

19 Fitzroy Square London W1T 6EQ

Heritage Assessment

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- 1 **Scope**
- 1.1 19 Fitzroy Square is a Grade II* listed building, situated on the north side of Fitzroy Square within the Fitzroy Conservation Area.
- 1.2 This Heritage Assessment has been prepared to consider the current proposals developed pursuant to permission 2013/8207/P and listed building consents 2014/0237/L and 2014/0238/L.
- 1.3 The Assessment has been prepared by Anthony Walker, a qualified conservation architect with a postgraduate diploma in Building Conservation, who is on the Register of Architects Accredited in Building Conservation.

2 **Relevant national and local legislation and guidance**

2.1 **National Planning Policy Framework NPPF**

- 2.1.1 Section 12 provides policies for protection of the historic environment.
- 2.1.2 In paragraph 126 it is required that LPAs conserve heritage assets in a manner appropriate to their significance, taking into account both their viable uses and the wider social, cultural, economic and environmental benefits of conservation.
- 2.1.2 In paragraph 128 it is stated that the LPA requires an applicant to describe the significance of any heritage assets affected, and paragraph 129 requires the LPA to take their significance, including that of the setting, into account in considering the impact of a proposal.
- 2.1.3 Paragraph 134 confirms that *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

2.2 **Camden LDF**

- 2.2.1 Core Policy CS14, Conserving Heritage, states that the Council will ensure that Camden's buildings are attractive, safe and easy to use by (b) preserving and enhancing Camden's rich and diverse heritage assets and their settings. This is amplified in paragraph 14.9, confirming that conservation area statements will be material considerations in assessing applications.
- 2.2.2 Camden Planning Guidance 1, Design
Section 3 Heritage. Key messages: Camden has a rich architectural heritage; development within conservation areas will only be permitted if it preserves and enhances the character and appearance of the area.
Section 4, Extensions, alterations and conservatories. Key messages are that the alterations should take into account the character and design of the property and its surroundings, that windows, doors and materials should complement the existing, and that rear extensions should be secondary to the main part of the building being extended.
- 2.2.3 Policy DP25 - Conserving Camden's heritage
Conservation areas
In order to maintain the character of Camden's conservation areas, the Council will:
- a) *take into account the conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
 - b) *only permit development, within conservation areas, which preserves and enhances the character and appearance of that area;*

- c) *prevent the total or substantial demolition of an unlisted building which makes a positive contribution to the character or appearance of a conservation area or where it would harm the character or appearance of that conservation area, unless exceptional circumstances are shown which outweigh the case for retention;*
- d) *not permit development outside a conservation area which harms the character and appearance of that conservation area;*
- and
- e) *preserve trees and garden spaces which contribute to the character of the conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) *prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown which outweigh the case for retention;*
- f) *only grant consent for a change of use of, or alterations and extensions to, a listed building where it considers that this would not cause harm to the special interest of the building;*
- and
- g) *not permit development which it considers would cause harm to the setting of a listed building.*

2.3 Fitzroy Conservation Area 2009

2.3.1 Section 3 refers to the spatial qualities of the area and in 3.2 it is stated that there is a greater sense of enclosure on the northern side as a result of the continuation of the terraces along Fitzroy and Conway Streets.

2.3.2 Paragraph 3.8: the five-storey houses were designed to be like a large Palladian villa, with unifying features such as the parapet lines behind which (3.16) are mansard roofs, often incorporating dormers. The form of development (4.5) is very dense.

2.3.3 Bomb damage led to the rebuilding of the south side of the Square as a replica of the original but with modern offices behind the façade. The east side was redeveloped with university buildings. The most notable and imposing groups however, (6.8), are the Grade I Adam buildings on the south and east sides.

2.3.4 The northern and western terraces are described as being of a similar scale but with plainer elevation treatment. St Luke's Hospital for the Clergy at numbers 13 and 14 dates from the 1920's and is described by Pevsner as an intrusion: paragraph 6.15 states that it breaks the line and symmetry of the terrace. It is noted that the rooflines step down at the ends.

2.3.5 Paragraph 7.5 takes note of streetscape elements which contribute to the character and which include the paving outside 12 Conway Street, the railings to the Square and an iron coal cover outside 19 Fitzroy Square.

2.5 English Heritage London terrace houses, 1660-1860

2.5.1 This provides guidance on work for alterations and extensions. There is reference to the retention of historic features but the degree of alteration which is identified in section 3 as having taken place means that most of this is not applicable.

2.6 **Listing description**

2.6.1 Listed Grade II*.

Listing 11.12 and 15-19, dated 1954. It is noted that the interiors were not inspected. The terrace has group value.

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-jambs carrying cornice-heads; fanlights and panelled 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 panelled 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-jambs carrying cornice-head; fanlight and double panelled 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).

2.7 **Conservation principles**

2.7.1 This document, published by English Heritage in 2008, is a current basis for assessing the significance of buildings and the appropriate levels of change.

2.7.2 It is stated in the overview, paragraph 4, that conservation is *'the process of managing change to a significant place in its setting in ways that will best sustain its heritage values while recognising opportunities to reveal or reinforce those values for present and future generations'*

2.7.3 The principal message of Conservation Principles is that change is a natural and inevitable process. Paragraph 86 states that *'keeping a significant place in use is likely to require continual adaptation and change but provided such interventions respect the values of the place they will tend to benefit public (heritage) and private interests in it.'*

3 **The building: history, description and setting**

3.1.1 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.

