scheme which is clearly part of the overall terrace to the north side of the square.



Fig. 4 View from Fitzroy Square towards 19 FS

3.07 The roof is a hipped 'M' roof which appears to have original timbers but recent artificial slating. The form matches that for 18 and 12 Fitzroy Square. Other buildings along the north side of the Square have mansard roofs which are more typical of an early 19th century building.

3.08 A closet wing extends from the rear of the main house at first floor and encloses the landing of the main stairs. The brickwork and pointing to this wing is clearly more recent than the main house.

3.09 Drawings appended to the Heritage Assessment show that the arched false window recess facing Conway Street at ground floor below the closet wing was opened between 1958 and 1967 to form a window to the internal toilet and this is awkwardly bisected by the half landing of the stair (see fig. 8).

3.10 12 Conway street was constructed circa 1982 as a replica of 10 Conway Street and replaced a 2 storey building. The rear wing to 19 Fitzroy Square that abuts 12 Conway Street has been much altered internally and the age of the facade is not clear. Fig. A24 shows that this facade is faced internally with a recent gypsum/cement/sand plaster.

3.11 The roof of the rear wing on Conway Street is punctuated with a series of recent 'coxdome' style polycarbonate roof lights.

3.12 There is a semicircular stairs in the northwest corner of the lightwell on Conway Street. This forms part of the demise of 12 Conway Street and gives access to utilities supplies meters below the entrance steps.

3.13 There is a projecting nib of modern brickwork on the northwest corner of the main house extending to roof parapet level. This is likely to have been constructed in 1951 to provide bracing for the steel ties across the rear facade (see fig. 5 opposite).

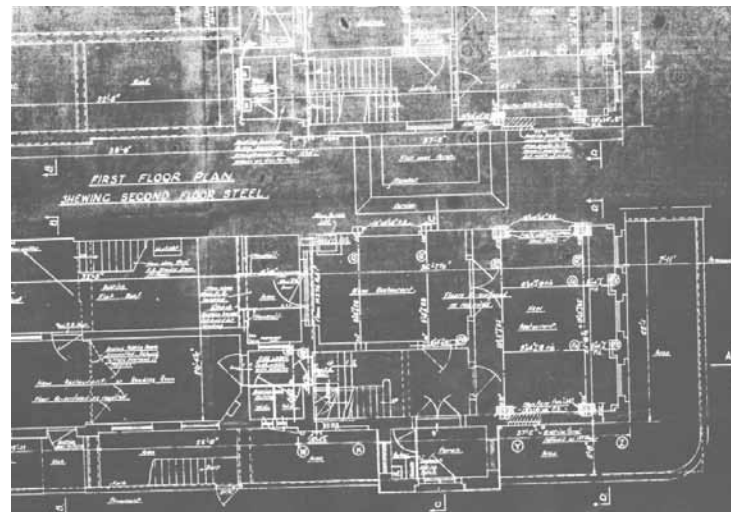
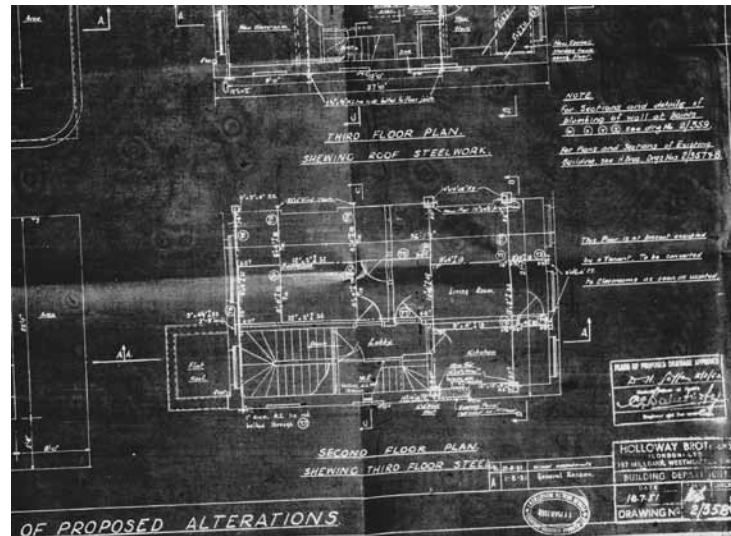


Fig. 5 1951 drawings showing structural steelwork

3.14 The windows in the main house appear to be original, or at least early examples. Internal architraves are however recent 'ogee' profiles. The windows in the rear wing along Conway Street are much cruder - suggesting that they may be more recent.

Interior

3.15 Photos of the existing interior are included in appendix 1.0.

3.16 Drawings from 1951 show substantial structural alterations with steel beams and piers below ground, 1st, 2nd and 3rd floors, and steel strengthening to the roof (see fig.5). The piers intrude into the front rooms either side of the fireplaces in the east and west end walls of the front rooms at lower ground to 1st floors.

3.17 Modern plasterboard suspended ceilings with gypsum cornices conceal the steel beams and give rise to awkward step-up bulkead details at junctions with historic window heads (typically see fig. A31). The east and west flank walls of the front rooms were lined with plasterboard to conceal the new structural piers and contain electrical and data risers for the offices.

3.18 Figs A25 and A36 show that the existing lime plaster cornices and ceilings are still present above the recent ceiling at ground and 1st floors - although they have been badly damaged by the insertion of the steel beams and modern suspended ceiling.

3.19 Internal doors and skirtings throughout are modern with untypical 6 panel doors and skirtings pieced together from plain board and modern 'ogee' profiles.

3.20 There are only two fireplaces present and these are in the main front and rear rooms of the main house at 1st floor (see fig. A31). These are not shown on 1967 drawings and likely to be modern.



Fig. 6 Aerial view looking north

3.21 The main staircase from ground to 2nd floor is original with stone treads, decorative iron balustrading and mahogany handrail and is in good order. Cornicing and skirtings to the stairwell appear to be original although skirtings need some reinstatement.

3.22 The secondary staircases from lower ground to ground floor and from 2nd to 3rd floors appears in 1967 plans appended to the heritage assessment and may be original, but balustrading is modern. A modern fire screen separates the stairs at 3rd floor. A modern steel staircase gives access from the 3rd floor to the roof.

3.23 An original brick vaulted wine store exists at lower ground floor, although the end has been partitioned off to provide a shower space and an additional opening is been formed in the northeast corner.

3.24 Drawings appended to the heritage assessment suggest that the rear wing along Conway Street has been substantially altered. A spine wall runs north south bisecting this wing and the 1951 drawings (see fig. 5) suggest that an original external wall existed in this location enclosing an open courtyard to the east. Fig. A 27 shows that the present spine wall is constructed from recent red fletton brickwork and faced with a pink gypsum/cement/sand plaster. Fig. A27 also shows that floorboards are recent.

4.00 Use

4.01 The building is presently used as offices and it is intended to reinstate the main house in single residential use in line with the consented application ref: 2013/8207/P.

4.02 The new room layout will largely follow the historic arrangement with bedrooms at 2nd and 3rd floors above reception spaces at ground and 1st floors.



Fig. 7 View south along Conway Street



Fig. 8 View east towards 19 to 17 FS from Conway Street

4.03 The rear wing along Conway Street, which has undergone substantial changes including extensions, alterations and reconstruction, is to accommodate reception spaces at ground floor, a bedroom at lower ground floor and a small plunge pool and gym in a new basement storey.

5.00 Design - The Proposals

5.01 With the exception of the new basement, the proposals remain largely as consented application ref: 2013/8207/P to refurbish and reinstate 19 Fitzroy Square as a large single family dwelling.

Rear wing and new basement

5.02 The rear wing along Conway Street (outside the footprint of the main house) is to be completely reconstructed within the retained perimeter party walls to 12 Conway Street and 18 Fitzroy Square.

5.03 The Conway Street facade of the rear wing over lower ground and ground floors is to be removed and then reinstated once the basement is constructed. The reinstated facade will replicate the fenestration, height and detailing of the existing facade. Sash windows and internal plaster to this section of existing facade are seemingly recent.

5.04 A basement is to be excavated and constructed below the rear addition (see sections figs. 9 & 10). This will accommodate a small plunge pool and gym and plant for the house. The plant is to be contained in a shallow subbasement (see fig.10). A narrow strip of floor glazing in the lightwell will introduce some natural light to the basement.

5.05 Soil investigations have been carried out and a basement impact assessment has been prepared and forms part of this submission. The basement perimeter walls will be offset inside the existing perimeter party walls and comprise a line of contiguous auger drilled concrete piles.

