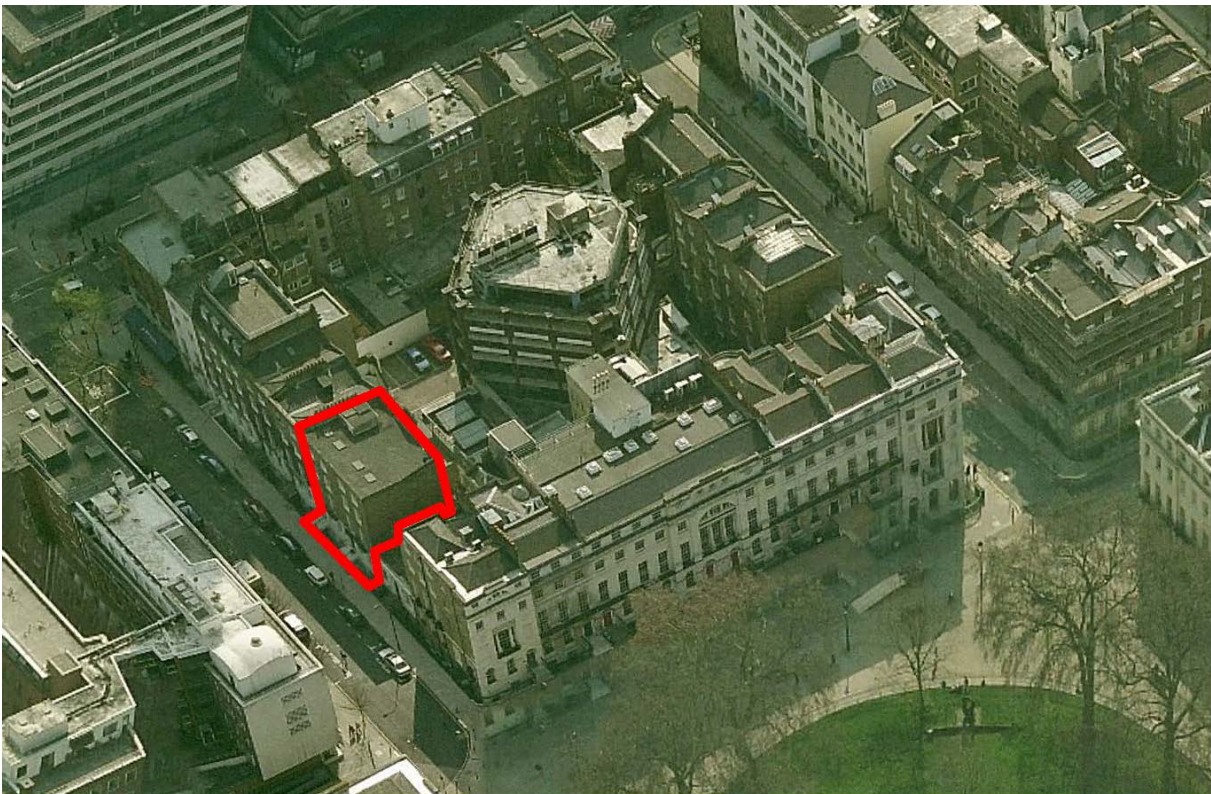


# Design & Access Statement to accompany Listed Building Consent application to 35-37 Fitzroy Street London W1T 6DX

## Addition of Partition at Basement Level

### Overview of the property

The statement is concerned with application for Listed Building Consent to add an internal partition at Basement level of 35-37 Fitzroy Street. The property is a grade 2 Listed Building and is located within the Fitzroy Square conservation area. This application does not accompany an application for Planning Permission.



View of Fitzroy Street looking South with No 35-37 highlighted in red

### Current building uses & relevant planning history

The property is currently a D1 class use and is utilised as a non-residential educational facility & museum. This use was established in 2005, previously it was used as B1 office accommodation. It is not known when the B1 use started, but records would indicate that this was since the early 1950's. The property would have originally been built as a dwelling house, and the 2005 change of use permission included for the retention of the ancillary staff flat at basement level.