3.1.2 The original terrace was of 9 houses. The two at the end, numbers 11 and 19, have prostyle porticos at the side and the fronts stand slightly forward, as does the central group of which numbers 13 and 14 have been totally rebuilt and are not included in the listing.

3.1.3 Drawings from 1951 in the local history archive show a building which was substantially altered in that there is extensive steel work in the floors, indicating the renewal of both floors and ceilings. This explains the downstands in the ceilings which are very noticeable today. The ground floor

rooms are labelled 'New Restaurant' and 'Reading Room', while the first floor is labelled 'Club Rooms'. The third floor shows classrooms while the second floor has a note which states that '*This floor is at present occupied by a Tenant. To be converted to classroom as soon as vacated.*' Recent investigations have revealed that steelwork was indeed introduced in accordance with the drawings. It has also revealed that in many areas sections of the earlier ceilings have been preserved although in most cases the Greek fret cornices which were copied in the modern ceilings have been substantially harmed.

APPENDIX A

- 3.1.4 The back wing is only half the width of the main house and has a doorway leading in from the pavement and located after the second window of the main house.
- 3.1.5 Seven of the houses in the terrace were listed Grade II* in 1954.
- 3.1.6 Further alterations to both 19 and the adjoining property in Conway Street were approved in May 1958. This shows the building in office use and the ground floor of the back wing extended to the full width of the main house. The doorway to the back wing in Conway Street, together with a bridge over the area, is shown on the drawings and this section of the elevation to the back wing, together with the adjoining window, is shown as set forward. The two windows in this section are of a different width to the other four windows in the rest of the back wing.
- 3.1.7 Internally there is no support in the lower ground floor between the external walls and there is a beam spanning across the building with masonry piers on either side. At ground floor there is a thinner wall running the length of back wing. This appears to be a new wall built at the time of the increase in width of the back wing.
- 3.1.8 The different treatment of the final two bays at ground level and its forward location suggests that this section was constructed at a different time. Below ground floor level the finish to the lower ground floor wall facing Conway Street is a rough cast finish. This is not a typical finish and it is assumed that with the introduction of new structural supports and other alterations the walls were so damaged as to require a textured finish to disguise the changes.

APPENDIX B

- 3.1.9 At the upper levels the 1958 drawings show the addition of concrete piers and steel beams. This is consistent with the survey drawings of 1979 for Martin Brent Developments. There is a fire escape shown which goes up to the roof and which appears to be as existing today.
- 3.1.10 Drawings from 1967 show the building as still linked with 12 Conway Street. This changes however in 1980 with the approval of proposals to separate the two buildings with 12 reverting to residential use and 19 for office use. It is understood that number 12 was completely rebuilt at this time which is supported by the Land Registry entry LN85816 which has an attached plan showing the separation of what is now solely 19 and what is 12. This is further confirmed by the presence of modern floor timbers, brickwork and plaster for at least the portion of the back wing to 19 which was previously combined with number 12. There is a central spine wall reintroduced in the lower ground floor of the back wing to 19 and the rooms of the main building on the ground and first floors are open right through the building. There is a

riser duct formed along the gable wall where it would appear that, originally, there was a fire place in the south west quarter of the building. False dropped ceilings are shown on the drawings for the ground and first floors. The gable wall to 12 Conway Street was originally a plain wall but a subsequent application for a window in the gable wall was granted.

APPENDIX C

- 3.1.11 Drawings from 1994 show fitting out and further changes to the position of partitions, including the removal of those dividing the front and back rooms.

APPENDIX D

- 3.1.12 The application from 2004 shows significant alterations to lighting and other features.

APPENDIX E

- 3.2.1 Building description: Exterior

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

- 3.2.1.2 The roof is a hipped 'M roof' which appears to have original timbers but new slating which is of no significance. The form matches that for 18 and 12. Adjoining buildings have mansard roofs which are more typical of an early 19th century building (see London terrace houses).

- 3.2.1.3 The northwest corner of the main building has been rebuilt, possibly at the same time as the back wing along Conway Street was built/rebuilt. The pebble dash finish to the lower ground floor level detracts from the significance of the building.

- 3.2.1.4 The windows in the main house appear to be original, or at least early examples. The windows in the back wing are much cruder, are not all the same size and suggest later building.

APPENDIX F

- 3.2.2 Building: Interior

- 3.2.2.1 The main form of the building has been retained but, from both visual inspection and examination of the drawings related to the 2004 planning and listed building consent, there have been a lot of alterations to the internal partitions and finishes.

- 3.2.2.2 Many of the finishes for both the ceilings and some of the walls and also the related joinery and plaster friezes have been replaced, generally using appropriate joinery sections and decorative plaster mouldings. Many of the ceilings have been dropped below the original levels and the window heads it is believed to conceal steelwork installed as part of the 1958 works – see 3.1.6 above . This has been confirmed by limited investigation on site.

APPENDIX G

- 3.2.2.3 There are only a few fireplaces in position and it is quite possible that these are not original. Racking and file storage prevent full inspection of all possible fire place locations.

