



12 JULY 2016

DESIGN AND ACCESS STATEMENT

job: frs  
job address: 11a and 11b Fitzroy Square  
London, W1T 6BU  
document number: frs\_d&a\_002  
date: 12.07.16  
document status: planning

## Introduction

This design and access statement outlines the work proposed to the paired buildings at 11A and 11B Fitzroy Square. The scheme comprises matching mansard roof extensions to both houses and new openings to the rear façade, as well as miscellaneous internal alterations to these terraced townhouses, located in the Fitzroy Square conservation area.

This design and access statement should be read in conjunction with all other documentation for this scheme.

## Listing

The existing buildings consist of a matching pair of single-family dwellings arranged over lower ground, ground and first floors. The buildings are located within the Fitzroy Square conservation area, and while their listing status is unclear, for the purposes of this application they will be treated as included within the Grade II\* listing of their original host building at 11 Fitzroy Square.

The two subject buildings originally formed the return to the rear of 11 Fitzroy Square – a grade II\* listed building forming the north-eastern corner to Fitzroy Square – listing reference 1112995 (as shown below and on the included sheet 11\_frs\_listing)

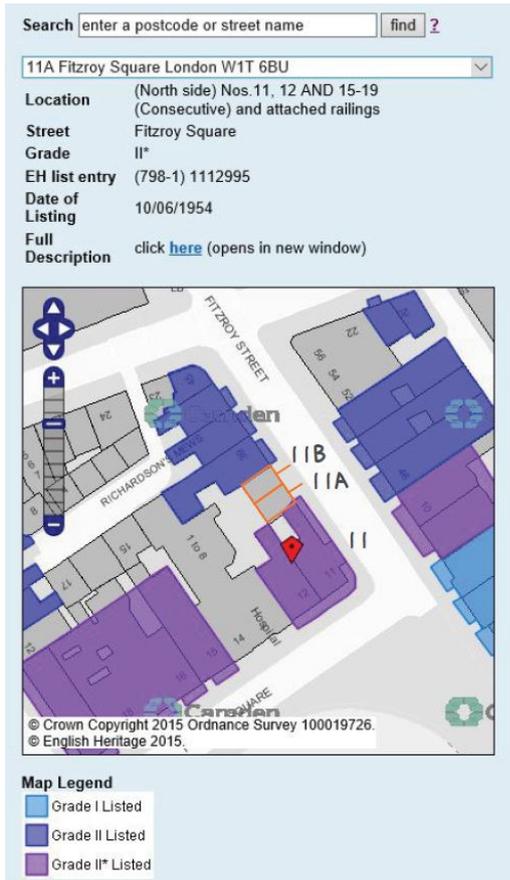


In the 1990's the then owner of 11 Fitzroy Square was granted a number of planning and listed building consents to demolish this return wing and rebuild it in a variety of configurations – see planning history below. The consent that was implemented (ref: 9502024R2 dated June 1996) resulted in the two current standalone single family dwellings.

This implemented consent resulted in the complete loss of the original listed fabric and layout of this portion of the original building, with the new houses rebuilt from the (lower) ground up retaining only the original footprint of the return wing.

Since that work was completed, no further planning or listed building applications have been made for either of these properties which would have confirmed their listing status either way and the other available evidence is also unclear.

Camden's online map of listed buildings (below left and on the attached sheet frs\_list\_01) shows the buildings as unlisted:



Whereas the built heritage audit plan for the Fitzroy Square conservation area (above right) still shows them as part of 11 Fitzroy Square and consequently still listed at grade II\*.

We have queried this lack of clarity with both Camden's planning dept and with Historic England. Historic England's response was:

*'This List entry was revised and published on 11 January 1999, and although 11A and 11B are not mentioned specifically in the List entry, no reference can be found to a subsequent amendment that excludes 11A and 11B. It is for the local planning authority to determine this as they are responsible for determining the full extent of a listed building and granting consent for any changes that would affect a listed building. I would advise you to contact the Conservation Officer at the Local Planning Authority'*

We have also spoken to planning officer Charles Thuairé (query reference 05124) who agreed that the status was unclear, but stated that, given the available evidence, it *'would not be unreasonable'* to consider the two houses as unlisted.