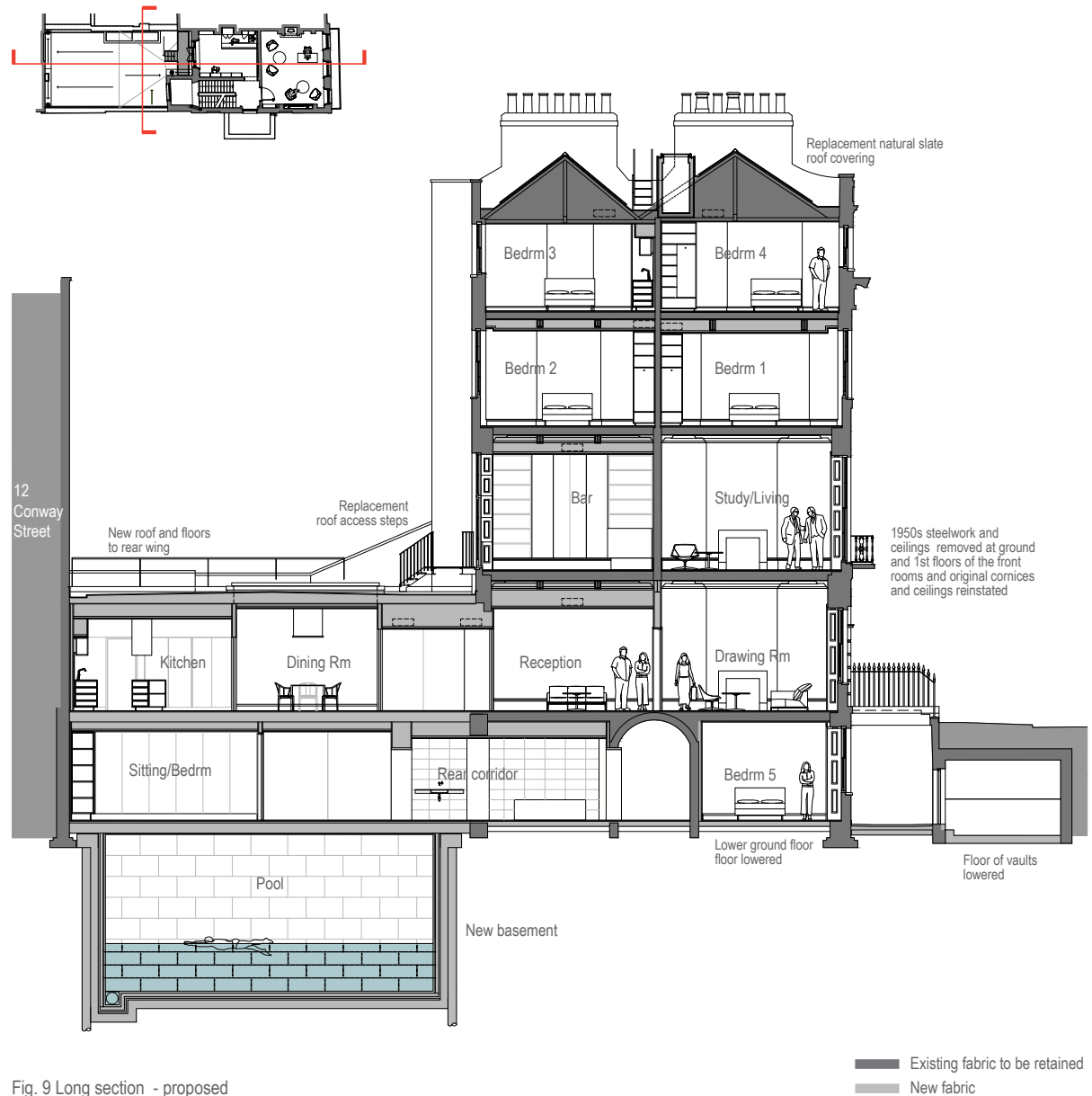


Fig. 9 Long section - proposed

5.06 Structural design has been completed by Richard Watkins and Associates, a firm of engineers with a track record of basement constructions in conjunction with the refurbishment of historic buildings in central London.

Interior

5.07 Internally the proposal remains as consented application ref. 2013/8207/P, that is, where possible to reinstate the original room layout whilst accommodating the uses required by the family who have purchased the property and wish to use it as their home.

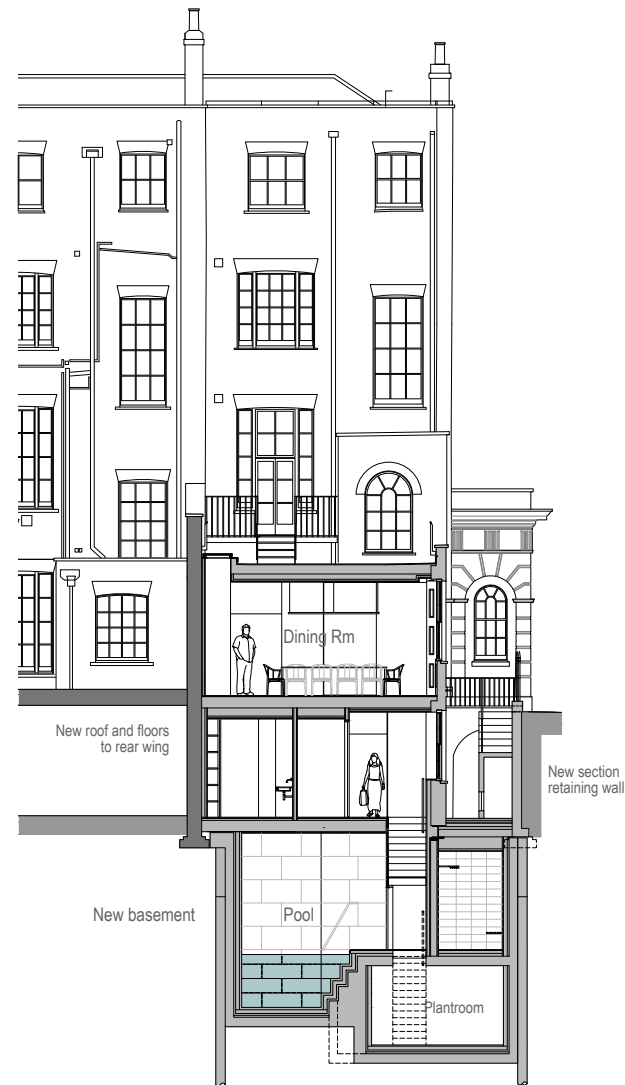
5.08 The recent plasterboard ceilings are to be removed throughout. The steel structure inserted in 1951 is to be removed from the front rooms at lower ground, ground and first floor levels and original ceiling levels and coricing reinstated.

5.09 Main reception spaces will be in the front and rear rooms of the main house at ground and first floors, with bedrooms on the floors above and at lower ground floor.

5.10 A small passenger lift is to be provided between ground and lower ground floor levels. This is to assist access for the family parents who have walking difficulties. The lift is located within the rear addition - outside the footprint of the main house and will not be visible externally.

5.11 The lower ground floor floor level is to be lowered by around 170mm to reduce the step down to the external lightwell level. A tread and riser will be added to the base of the existing stairs from ground to lower ground levels.

5.12 At lower ground floor the original brick vaulted wine store is to be retained and redecorated.



18 Fitzroy Sq

19

Fig. 10 Rear Elevation / cross section rear wing - proposed

Existing fabric to be retained
New fabric

Exterior

5.13 The new roof above the ground floor rear addition will be at the same level as existing and surfaced with asphalt as existing. The two rooflights in the rear addition flat roof shown in the extant permission are to be replaced with a single linear rooflight above the ground floor dining room.

5.14 The existing metal access platform and stairs that leads from the 1st floor rear room to the flat roof above the rear wing is to be replaced with a black painted steel stairs. This formed part of the extant permission but the steps are to be moved slightly to the west to suit the new rooflight location.

5.15 As noted at 5.03 part of the Conway street facade of the rear wing is to be reconstructed. A doorway is to be formed in the place of one of the ground floor windows and a new steel bridge is to be formed across the lightwell to allow access from Conway Street. A new doorway and bridge from Conway street formed part of consented application ref. 2013/8205/P for conversion to two dwellings.

6.00 Scale and Setting of the Proposals

6.01 The proposals do not extend the above ground volume of the building. The new basement will be evident only through a strip of walk-on glazing in the base of the lightwell along Conway Street.

7.00 Amount of Space

7.01 19 Fitzroy Square presently has a gross external floor area (GEA) of 556m², excluding the 3 basement vaults below the Fitzroy Square pavement. The new basement will add 66m² of habitable space (including the pool but excluding the subbasement). This gives a total of 622m².

7.02 The property is to be converted from offices to a large 5 bedroom house.

8.00 Sunlight/Daylight and Privacy

8.01 The proposals do not extend the present form or volume of the building above ground and there will therefore be no increased impact in the sunlight or daylight enjoyed by neighbouring properties.

8.02 No additional external spaces are proposed at upper levels and as such there will be no increase in the potential for overlooking or loss of privacy.

9.00 Consultation

9.01 The owners have consulted with the following adjoining owners and presented the proposals for the refurbishment and basement construction.

- Mrs Claire Bruce, owner 18 Fitzroy Square, met on 21 January 2016.
- Mr Neil Phoenix, representing his daughter who owns the 1st floor flat 12 Conway Street, met on 11 March 2016.
- Ms Lee Dianda, owner 2nd and 3rd floor flat 12 Conway Street, met with Mr Phoenix on 11 March 2016.