- 3.2.2.4 There are a number of visually intrusive access panels to what are presumed to be vertical services.

APPENDIX H

- 3.2.2.5 The 2004 application includes extensive new lighting, much of which is not appropriate to the building.
- 3.2.2.6 There is a good main staircase and also a visually intrusive staircase giving access to the roof.
- 3.2.2.7 The lower ground floor area has been substantially altered. The original wine store, a vaulted space, is still extant but the shelving has been removed and the end has been partitioned off to provide a shower space. The vaulting is to be retained.
- 3.2.2.8 The overall impression is that, while there are some original features, much of the interior is relatively modern and in some cases there would be a conservation gain in replacing elements with more appropriate details.

3.3 Setting

3.3.1 The paving to the south façade is in York Stone while to the side in Conway Street there are concrete paving slabs. The Conservation Area Appraisal refers to a coal hole outside 19 but this was not seen.

3.3.2 There is some damage to the railings on the Conway Street frontage.

3.3.3 Nearby heritage assets.

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 corners of other buildings facing into the square are also listed. 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.

4 Significance

4.1 The building has evidential and historic values related to the development of the area. Its varying uses over the years have reflected the social changes in the area. It has aesthetic value as part of the overall composition of Fitzroy Square and in particular of the terrace along the northern side and as a building which balances 11 at the other end of the terrace both buildings having similar porticos to the main doors which are around the corner and do not face the Square.

4.2 These values reside primarily in the external appearance of the main body of the building. The back wing has changed substantially as noted in section 3 above including the relationship with the buildings in Conway Street and appears to have been substantially if not totally rebuilt. Examination of the brickwork for the back closet wing where exposed shows that this does not match that of the main building.

4.3 Internally the building has also been through significant changes in the subdivision into individual rooms, the introduction of substantial floor strengthening and the replacement of much of the finishes.

5 Proposals

5.1 This section should be read in conjunction with the architect's and consultants' drawings and supporting statements including the DAS.

5.2 In principle the proposal is to make amendments to the consents 2013/8207/P and listed building consents 2014/0237/L and 2014/0238/L and to reinstate the main house to single residential use.

- 5.3 The layout of the main house, which has been through considerable changes as outlined in section 3 above, will follow a traditional form with a main room at the front of the building facing Fitzroy Square, and a smaller room behind on each floor. On the top floor smaller rooms will be provided both behind and in front of the central staircase which will be retained as existing.
- 5.4 The back wing of the building will be subject to more extensive internal modifications. This has also been substantially altered and extended and at one stage, as noted above, had its own independent entrance at street level from Conway Street. This access will be reinstated to provide direct access to the kitchen at the northern end of the back wing. It is proposed to construct a new basement below the lower ground floor. This will not extend under the original historic building nor the adjoining buildings.
- 5.5 On the ground floor the existing entrance lobby, hall with main staircase and two principle rooms one following will be retained: the drawing room across the front of the building and a further reception room behind it and beside the main staircase. From there the existing link to the back wing which leads to the formal dining room and the kitchen will be retained.
- 5.6 Below the ground floor is a lower ground floor where the main front room across the front of the house will be retained together with the structural subdivision. At one stage the latter would have formed the wine store but, as part of the many permitted alterations, it has been adapted and used for lavatory accommodation. The back section of the lower ground floor with lower hall and staircases and the secondary corridor serving the service areas comprising bathrooms and wardrobes reflects the historic linear development of this area initially as half the width of the plot and subsequently infilling of the open area. This is a distinctive characteristic compared with the central focus of the main historic building around the main staircase.
- 5.7 As part of the alterations to the back wing a small basement will be provided below the lower ground floor and behind the main body of the historic building. Access to this is by a staircase within the back wing of the building and a small lift from the ground floor, serving the lower ground and basement floors. This is discretely sited so as not to be immediately visible from the historic body of the building. The basement is not visible externally other than by virtue of a small glazed panel close to the wall of the lower ground floor which provides natural light to the new basement. The basement contains a small plunge pool, a gym, a shower and a plant room, all of which are related to the use of the building as a single house.
- 5.8 The main elevations will be unchanged apart from the reintroduction of a bridge and door from Conway Street into the northern end of the back wing. A bridge was approved as part of planning application 2013/8205/P for the conversion of the property into two dwellings. The visually intrusive external staircase at the back of the first floor will be replaced with one of a more sympathetic design.
- 5.9 On the first floor the historic layout of a main room across the front of the building with a second room behind and beside the main staircase is retained.
- 5.10 On the second and third floors the historic layout is retained in principle but there is a need to provide smaller accommodation in the form of bathrooms and wardrobes and similar spaces. This has been achieved by locating

bathrooms on the second floor between the two rooms and on the third floor using the small rooms at each end of the staircase.

- 5.11 The new basement once constructed will not be apparent and will not harm the interest of the historic building. As part of the construction of this basement it will be necessary to rebuild the external walls to the back wing and the roof and floors. As noted above there is evidence that these are not original although there may be some elements of historic fabric. The form of the external walls will be retained through the reconstruction and will continue to contribute to the character and appearance of the conservation area. The interior has changed at many stages and does not have any special historic or architectural interest which would necessitate its retention.
- 5.12 It is proposed to remove the structural steelwork which was introduced in the second half of the last century. It is anticipated that this will enable the original ceiling levels to be reinstated. Together with other alterations to restore original partitions it is considered that these will offer substantial heritage benefits.