Conservation officer Victoria Pound's response was less equivocal:

*'our GIS doesn't show them as listed – it only covers the main building as far back as the closet wing. The conservation area map must be an error'*

During the pre-app process described below, the planning officer's report was also inconclusive:

*'The question of whether or not 11a and 11b can be considered to be listed buildings at present could be extremely complicated to resolve, and may very well not have a satisfactory solution... If Historic England can offer you a formal process by which you are able to obtain a definitive statement on the listing or otherwise of the buildings, we have no objection to you seeking that clarification... However, the listed status of the buildings will not be what proves critical to the acceptability of your proposals. Listed or not, the buildings form part of the setting of the historic main house at 11 Fitzroy Square, and indeed because of their particular place in the street pattern of Fitzroy Square and its associated streets, they are part of the setting of the other listed houses on Fitzroy Square and Fitzroy Street... 11a and 11b Fitzroy Square make a positive contribution to the CA through their architectural form, their materials and their scale.'*

The approach to the proposed scheme that we describe below is therefore based on the assumption that while the listing status of the buildings is unclear, their positive contribution to the conservation area means that we are treating them as we would a listed building, and have therefore also included internal alterations in this application that would not otherwise require consent.

## **Context**

The existing building consists of a matched pair of stucco-ed houses, featuring round arched openings to the ground floor and large, six over six sash windows to the first floor. The first floor also features a full-width metal balustrade.

The roof is shallow-pitched with a hip at the southern end adjacent to the return to 11 Fitzroy Square.

The return to 11 Fitzroy Square to the south is taller than 11A/B, with an additional storey above 11A/B's roof level. This results in a sheer, blank wall to the southern boundary of the site that is a storey higher than the roof to 11A, except towards the rear of the site where a recently consented roof terrace (ref 2013/0353/L and 0351/P) has been built.

Grade II\* listed 11 Fitzroy Square itself is a further storey taller, plus an additional mansard storey at roof level.

To the north, the grade II listed 39 Fitzroy Street is brick fronted and significantly taller than 11A and B, with two additional stories above 11A/B's roof level. The storey heights do not align either, with both ground and first floor to 39 significantly taller than the corresponding floors to 11A and B. This height difference results in a sheer, blank, two-storey brick wall above the roof level to the northern boundary of 11B. 39 is also significantly deeper in plan than 11A and B and so this sheer brick wall drops a further two storeys behind the site, forming the northern boundary of the rear garden to 12 Fitzroy Square

12 Fitzroy Square matches the parapet height of 11, but does not have the additional mansard storey above this. Its rear garden borders 11A and B to the west, and 11A and B have no window openings to the rear facing onto this garden, with a sheer, two-storey brick wall forming the boundary. This brick wall is notched around the existing mature plane tree in the rear garden of no. 12, whose canopy was recently trimmed back under application ref: 2014/2323/T.

The western boundary of the garden to no. 12 is formed by the flank wall to the private hospital at the unlisted 13-14 Fitzroy Square. This building has numerous windows overlooking the rear garden of no 12 as well as roof terraces at two levels to the full length of the garden and opposite the rear of 11A and B.

See attached photosheet frs\_photographs\_01 for more information.

## Use

The existing buildings are two separate single-family dwellings and this will not be altered in the proposed scheme

## Proposed works

The proposed scheme can be divided into three distinct areas for the purposes of this pre-app:

- Mansard extensions at roof level
- Alterations to rear elevation
- Internal and other alterations

Each of these will be dealt with in turn below:

### Mansard Extensions at Roof Level

At 11 Fitzroy Square, the original form of the return and the relationship between the corner townhouse and the side street terrace behind has unfortunately been lost through alterations to the main house and by the 1990's demolition and redevelopment that resulted in the construction of 11A and 11B.