9.02 A pre-application design statement explaining the basement proposals and differences to the consented proposals was submitted to LB Camden on 14 July 2015 and followed up with a meeting at 19 Fitzroy Square with the LB Camden conservation officer, Mr Nick Baxter, on 8 September 2015. A report of this pre-application consultation is contained in Ms Moran's email of 28 October 2015 reference 19 Fitzroy Square 2015/4447/PRE

9.03 In response to this report the basement design has been modified so that it does not extend below the closet wing of the main house. Other comments regarding wall openings, treatment of the wine vault and types of doors have also been incorporated.

10.00 Access

10.01 The property is well situated in terms of public transport with Warren Street and Portland Place underground stations within 500 meters walk. There are numerous bus routes along the Marylebone Road 100m to the north.

10.02 Numerous Westminster Car Club (Zipcar/Streetcar) cars are located within easy walking distance. The nearest TfL/Barclays cycle hire docking stations are adjacent to Warren Street and Portland Place underground stations.

10.03 Secure, covered bicycle parking for 4 bicycles is to be provided in the centre under pavement vault.

Wheelchair Housing

10.04 LB Camden's Core Strategy CS6 seeks to encourage housing that is suitable for people with mobility difficulties and policy DP6 requires that all housing development should meet lifetime homes standards and that 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.

10.05 The existing house has 2 steps leading up from back of pavement to the main entrance door. The height difference between pavement and entrance lobby is 280mm. There is a further step up between the entrance lobby and hall of 100mm.

10.06 Once inside the hall there is level access to the ground floor front and rear rooms. Access to rooms on other floors is via stairs. Access to the ground floor WC is via 4 steps. There is a small lift between ground and lower ground floor only.

10.07 Early proposals submitted at pre-application stage of the extant permission showed a visitor WC at the same level as the hall and a lift access to all floors. London Borough of Camden did

not support this on the basis that the WC and lift would intrude upon the historic room layout and the liftwell would involve significant alteration to the original floor structure (refer LB Camden response of 13 February 2013 reference CA\2012\ENQ\09318).

10.08 For these reasons the property is not readily accessed and used, or easily adapted to be used, by persons reliant upon a wheelchair for mobility.

Lifetime Homes

10.09 The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes.

10.10 19 Fitzroy square is a Grade II* listed building constructed in 1827-28 and this limits the extent to which it can meet or easily be adapted to meet the Lifetime Homes design criteria for accessibility for those with mobility impairments. Fundamentally, the original floor levels mean that there is a stepped access into the building from the street.

10.11 Appendix 3.0 includes a commentary explaining where the proposals meet or fall short of these criteria and the reasons that they fall short. In summary criteria 6, 7, 8, 9, 11, 13, 14, 15 and 16 can be met.

11.00 Landscape and Amenity

11.01 All the houses around Fitzroy Square have access to the central gardens.

11.02 19 Fitzroy square has a private external lightwell at lower ground level. This is to be re-surfaced with yorkstone paving as part of the refurbishment.

12.00 Services, Sustainability and Waste

Services

12.01 The building will be fitted with new electrical, lighting, gas, water and heating and cooling systems as part of the refurbishment.

12.02 Lighting will incorporate a high proportion of LED fittings and the good levels of natural light at all floors will reduce the need for artificial lighting.

12.03 Most internal bedrooms and reception rooms will be capable of heating and cooling. Heating will be via underfloor heating to the lower floors and bathrooms and fan coil units to the upper floors. Heat energy will be generated by air source heat pump/condensing units located below the entrance lobby in the lightwell.

12.04 Comfort cooling is to be provided via fan coil units with heat rejected externally via the condensing units in the lightwell. A preliminary noise survey concludes that the selected units will not impact on existing background noise levels.

12.05 Mechanical fresh air supply and extract ventilation will be provided to many of the reception rooms and bedrooms via heat recovery fan units. Mechanical extract will be provided to bathrooms and kitchens. Air intake and discharge will be through the roof of the rear wing and through the roof of the main house.

12.06 Fancoil units and heat recovery ventilation units will be concealed in cupboards or above ceilings.

12.06 The refurbishment will include new gas, water and electricity connections and new supplies will be brought into the underpavement vaults. The west vault will include water storage and pumps.

12.07 Because the house has only a single escape stairs from upper floors and has more than one floor above 4.5m above ground

level the Building Regulations approved document B requires that rooms are fitted with a fire suppression system and a water mist system is proposed with the pump unit and water storage located in the sub-basement plantroom. The house will also be provided with fire detection and alarm systems compliant with the Building Regulations.

Sustainability

12.08 A BREEAM Domestic Refurbishment pre-assessment has been prepared and the proposed dwelling will aim to meet LB Camden's major target of *Excellent*.

12.09 In order to achieve BREEAM *Excellent* the following enhancements to the thermal performance of the fabric have been introduced:

- Insulation above and between existing roof rafters of the main house.
- Insulated drylining to perimeter party walls and walls of the main house at lower ground, 2nd and 3rd floors.
- Insulated drylining to perimeter walls of the rear wing at ground and lower ground floors.
- Secondary glazing to windows at lower ground, 2nd and 3rd floors and also to ground floor of rear wing.
- Insulation to new lower ground ground floor slab.
- Insulation to the new roof of the rear wing.
- Insulated walls and floor to new basement.

12.10 In other words, where original cornices exist at ground and 1st floors, insulated drylining will not be applied to existing wall finishes.

Waste

12.11 The proposals will include storage for segregated recyclable material in *wheelie* bins located in the lightwell. Kitchen fittings within the house will incorporate segregated general and recycling waste storage. Camden presently collect household and recycling waste on Mondays.