6 **Summary**

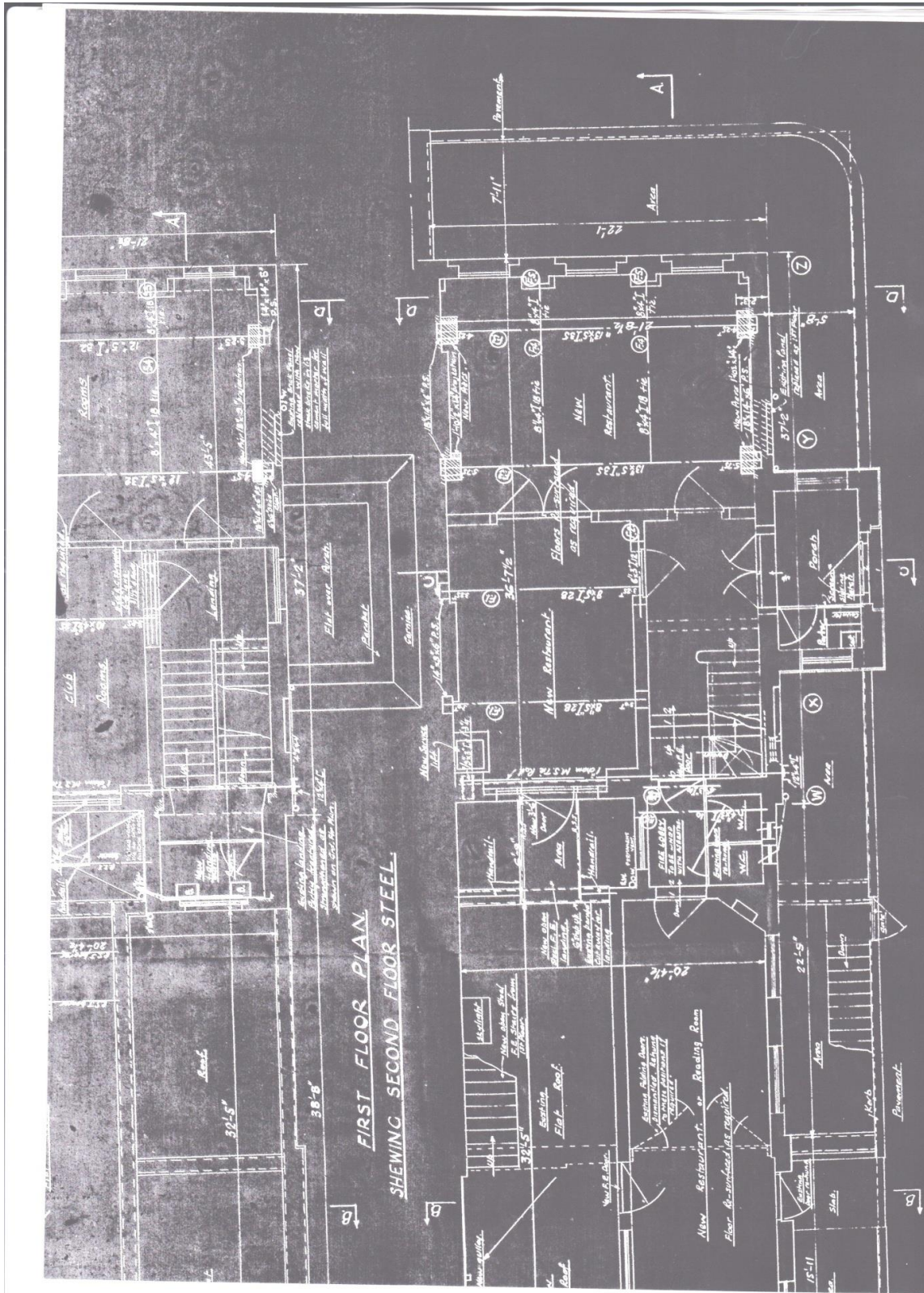
- 6.1 There is a general understanding that the best use of a building, and the one most likely to ensure that its significance is preserved, is to retain the original use for which it was designed. 19 Fitzroy Square was originally a single dwelling house with family accommodation and a range of supporting rooms and facilities. Following a series of different uses, including substantial internal alterations to the main body of the building and infilling the original open space behind the building with supporting accommodation, it is now proposed that number 19 be returned to its original use.
- 6.2 Externally the building will retain its existing appearance, including the back wing which reflects a progressive series of changes and where an earlier doorway will be reinstated. The importance of these elevations is set out in section 4 above. The conservation of these elevations as part of a sustainable reconversion of the building makes a positive contribution to the character and appearance of the Conservation Area and will protect the significance of the listed building itself.
- 6.3 Internally the return to single residential use has enabled the historic form of the main body of the building to be retained and to achieve an appropriate standard of servicing to ensure its sustainability in the twenty-first century. The back wing, particularly at the lower ground floor and basement levels, can provide new forms of accommodation as reflected in different types of spaces. In doing this it provides a clear demarcation between the historic core and the later substantial changes which have taken place during the twentieth century.
- 6.4 All the significant parts of the building will be retained and enhanced while the record of the history of change will be retained in the new back wing. Change is a recognised characteristic of our heritage and is an important component in the significance of this building which is in accordance with Conservation Principles.
- 6.5 The proposals take account of the balancing set out in paragraph 134 of the NPPF and re-establishes the original use as the viable use for this building thereby as acknowledged in the NPPF providing a public benefit

6.6 These proposals preserve and significantly enhance the architectural and historic interest of the listed building while also enhancing the appearance and preserving the character of the Conservation Area. They therefore comply with national policy as set out in the 1990 Planning Act and the NPPF, and also with local planning policy and the Conservation Area guidance.