The intent of the proposed scheme is to retain the existing front façade of the houses and to add a traditional mansard roof level to each house, sitting behind the existing parapet. This form of roof extension has already been established as the appropriate roof form for the return to one of the corner townhouses to Fitzroy Square at the consented, and constructed, mansard roof to the return to 33 Fitzroy Square, at the opposite corner of the square. This roof extension was consented under application ref: 2006/3348/L – see planning history below and sheet frs\_photographs\_02.

On roof level extensions, Camden CPG1 states:

*'Additional storeys and roof alterations are likely to be acceptable where:*

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape*
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.'*

The proposed additional storey would comply with this policy as follows:

- The appropriate form established at 33 Fitzroy Square is for a mansard roof
- The proposed alterations closely follow the details established both by this consented scheme, and Camden's published guidance on mansard roofs – see below

CPG1 goes on to state that:

*'A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:*

- There is an unbroken run of valley roofs;*
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- Buildings or terraces which already have an additional storey or mansard;*
- Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
- Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
- Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*

- *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
- *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;*
- *Where the scale and proportions of the building would be overwhelmed by additional extension.'*

The proposed additional storey would also comply with this policy as follows:

- There is no run of valley roofs
- The proposed scheme does not involve a complete terrace.
- The properties do not have existing additional storeys
- The buildings are lower than both existing neighbours - the site is effectively a 'missing tooth' between taller buildings
- There are no local or long views that would be affected by the scheme
- The existing roof form is technically suitable for an additional floor
- The architectural style of the two houses would not be undermined by an additional mansard storey.
- The existing variation in roof heights would not be lost in the proposed scheme
- The scale of the buildings is such that they would not be overwhelmed by an additional storey.

On mansard roof extensions, Camden CPG1 states:

*'Mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind...The three main aspects to consider when designing a mansard roof extension are its:*

- *pitches and profile;*
- *external covering; and*
- *windows'*

The proposed extension will meet the guidelines set out in CPG1 and will take the form of a flat-topped mansard set behind the existing front parapet, with lower slopes at 70 degrees and an upper slope at 5 degree pitch, and the internal ceiling height will be limited to 2300mm.

The lower slope will be clad in natural slate, with the upper slope in lead, along with the dormer cheeks. The dormers will align with the windows below but will be narrower and subservient to them, with the lower edge below the parapet, as set out in the guidelines

### **Alterations to the rear elevation**

The existing rear elevation is a blank, two and a half storey tall, sheer brick wall forming the boundary to the rear garden of 12 Fitzroy Square.

The proposed scheme would introduce a series of small window openings to this elevation to bring more light into the interiors of 11A and 11B, along with new window openings at the new mansard roof level.

The new windows would be timber framed, sliding sash windows and those below the mansard level would take their sizing and proportions from the smallest windows to the adjacent property at 39 Fitzroy Street. These windows below mansard level would also all use frosted or otherwise obscured double-glazing to protect privacy and prevent overlooking both into and out of 11A, 11B, the garden to 12 Fitzroy Square and the other properties with windows facing this elevation.

Privacy and overlooking into, out of and across this rear garden are already compromised by the numerous clear windows to the rear of the properties on Fitzroy Square and especially by the existing windows to the rear flank wall of the private hospital at 13-14 Fitzroy Square – see attached photosheet.

Several existing roof terraces and balconies also overlook this space, and therefore the proposed new obscured glazing to the rear of 11A and 11B will not significantly impact the existing amenity of any of the neighbouring properties.

This aspect of the design was discussed with the planning and design officers at the pre-app meeting on 1<sup>st</sup> March 2016 and was deemed to be an appropriate solution – see 'pre-application advice' section below.