Appendix 1.0 Photographs of Existing Building



Fig. A1 View from Fitzroy Square

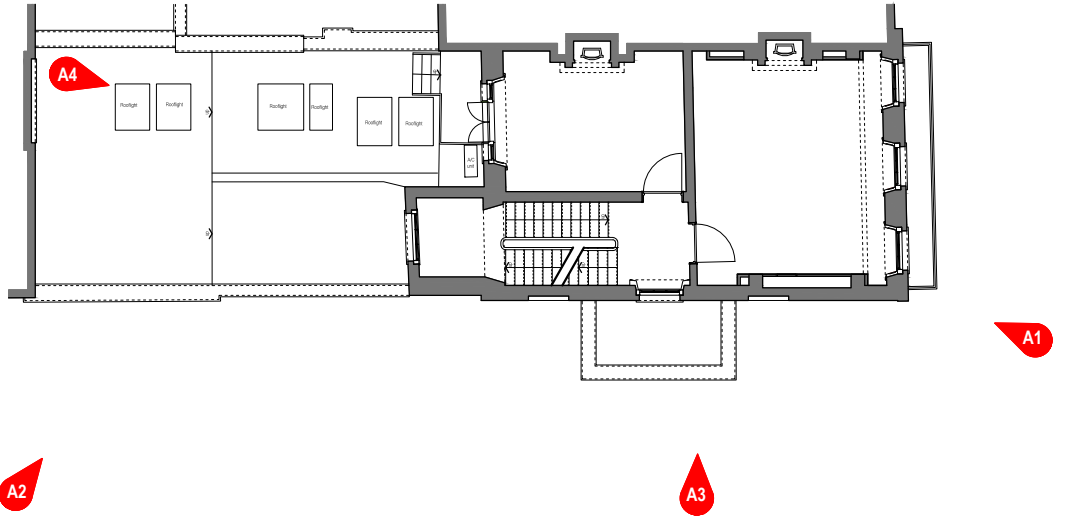


Fig. A2 View from Conway Street



Fig. A3 View from Conway Street



Fig. A4 View of rear elevation



Fig. A5 Front lightwell



Fig. A6 Front lightwell

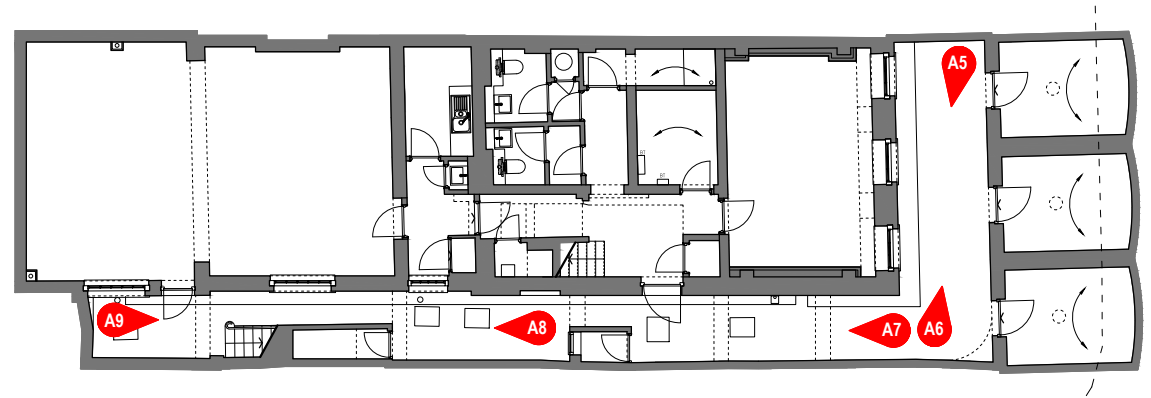


Fig. A7 Side lightwell



Fig. A8 Side lightwell



Fig. A9 Side lightwell - steps to street



Fig. A10 Lower ground floor - front office



Fig. A11 Lower ground floor - wine vault



Fig. A12 Lower ground floor - hall



Fig. A13 Lower ground floor - rear offices

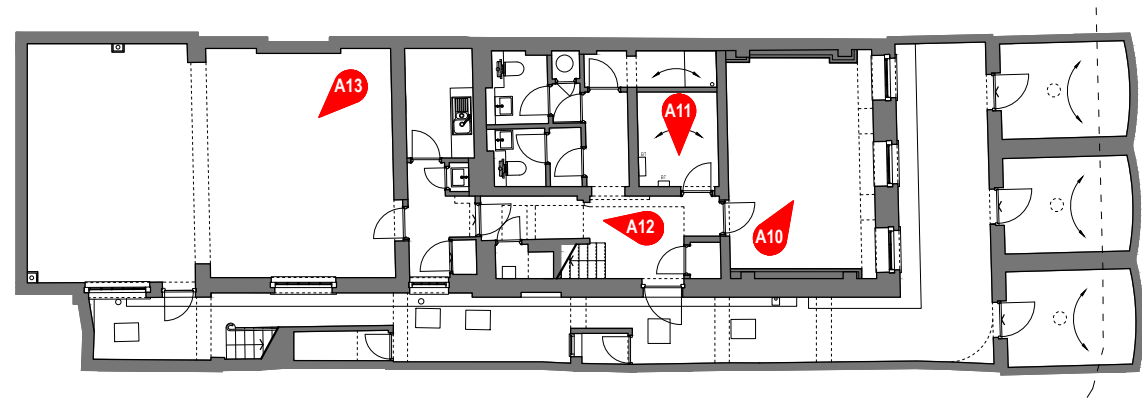




Fig. A14 Ground floor - hall



Fig. A15 Ground floor - main stairs



Fig. A16 Ground floor - stairs to lower ground floor



Fig. A17 Ground floor - reception

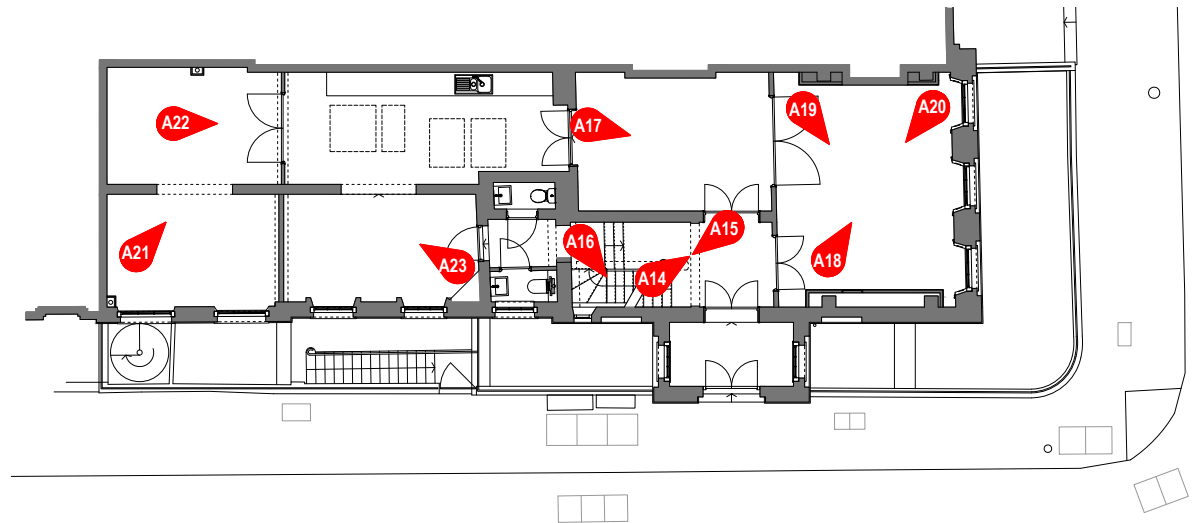




Fig. A18 Ground floor - front office



Fig. A19 Ground floor - front office



Fig. A20 Ground floor - front office



Fig. A21 Ground floor - rear offices



Fig. A22 Ground floor - rear offices



Fig. A23 Ground floor - rear offices



Fig. A24 Recent gypsum plaster to Conway Street facade



Fig. A25 Original cornice rear room ground floor (above modern suspended ceiling)



Fig. A26 Original cornice front room ground floor



Fig. A27 Recent fletton brickwork and gypsum plaster to rear spine wall

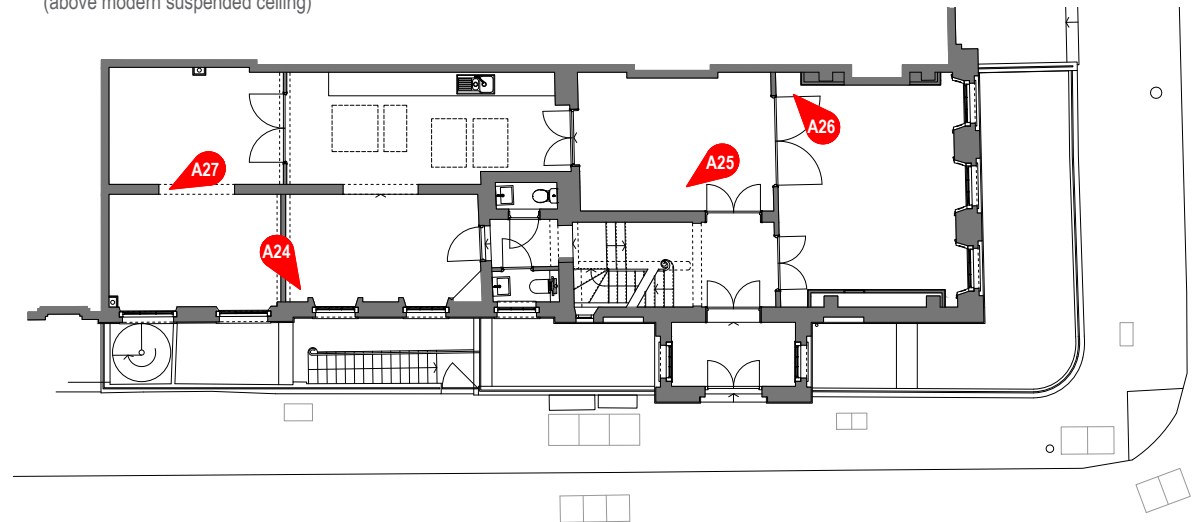




Fig. A28 Ground to 1st floor half landing



Fig. A29 Ground to 1st floor half landing



Fig. A30 1st floor landing



Fig. A31 1st floor - front office

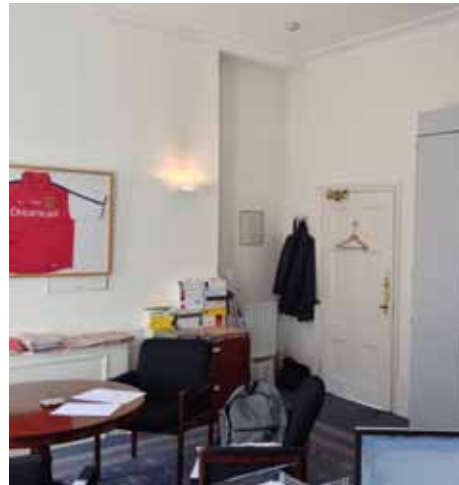


Fig. A32 1st floor - front office

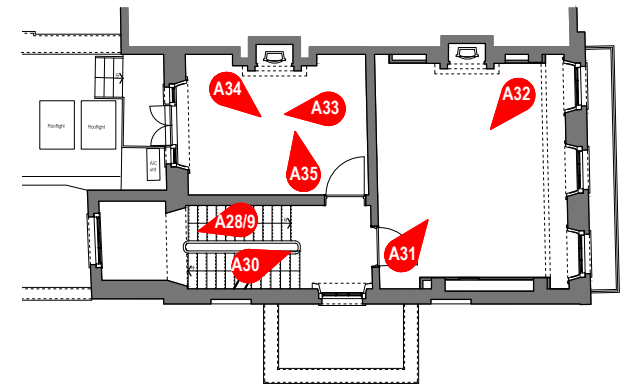




Fig. A33 1st floor - rear office



Fig. A34 1st floor - rear office



Fig. A35 1st floor - rear office - modern fire place



Fig. A36 Original cornice rear room first floor (above modern suspended ceiling)