Anthony Walker
5th April 2016

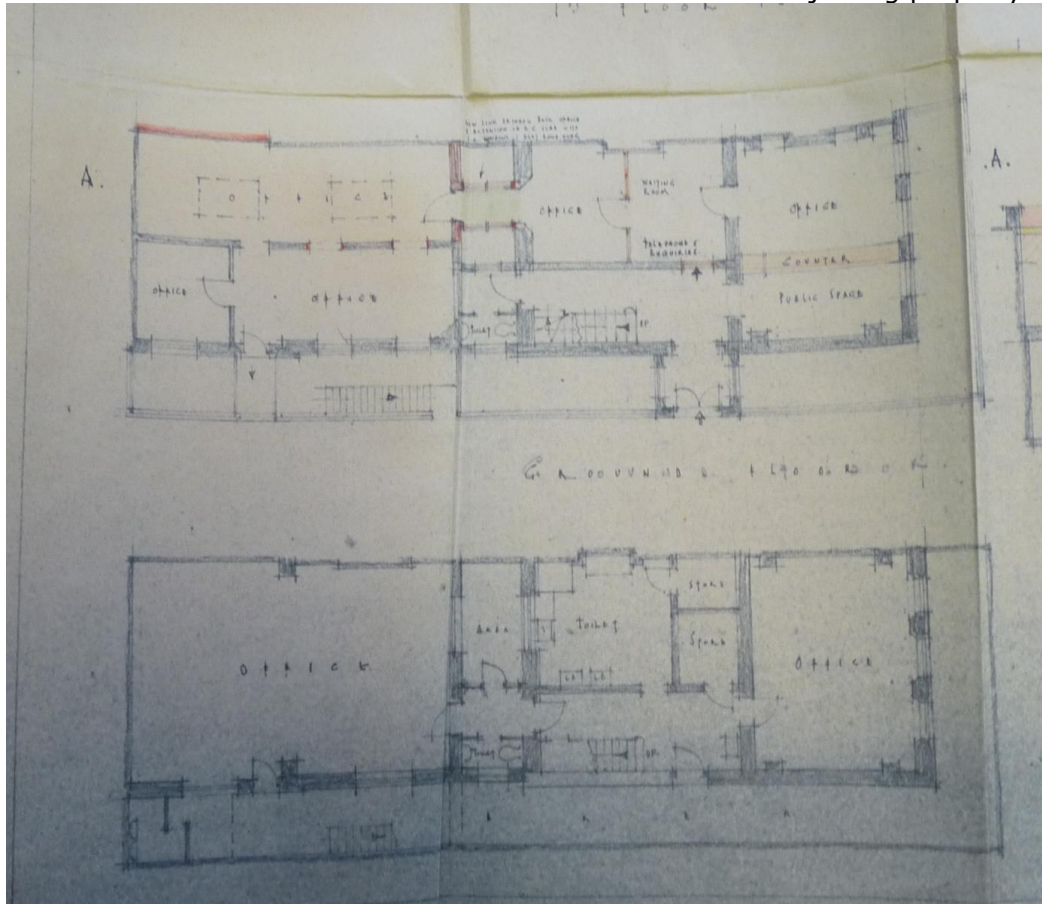
**APPENDICES
APPENDIX A**

1951 Drawing showing new steelwork and drainage

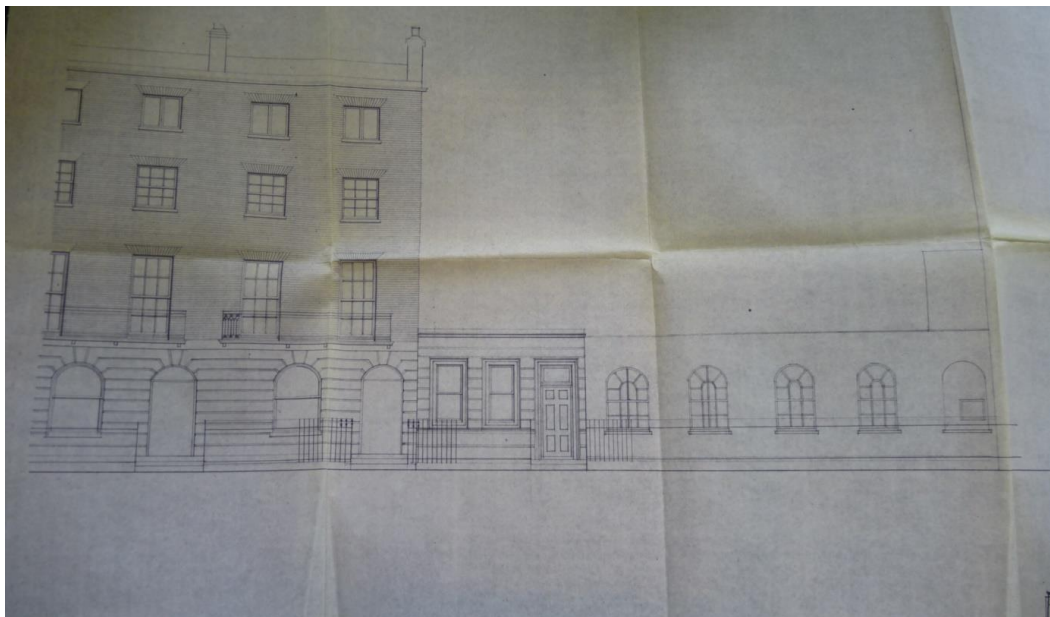


APPENDIX B

1958 Plans showing basement division