## **Internal and Other Alterations**

A number of minor internal alterations are also required to form the new mansard level. These include forming a new stair up to the new mansard level and a new master bedroom suite at first floor level, as well as minor alterations to several internal cupboards at the lower levels.

One alteration at each house is also proposed for the lower ground floor level. The existing windows that sit below the raised entry step and face into the front lightwell, perpendicular to the front façade, are proposed to have their cills dropped to form new doors for access directly into the lightwell, instead of having to access via the external stairwell.

On the front façade, the existing glazing to each house is single-glazed. In this scheme it is proposed that all of this single-glazing will be replaced with double glazing that will match the existing windows in all other detailing. While the listing of the house is questionable- but for the purposes of this application is being treated as in force- the actual fabric of the existing houses was built in the mid-90s and is therefore in no need of the protection usually afforded to listed single-glazed windows.

The proposed double-glazed windows will be almost identical in appearance to the existing, and as the pre-app advice stated, the question on alterations is not so much about the listing of the fabric of the house, but its contribution to its setting in the conservation area. As such, the minimal change in appearance in the proposed double glazing should not adversely affect the setting, and indeed should enhance it by extending the life and usefulness of the host building by improving its energy efficiency.

## **Pre-application Advice**

A scheme was submitted for pre-application advice (ref: 2015/6529/PRE) and a substantially altered proposal, similar to the scheme in this application, was discussed at a subsequent meeting with planning and design officers on 1<sup>st</sup> March 2016.

As discussed above, the pre-application advice on the listing status of the buildings was not definitive, so we are treating them as listed for the purposes of this application.

The pre-application advice also largely deals with issues that do not pertain to the revised scheme that forms this application, as the previously proposed additional storey and partial basement excavation have been removed from the scheme following the recommendations found in that advice.

At the 1<sup>st</sup> March meeting, a scheme was presented that is almost identical to the scheme that forms this application, with a mansard roof extension and new windows to the rear.

It was agreed at that meeting that a mansard roof extension would be a less contentious form of roof extension, provided that it adhered to the design guidelines set out in CPG1. The proposed mansard meets the guidelines set out in CPG1.

It was also agreed that any proposed windows to the rear of the site would be located at ground level and above (ie no rear windows at lower ground level) and there would not be a new rear window adjacent to the existing external rear stair to no 12. It was also agreed that any new windows to the rear elevation should take the traditional form of a timber framed sliding sash, and be sized and proportioned appropriately. Furthermore, it was agreed that any new windows to the rear below the new mansard level would be frosted or otherwise obscured so that no views in or out would be possible, in order to preserve the privacy of the rear garden to 12 Fitzroy Square, the hospital opposite the site, and the inhabitants of 11A and 11B themselves.

All of these recommendations have been incorporated into the current scheme. The rear windows below the new mansard are all small timber framed sliding sash windows with frosted or obscured glazing, and are limited to ground and first floor. At ground floor they are located only in the middle of the elevation to avoid the existing external stair – and to preserve symmetry the ground floor rear window at the northern edge has also been deleted.

## Planning History

Several relevant applications have been made for these properties, as follows:

<u>8870091</u>	11A Fitzroy Square W1	Demolition and redevelopment by the erection of a building comprising basement ground and first floor as shown on drawing numbers P292.7 & P292.8 and one unnumbered drawing.	FINAL DECISION	18-05-1988	Grant List.Build. or Cons.Area Consent
<u>9270198</u>	11/11A Fitzroy Square W1	The demolition and reconstruction of 11A Fitzroy Square at basement ground and first floor level together with the extension of 11 Fitzroy Square at third floor level for offices and change of use of the second and third floors to offices and retention of residential at fourth floor level as shown on location plan 1691/SK8 and drawing numbers 1691/SK4D SK5D SK6E & SK7D revised by letters dated 10 March 1993 and 10 May 1993.	FINAL DECISION	23-11-1992	Grant List.Build. or Cons.Area Consent
<u>9201310</u>	11/11A Fitzroy Square W1	The demolition and reconstruction of 11A Fitzroy Square at basement ground and first floor level incorporating offices at basement and two maisonettes at ground and first floors together with the extension of 11 Fitzroy Square at third floor level for offices the change of use of the second and third floors of 11 Fitzroy Square to offices and retention of residential at fourth floor level in 11 Fitzroy Square as shown on location plan 1691/SK8 and drawing numbers 1691/SK4D SK5D SK6E & SK7D revised by letters dated 10 March 1993 and 10 May 1993.	FINAL DECISION	23-11-1992	Grant Full or Outline Perm. with Condit.
<u>9570388R2</u>	11/11A Fitzroy Square, W1	Construction of partitions internally to facilitate change of use to residential and conversion to a one-bed unit in the basement and a five-bed unit on the upper floors of No.11, as shown on drawing numbers 413/1, /2, /3A, /4, /5B and /6.	FINAL DECISION	06-03-1996	Grant L B Consent with Conditions
<u>9502024R2</u>	11/11A Fitzroy Square, W1	Demolition and reconstruction of 11A Fitzroy Square at basement, ground and first floors incorporating two three- storey houses, together with change of use of basement to a one-bed residential unit in the basement and a five-bed unit on the upper floors of No.11, as shown on drawing numbers 413/1, /2, /3A, /4, /5B and /6.	FINAL DECISION	06-03-1996	Grant Full Planning Permission

Consented application 9570388R2 is the one that was implemented and resulted in the demolition of the existing structure and its replacement with the two separate dwellings that currently exist.

A subsequent application was made to amend this consent and add a partial roof extension, but this was refused – see below.

<u>PS9704841</u>	11A Fitzroy Square, W1	Revision to planning permission granted by letter dated 13/06/96 (reg no. 9502024R2) involving raising the height of the roof of the approved building to incorporate a partial attic storey in each house and associated internal alterations. (as shown on drawing nos. L.96.184/A20/A, A21/A and L.96.094/A2.2/B)	FINAL DECISION	03-09-1997	Refuse Planning Permission
<u>LS9704842</u>	11A Fitzroy Square, W1	Revision to listed building consent granted by letter dated 13/06/96 involving raising the height of the roof of the consented building to incorporate a partial attic storey in each house and associated internal alterations. (as shown on drawing nos. L.96.184/A20/A, A21/A and L.96.094/A2.2/B)	FINAL DECISION	03-09-1997	Refuse Listed Building Consent

The current scheme incorporates a very different roof form to the semi-pitched-roof/semi-mansard that was proposed in the refused scheme, and since this mid-1990's refusal, other consents for mansard roof extensions to similar return buildings have been granted.

Of particular relevance is the consented extension to 33 Fitzroy Square, at the opposite corner of the square to the site- see below.

2006/3348/L	33 Fitzroy Square London W1T 6AY	Internal and external works of conversion in association with the change of use from hospital use (Class D1) to residential use (Class C3) for the creation of 2 residential units together with a mansard roof extension at first floor level to the Conway Street, a lift enclosure extension at rear first to second floor levels, and enlarged roof access enclosure.	FINAL DECISION	25- 07- 2006	Granted
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### **Waste**

The proposed extensions will not significantly increase the anticipated household waste generation and therefore existing provisions for waste and recyclable storage will not be altered in this scheme

### **Access**

The scheme does not involve any changes to access to the property.

### **Flood Risk**

The site is not within a flood risk zone.

### **Noise**

The proposed scheme does not include any external noise-generating plant or equipment.

### **Tree**

The existing protected tree behind the site will not be affected by the proposal as no excavation is proposed, and there is sufficient clearance below the canopy to accommodate the proposed roof extension.

### **Renewables**

The proposed scheme will use sustainable and sustainably sourced materials where possible to improve the building's environmental performance.