Fig. A37 Original cornice front room ground floor

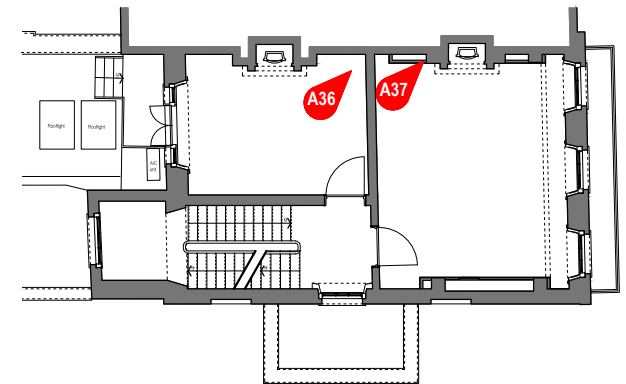




Fig. A38 View up main stairs towards 2nd floor landing



Fig. A39 2nd floor - stairs to 3rd floor

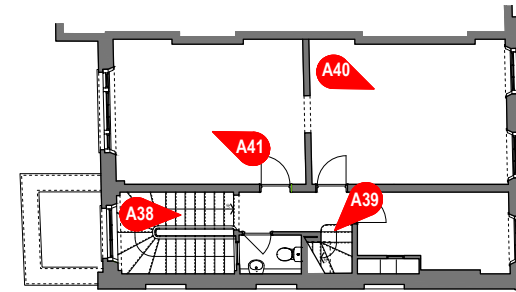


Fig. A40 2nd floor - front office



Fig. A41 2nd floor - rear office



Fig. A42 3rd floor - hall



Fig. A43 3rd floor - hall



Fig. A44 3rd floor - stairs to roof



Fig. A45 3rd floor - front room



Fig. A46 3rd floor - rear room

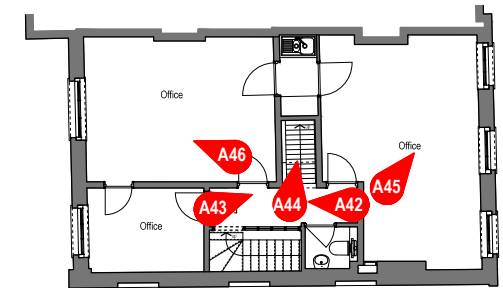




Fig. A47 Loft space front roof



Fig. A48 Main roof



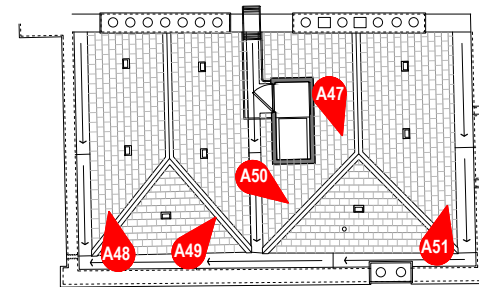
Fig. A49 Main roof



Fig. A50 Main roof



Fig. A51 Main roof



Appendix 2.0 Outline schedule of the proposed works

New basement

A2.1.1 New basement storey below the footprint of the rear wing along Conway Street to provide a small plunge pool, gym, shower room and plantroom.

A2.1.2 A soil investigation and desktop screening has been carried out and a basement impact assessment has been prepared by Richard Watkins and Associates structural engineers and forms part of this application. This assessment interprets the hydrogeological and hydrological findings of the investigation and screening and proposes an appropriate structural design for the basement.

A2.1.3 The proposed basement construction is a perimeter secant piled retaining wall with in situ concrete internal walls and floors. The internal wall line is offset about 1m from the face of existing perimeter party walls.

A2.1.4 The new basement extends below the lightwell to the line of the retaining wall to the pavement along Conway Street. A short section of this wall will be removed to enable piling for the basement and then reinstated in situ concrete and finished to align with and match adjacent wall sections. The proposed basement construction sequencing is set out in the basement impact assessment.

A2.1.5 A shallow sub-basement below the gym contains servicing plant for the house and pool.

A2.1.6 A new stairs connects the basement with the existing lower ground floor.

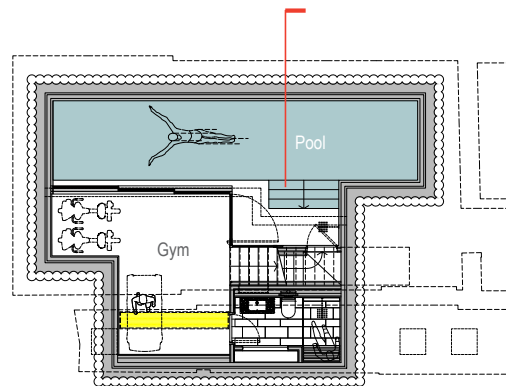


Fig. A52 Proposed new basement

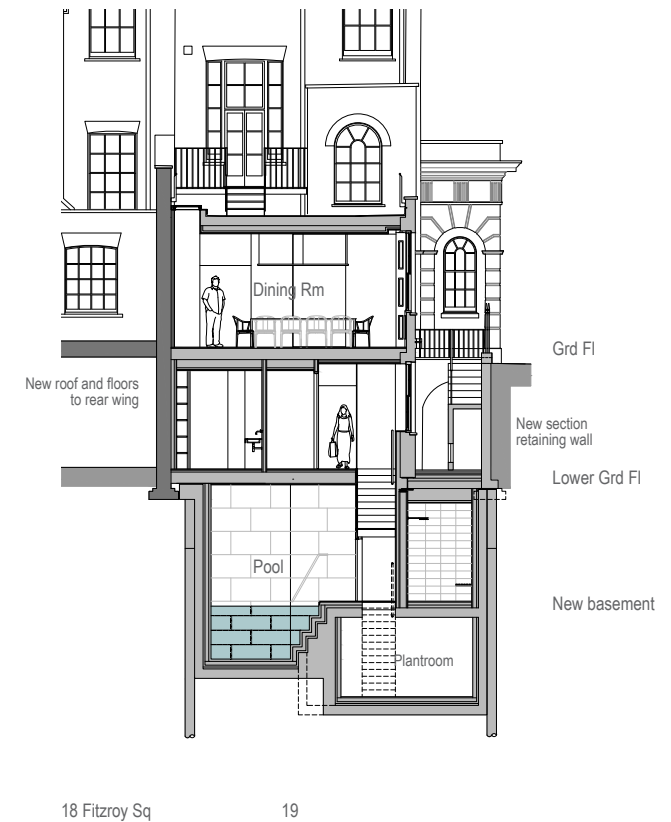


Fig. A53 Cross section showing proposed new basement

Existing fabric to be retained
New fabric

Appendix 2.0 contd

Lower ground floor

Structure and envelope

A2.2.1 Section of Conway Street facade of rear wing removed over lower ground and ground floors and reconstructed to match existing following completion of basement.

A2.2.2 Internal walls, floor and roof to the rear wing are to be removed and reinstated in new construction within the retained perimeter party walls. The new roof above ground floor will be at the same level as existing.

A2.2.3 Modern structural piers and steel beams at ceiling level to front room removed.

A2.2.4 Existing floor slab replaced with new concrete floor construction incorporating damp proof membrane and insulation 170mm below existing. Injected DPC treatment to perimeter and internal masonry walls.

Ceilings

A2.2.5 Remove modern suspended plasterboard ceilings throughout. New plasterboard ceilings on metal framing with plaster skim.

Walls

A2.2.6 Modern fletton brick infill patches to wine vault replaced with second hand London stock brickwork. Walls and soffit redecorated.

A2.2.7 Door opening to lightwell moved towards stairs. Existing door re-used where possible.

A2.2.8 Modern WC/shower subdivisions removed. New partition walls formed from 2 layers of plasterboard on treated timber framing with plaster skim. Insulated drylining to perimeter external walls. Plaster repairs to retained masonry walls to match existing adjacent material.

Internal joinery

A2.2.9 Additional stair riser added to base existing stairs from ground floor. Remove modern doors, architraves and skirtings throughout. New doors and skirtings throughout.

Windows

A2.2.10 Modern shutters, panelling and architraves to front room windows replaced with authentic historic designs to suit depth of new insulated dry lining. Existing single glazed sash windows repaired and redecorated throughout. White coated aluminium framed vertical sash secondary glazing fitted to windows throughout. New sash windows to match existing to rear wing.

Services equipment and fittings

A2.2.11 Design of services systems subject to detail design: Ventilation/airconditioning, heating, water and drainage, lighting, audio visual, fire detection/suppression, intruder alarm, pool. New ventilation and air conditioning units in ceiling void above central bathrooms/wardrobes.

A2.2.12 New bathroom and joinery fittings subject to further detail design. New glass screen along lower hall subject to further detail design.