wall removed and slimmer inner wall at ground level. Bridge to rear section of ground floor and end bays of wall set forward to match adjoining property .

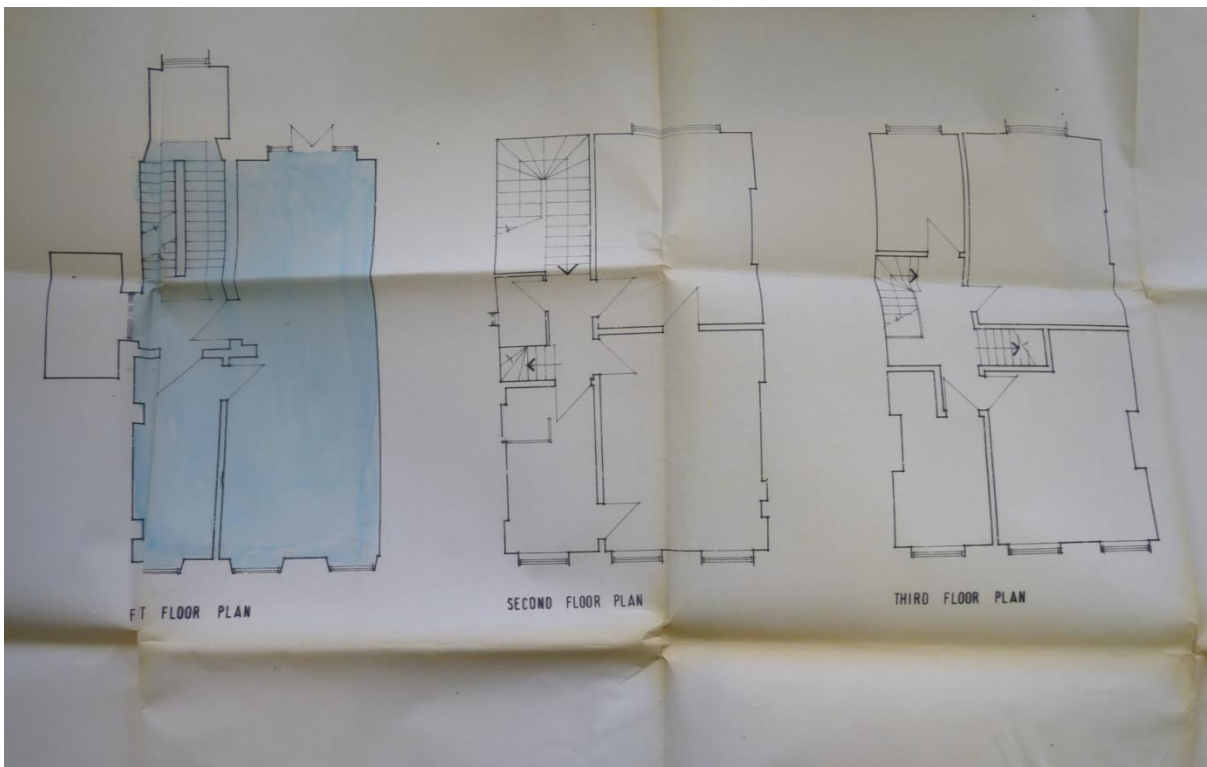
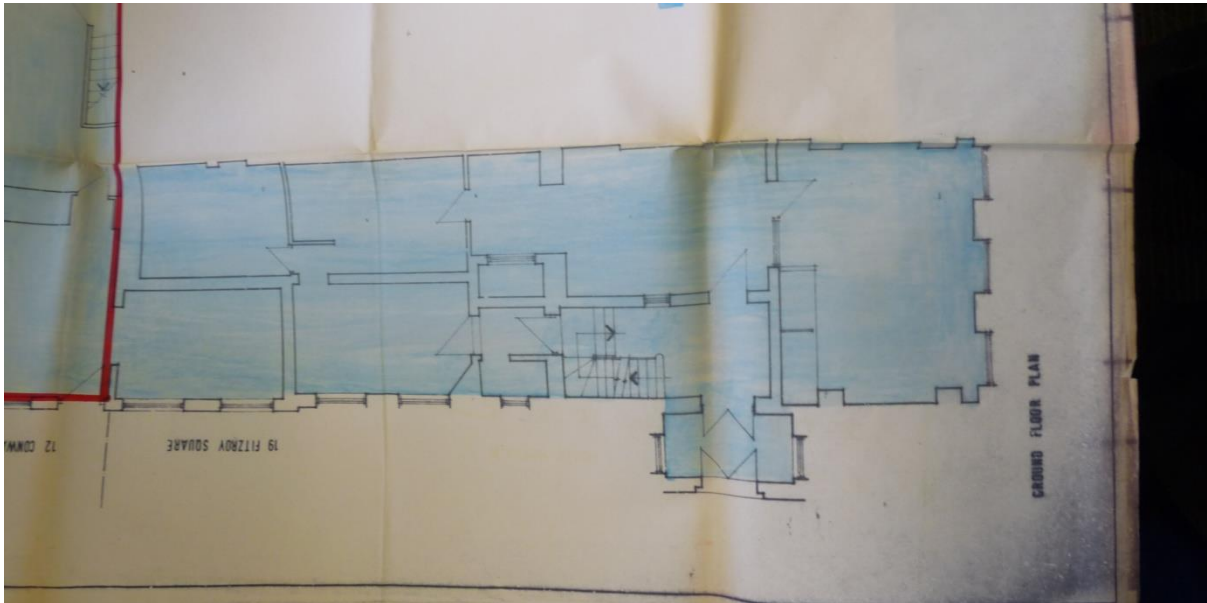