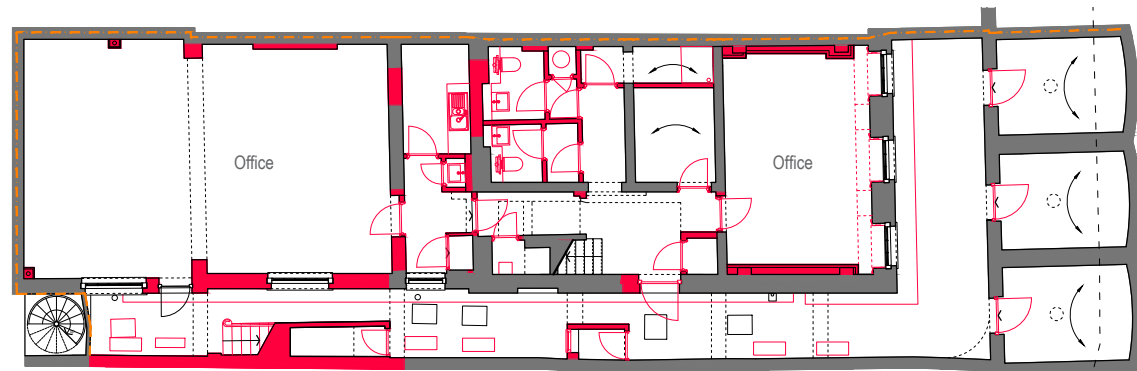


Fig. A54 Lower ground floor plan - existing & demolition

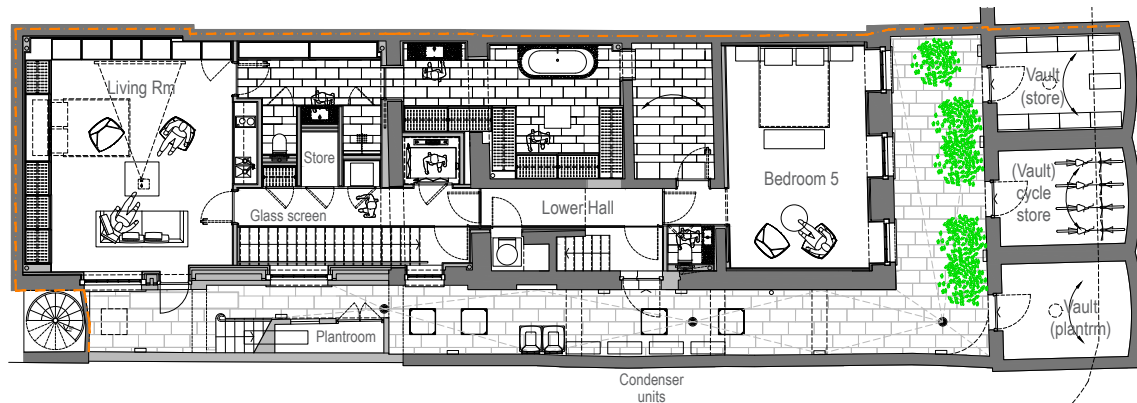


Fig. A55 Lower ground floor plan - proposed

- Constructions to be demolished
- Existing constructions to be retained
- New constructions

Appendix 2.0 contd

Ground floor

Structure and Envelope

A2.3.1 Section of Conway Street facade of rear wing removed over lower ground and ground floors and reconstructed to match existing following completion of basement.

A2.3.2 Floor and roof to rear wing reconstructed within retained existing perimeter party walls. New roof at same level as existing. Existing apparently modern internal crosswalls removed.

A2.3.3 Modern structural piers and steel beams at ceiling level to front room removed. New steel beam inserted below 1st floor wall between front and rear rooms. Modern steel beams below original ceiling in rear room are to remain in-situ. Modern floorboards lifted and original floor joists strengthened if necessary.

A2.3.4 Conway Street pavement railings adjacent stairs to lower ground floor lightwell carefully taken down, and replaced and redecorated on new plinth and wall below.

Stairs

A2.3.5 Original stairs in main house retained and paint removed to expose stone.

Ceilings

A2.3.6 Modern suspended plasterboard suspended ceilings removed from front and rear rooms main house and rear wing. New plasterboard ceilings with plaster skim to rear wing and rear room main house.

A2.3.7 Original cornices above modern ceiling to front room reinstated/ repaired. Damaged lathe ceiling replaced with new lime plaster on stainless steel lathe. Original ceiling and cornicing to lobby, hall and stairs retained and repaired where necessary.

Walls

A2.3.8 Modern plasterboard lining to flank walls front room removed. Modern plasterboard partition between front and rear rooms and associated modern doors removed and replaced with new wall aligned with exposed original cornices (and wall position at 1st floor).

A2.3.9 New partition walls generally formed from 2 layers of plasterboard on treated timber framing with plaster skim. Perimeter walls to rear wing and to party wall rear room main house lined with insulated plasterboard. Plaster repairs to retained masonry walls to match existing adjacent material.

External windows

A2.3.10 Existing sash window, panelled reveals/ fixed shutters, elbow linings and window backs repaired and redecorated. White coated aluminium framed vertical sash secondary glazing fitted to windows in rear wing only. New sash windows to rear wing to match existing.

A2.3.11 A new doorway is to be formed in place of one of the windows on the Conway street facade of the rear wing. A new painted steel bridge and gate in the railing will provide access to the rear wing from Conway Street (a new doorway and bridge from Conway street formed part of consented application ref. 2013/8205/P)

Internal joinery

A2.3.12 Original entrance doors and lobby doors and glazed fanlights overhauled and redecorated. Elsewhere modern doors replaced. Drop down fire resisting shutter concealed in ceiling above door between hall and reception. Original skirtings to lobby, hall and stairs retained and redecorated. Elsewhere modern skirtings replaced.

Services equipment and fittings

A2.3.13 Services installations as A2.2.13. New ventilation and air conditioning units in ceiling void in rear wing and rear room main house. New joinery and kitchen fittings subject to further detail design.

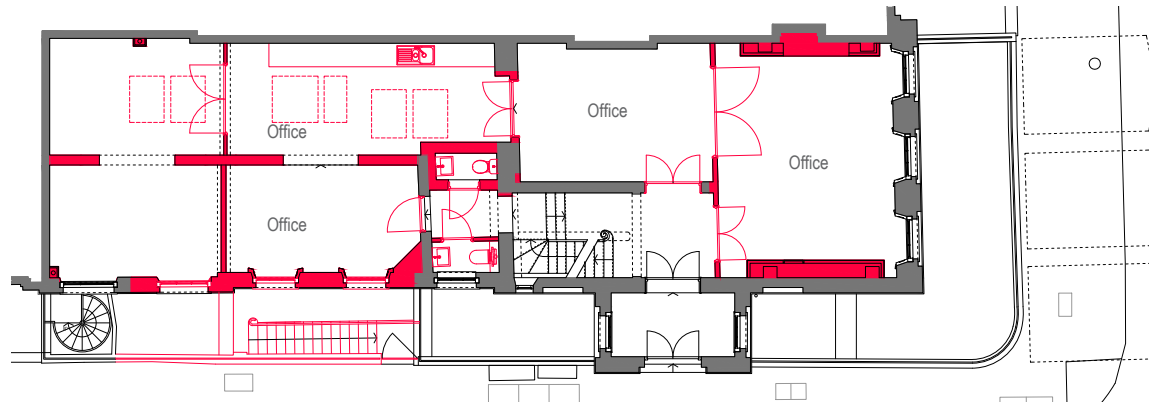


Fig. A56 Ground floor plan - existing and demolition

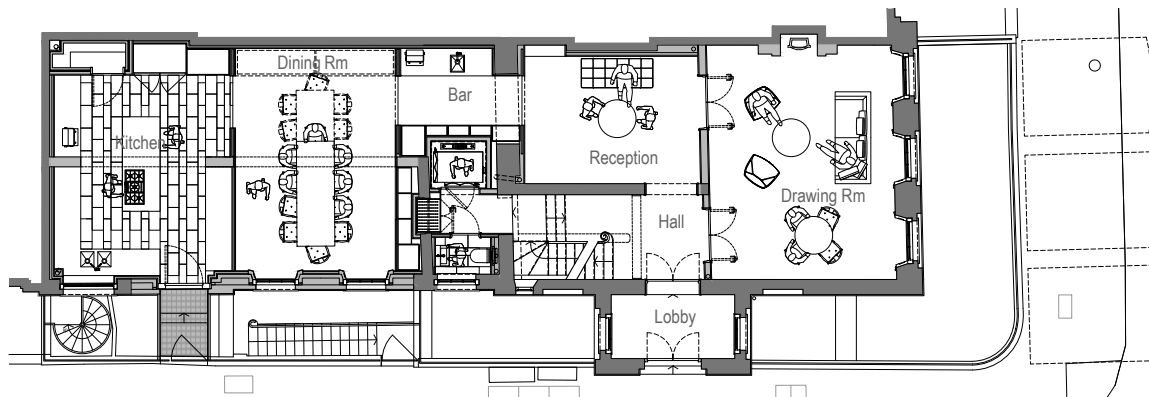


Fig. A57 Ground floor plan - proposed

Appendix 2.0 contd

1st floor

Structure

A2.4.1 New roof structure to rear wing with asphalt roof finish to match existing. Roof construction to incorporate new steel framed rooflight.

A2.4.2 Modern structural piers and steel beams at ceiling level to front room removed. New steel beam inserted below 1st floor wall between front and rear rooms. Modern steel beams below original ceiling in rear room are to remain in-situ.

A2.4.3 Modern floorboards lifted and original floor joists strengthened if necessary.