Elevation showing different end bay



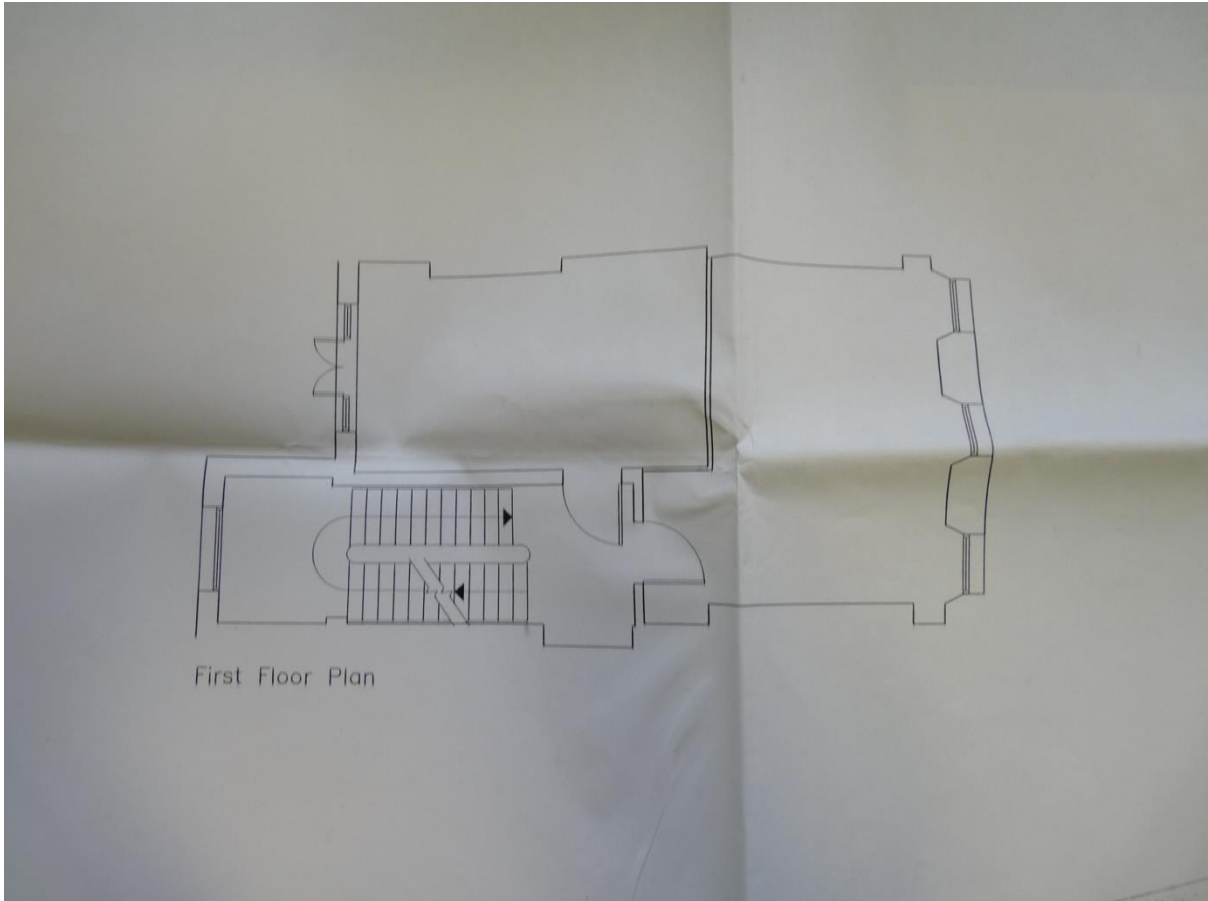
APPENDIX C

1967 Plans showing ground floor link to adjoining building in Conway Street and one single door opening in spine wall at ground floor level.