Flooring

A2.4.4 Existing modern floorboards lifted to enable sound proofing and underfloor heating to be installed between existing joists. New timber board flooring and parquet or carpet finish.

Stairs

A2.4.5 Original stairs in main house retained and paint removed to expose stone. New carpet runners.

Ceilings

A2.4.6 Modern suspended plasterboard ceilings removed from front and rear rooms main house and rear wing.

A2.4.7 Exposed original cornices above modern ceiling to front room reinstated/repared. Damaged lath ceiling replaced with new lime plaster on stainless steel lath. Original ceiling and corning to landing and stairs retained and repaired where necessary. New plasterboard ceiling with plaster skim to rear room.

Walls

A2.4.8 Modern plasterboard lining to flank walls front room removed. Modern fire surrounds to front room replaced with more typical historic surrounds. Rear room surround removed.

A2.4.9 New partition walls generally formed from 2 layers of plasterboard on treated timber framing with plaster skim. Party wall to 18 Fitzroy Square lined with insulated plasterboard. Plaster repairs to retained masonry walls to match existing adjacent material.

External windows

A2.4.10 Existing sash windows, panelled reveals/fixed shutters, elbow linings and window backs repaired and redecorated. White coated aluminium framed vertical sash secondary glazing fitted internally to landing and stair windows only.

Internal joinery

A2.4.11 Original entrance doors and lobby doors and glazed fanlights repaired and redecorated.

A2.4.12 Modern doorsets replaced throughout. Doors to stairs to be 30 minute fire resisting

A2.4.13 Original skirtings to landing and stairs retained and redecorated. Elsewhere modern skirtings replaced.

Services equipment and fittings

A2.4.14 Design of services systems subject to detail design: Ventilation/airconditioning, heating, water and drainage, lighting, audio visual, fire detection/suppression, intruder alarm, pool. New ventilation and air conditioning units located in ceiling void above rear room main house.

A2.4.15 New joinery and fittings subject to further detail design.

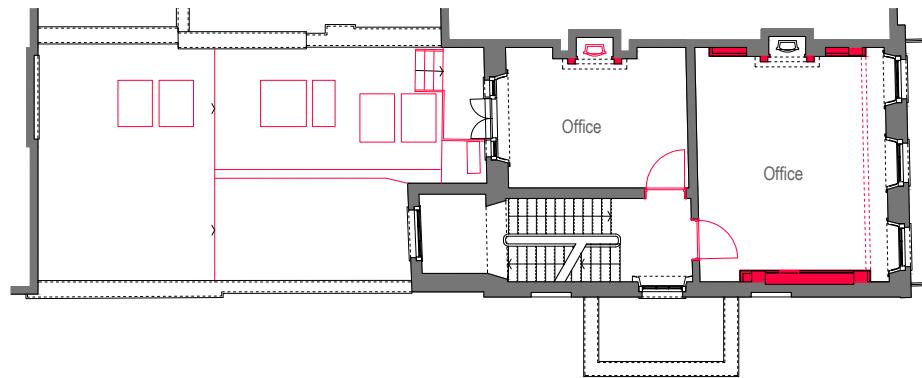


Fig. A58 1st floor plan - existing and demolition

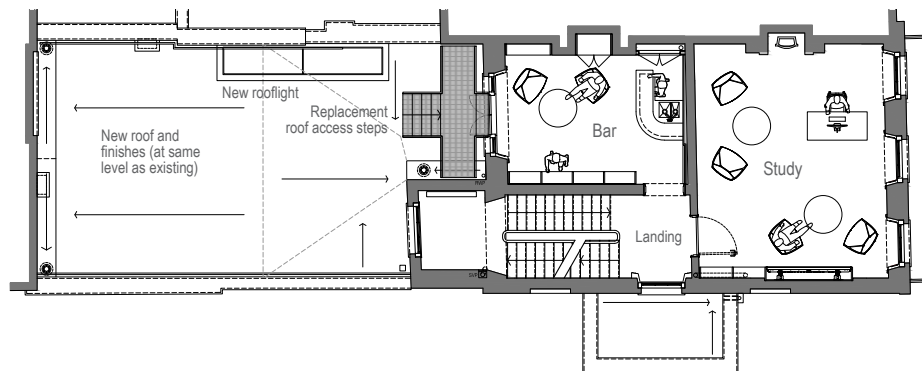


Fig. A59 1st floor plan - proposed

Appendix 2.0 contd

2nd floor

Structure

A2.5.1 Modern steel beams below original ceiling in front and rear rooms are to remain in-situ.

Flooring

A2.5.2 Existing modern floorboards lifted to enable sound proofing and underfloor heating to be installed between existing joists. New timber board flooring.

Stairs

A2.5.3 Original stairs in main house retained and paint removed to expose stone. New carpet runner.

Ceilings

A2.5.4 Front and rear rooms have a modern plasterboard ceiling suspended below the original ceiling (to conceal the steel beams). The original ceiling is to remain and the suspended ceiling replaced with new plasterboard and plaster skim.

Walls

A2.5.5 Modern plasterboard lined riser to small front room removed and room fitted out as bathroom

External windows

A2.5.6 Existing sash windows, panelled reveals/fixed shutters, elbow linings and window backs repaired and redecorated. White coated aluminium framed vertical sash secondary glazing fitted internally to all windows.

Internal joinery

A2.5.7 Stairs from 2nd to 3rd floor retained. Modern guarding replaced.

A2.5.8 Existing WC re-fitted as linen cupboard with full height shelving.

A2.5.9 Modern doorsets replaced throughout. Doors to stairs to be 30 minute fire resisting

A2.5.10 Original skirtings to landing and stairs retained and redecorated. Elsewhere modern skirtings replaced.

Services equipment and fittings

A2.5.11 Design of services systems subject to detail design: Ventilation/airconditioning, heating, water and drainage, lighting, audio visual, fire detection/suppression, intruder alarm, pool. New ventilation and air conditioning units located in ceiling void above wardrobes between front and rear rooms and in ceiling void above new bathroom.

A2.5.12 New joinery and wardrobe and bathroom fittings subject to further detail design.

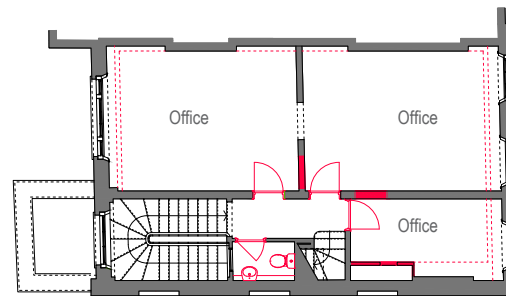


Fig. A60 2nd floor plan - existing and demolition

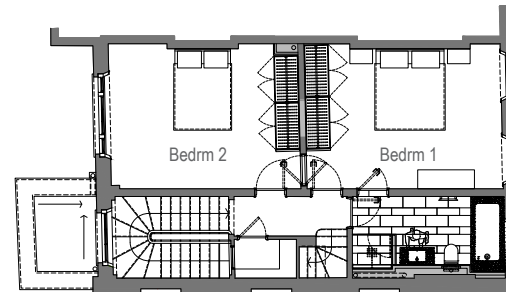


Fig. A61 2nd floor plan - proposed

Appendix 2.0 contd

3rd floor

Flooring

A2.6.1 Existing modern floorboards lifted to enable sound proofing to be installed between existing joists. New timber board flooring.

Ceilings

A2.6.2 Modern plasterboard ceilings replaced throughout with new plasterboard and plaster skim.

Walls

A2.6.3 New bathrooms formed against gable wall. New laundry cupboard formed in place of existing WC.

A2.6.4 New partition walls generally formed from 2 layers of plasterboard on treated timber framing with plaster skim. Party wall to 18 Fitzroy Square lined with insulated plasterboard. Plaster repairs to retained masonry walls to match existing adjacent material.

Internal joinery

A2.6.5 Existing stairs from 2nd to 3rd floors retained. Existing modern glazed fire screen removed and replaced with typical turned timber spindle balustrade.

A2.6.6 Existing modern steel access stairs to roof replaced with timber construction. Cupboard formed below stairs with access from front bedroom.

A2.6.7 Modern doorsets replaced throughout. Doors to stairs to be 30 minute fire resisting

A2.6.8 Original skirtings to landing and stairs retained. Elsewhere modern skirtings replaced.

Services equipment and fittings

A2.6.9 Design of services systems subject to detail design: Ventilation/airconditioning, heating, water and drainage, lighting, audio visual, fire detection/suppression, intruder alarm, pool. New ventilation and air conditioning units located in ceiling void above new wardrobes between front and rear rooms.

A2.6.10 New joinery and wardrobe and bathroom fittings subject to further detail design.

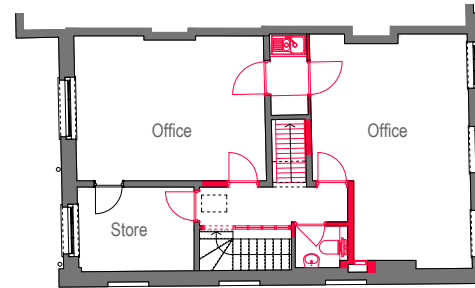


Fig. A62 3rd floor plan - existing and demolition

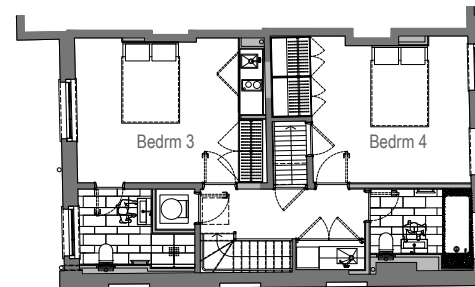


Fig. A63 3rd floor plan - proposed

Appendix 2.0 contd

Roof level

A2.6.1 Existing artificial slate roof coverings to be replaced with new Welsh slates on battens, and boarding and insulation between and above the existing rafters.

A2.6.2 Existing chimney stacks re-pointed as necessary. Rendered chimney stacks on 19/18 FS party wall to be re-rendered.

A2.6.3 Existing lead flashings and linings to gutters to be replaced with new lead on timber boarding. Existing lead cladding to the roof access 'cabin' is to be replaced with new lead on new timber boarding

A2.6.4 New bathroom and drainage ventilation terminals fabricated from lead coated stainless steel and integrated into the slate roof finish.

A2.6.5 Existing parapets and copings repaired or replaced to match existing and redecorated with white exterior paint. Existing railing and party wall stepover overhauled and redecorated.

A2.6.6 New roof aerial and satellite dish mounted in the central roof valley below ridge lines.

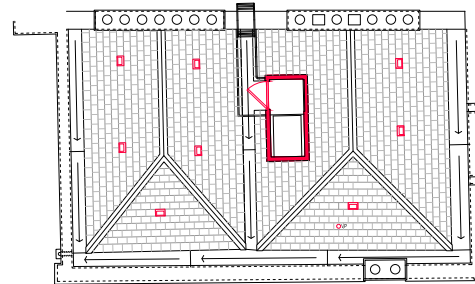


Fig. A64 Roof plan - existing and demolition

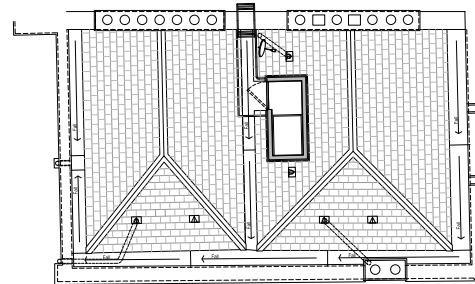


Fig. A65 Roof plan - proposed

Appendix 2.0 contd

Exterior - South facade (to Fitzroy Square)

A2.7.1 New natural stone copings to roof parapets. Making good as required and full redecoration to stucco facade finish. Lead flashings above projecting cornices replaced.

A2.7.2 Balcony and pavement railings overhauled and redecorated gloss black. Balcony re-surfaced with proprietary epoxy coating.

A2.7.3 Existing single glazed sash windows retained where possible. Dilapidated windows replaced to match existing single glazed. Dilapidated cills replaced with hardwood cills.

Exterior - West facade (to Conway Street)

A2.7.4 Part facade to rear wing removed over lower ground and ground floor and reconstructed to match existing following construction of basement.

A2.7.5 New door opening in location of existing window opening. New steel entrance bridge/steps. Existing gate in railing re-use where possible. Electromagnetic access control fitted to gate.

A2.7.6 New natural stone copings to roof parapets and parapets above entrance lobby and above rear wing. Existing brickwork 1st to 3rd floor repointed. Making good as required and full redecoration to stucco facade finish at ground level. Existing pebble dash render to lower ground level replaced with smooth stucco finish and decorated to match above.

A2.7.7 Lead flashings above projecting cornices replaced. Rainwater goods overhauled and redecorated gloss black.

A2.7.8 Existing single glazed sash windows retained where possible. Dilapidated windows replaced to match existing single glazed. Dilapidated cills replaced with hardwood cills.



Fig. A66 West elevation to Conway Street - proposed

Appendix 2.0 contd

Exterior - North facade (facing 12 Conway Street)

A2.7.9 New natural stone copings to roof parapets Existing brickwork 1st to 3rd floor repointed. Rainwater goods overhauled and redecorated. Modern rainwater goods replaced with cast iron.

A2.7.10 Existing single glazed sash windows retained where possible. Dilapidated windows replaced to match existing single glazed. Dilapidated cills replaced with hardwood cills.

Lower ground floor - Lightwell

A2.7.11 Existing store room below ground floor entrance lobby removed (see fig. A55).

A2.7.12 Existing steps from pavement to lower ground lightwell replaced with new to match existing. New plantroom below new steps

A2.7.13 Six existing air conditioning condenser units removed and replaced with four new units located below the ground floor entrance lobby.

A2.7.14 Existing paving replaced with stone paving laid to falls to gulleys. New covers to inspection chambers recessed to receive paving. New planting in planters. New downward directed external light fittings mounted on pavement retaining wall.

Lower ground floor - Under pavement vaults

A2.7.15 Vault floors lowered by 200mm with new concrete floor construction incorporating damp proof membrane.

A2.7.16 Waterproof render system to walls and vaulted soffit. New ledged and braced hardwood doors to vaults. Painted gloss white.

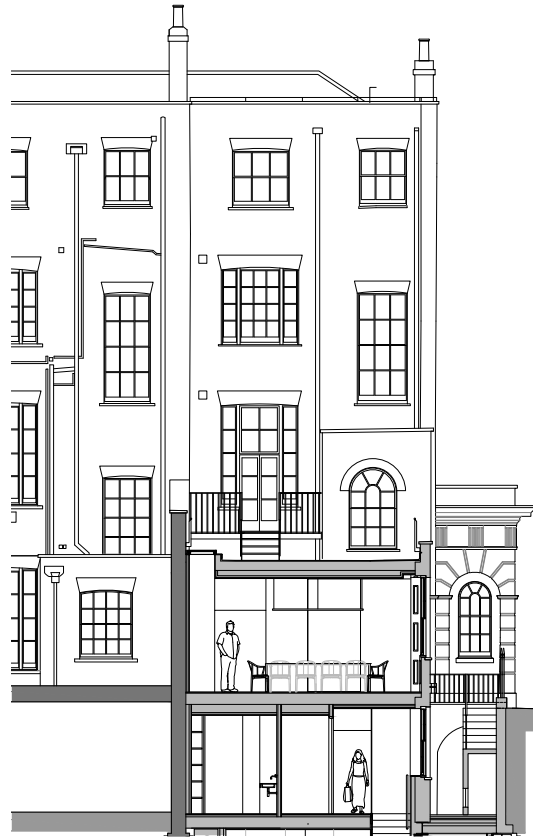


Fig. A67 North elevation



Fig. A68 South elevation to Fitzroy Square

Appendix 3.0 Meeting Lifetime Homes Criteria

Extent to which the proposals meet the 16 Lifetime Homes Criteria.

Criterion 1 & 2 - Parking and access from parking:

The property has no parking spaces

Criterion 3 & 4 - Approach to entrances and entrances:

The access to the property is via steps and as the entrance is immediately at the back of pavement there is no space for a ramped access.

Criterion 5 - The main stairs is original to the property and is to be retained. This does not meet criterion 5a as the hand rails do not extend 300mm beyond top and bottom. Criterion 5b cannot be met as the proposed lift does not have a level access and serves only 2 floors.

Criterion 6 - Internal halls and doorways.

New internal halls and doorways will generally meet the minimum widths set-out in criterion 6. However at 2nd floor hall widths are restricted by the original stairs which is to be retained.

Criterion 7 - Circulation:

Proposed rooms are of a good size with adequate space for circulation for someone in a wheelchair (although the floor on which the room is located may not be accessible by someone in a wheelchair).

Criterion 8 - Entrance level living space:

A space that can easily be adapted to a living space is provided at entrance level

Criterion 9 - Potential for entrance level bed space:

The front room at entrance level is sufficiently sized to accommodate a single bed should the need arise.

Criterion 10 - Entrance level WC:

A WC cannot be provided at entrance level for the reasons set-out in 10.07 above.

Criterion 11 - WC and bathroom walls:

All bathroom and WC walls will be strengthened to accept future grab rails.

Criterion 12 - Potential for stair lift and through-floor lift:

The main stairs could accommodate a stair lift without alteration to the existing balustrade. However a through-floor lift is not possible for the reasons set-out in 10.07 above.

Criterion 13 - Potential for fitting hoists in bathroom and bedroom:

Floors could be sufficiently strengthened to accommodate hoists.

Criterion 14 - Bathrooms:

The bathrooms at lower ground floor and 2nd floor levels could be readily adapted to comply with criterion 14.

Criterion 15 - Glazing and window handle heights:

The low sill heights of the original windows at 1st floor mean that criterion 15 can be met.

Criterion 16 - Location of service controls:

All light switches, power sockets and heating/alarm controls will be mounted in the height zone set-out in criterion 16.