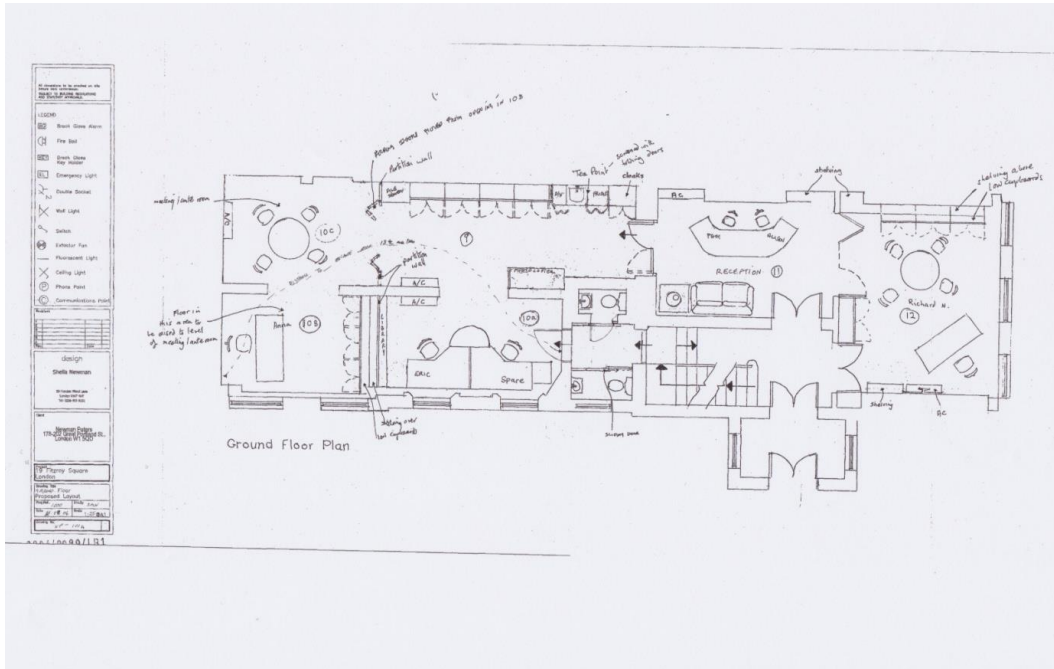
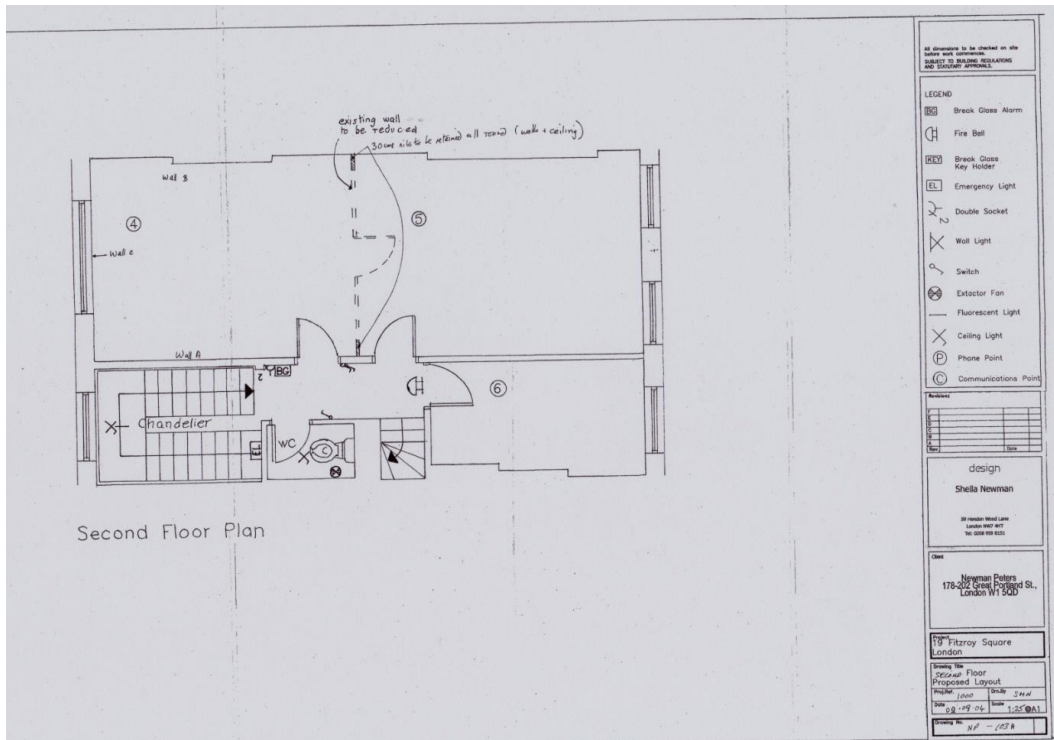
APPENDIX D

1994 Plans showing partition between front and back rooms altered so that it springs from the corner of the chimney breast in the front room



APPENDIX E

2004 Plans showing partitions removed between front and back rooms on second floor and changes in openings in spine wall at ground floor level.



APPENDIX F

Back Wing showing intrusive services and inappropriate wall finishes at basement level.



APPENDIX G

Dropped ceilings due to the insertion of steel work above.



APPENDIX H
Access panels etc.