Relevant archive planning history is as follows:

2015/7295/L dated March 2016 Install lead flashing on rear parapet

2015/5157/L dated January 2016 Alterations in connection with repairs to roof

2006/3474/P & 2006/3475/L	dated August 2006	Install air conditioning units, internal alterations including new staircase and replacement windows
2005/0839/L	dated August 2005	Listed Building consent to retain rooftop satellite dish and undertake internal alterations
2005/0838/P	dated August 2005	Change of use from B1 to D1 non-residential institution use at ground, first and Second floor & retention of rooftop satellite dish
9201249	dated Nov 1992	Change of use in Basement area from B1 to D1 use
CTP/M12/40/A/6821	March 1969	Alterations to existing office buildings & rebuilding of rear extensions
TP/7578/NW/19251	Nov 1960	Construct roof over part of rear yard to form additional office

### **Building History & Heritage Assessment**

Nos 35 and 37 Fitzroy Street are located in a short terrace of 6 properties on the West Side of Fitzroy Street. This short terrace would appear to be the last remaining original properties on the street, with all surrounding buildings being 20<sup>th</sup> century. The current property is 2 former separate terraced houses that are now merged internally yet retain the original external walls and appearance of 2 plots. It is understood that this merging was undertaken in 1969 when the entire interior was removed and replaced with a modern framed internal structure with concrete floors. Aside from the location of one of the staircases the footprint of the original layout was lost in these works, having been replaced with an 'open plan' arrangement. Fortunately the outer walls and façade were retained during this conversion and these appear to be original, they remain intact and in good condition.

The original property was believed to have been built soon after 1790 when the land was developed into the adjoining Fitzroy Square and accompanying streets divided into plots. This is a fairly typical Georgian type pattern of straight streets of 4 storey terraced properties, broken with occasional open spaces with squares or breaks in terraces at corners. The original street pattern is still in place and No 37 is the last property in Fitzroy Street and therefore has a gable wall end which faces onto the rear of the adjoining property on Fitzroy Square.

The property now has its original brick walls and timber sash windows. The original pitched roof has been replaced with a flat roof, presumably in the 1969 works, although the profile of the rear brickwork has been retained.

The history of the street is summarised in the Survey of London Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood. Originally published by London County Council, London, 1949, which notes:

'Fitzroy Street is the continuance of Charlotte Street northwards from Howland Street to Euston Road. The name was originally applied to the section between Maple (formerly London) Street and Fitzroy Square, the portion north of the Square being known as Upper Fitzroy Street. The southern section between Howland and Maple Streets was called Russell Place before 1867.

The east side of the Russell Place section was built, according to the leases from the Duchess of Bedford, in 1790, except the two corner houses adjoining Howland Street and Maple Street, which were built in 1778'

and goes on specifically to say of Nos 35 and 37

'The western side is less damaged. The corner house adjoining Maple Street is modern and its northern neighbour, No. 25, has been re-

fronted. Nos. 27 and 29 are a pair which have been faced in cement on the ground floors. The four remaining houses (Nos. 31 to 37), of which the leases date from 1791, remain in their original state, four-storey brick dwellings, with rusticated stucco ground floors, circular-headed doorways with fanlights and tall windows on the first floor with balconies the width of the two windows allotted to each house. The original area railings remain the full length of the row'

**Proposal in this application:**

This statement accompanies plan drawings 1415/10, 1415/11 and 1415/12. The layouts show the upper floors of the building although no alterations are proposed on any other floors except the Basement. Photographs of the building are also included in this Listed Building Submission.

As noted in the previous paragraphs, the majority of the original building fabric has been lost and the building is a modern construction behind an original retained façade. It should be noted that this application does not propose any work to the original façade or the exterior.

This application for consent is to add one internal partition at Basement level. This area is within the ancillary flat and the intention is to divide an existing bedroom to create an additional storage room. The alteration is shown on drawing 1415/10.

The existing construction within the basement and this particular room is not historic fabric and presumed to date from the 1969 rebuild works. The walls are finished in plaster, with internal partitions generally plaster finish on a plasterboard and studwork frame. Internal doors and skirting board are non-original but are reproduction softwood in traditional patterns. The ceiling soffit is plasterboard without any decorative cornice, but there is also a suspended ceiling in place. The external windows are a traditional sash and appear to be faithful copies of an original historic pattern.

The materials proposed for the alteration are to match the existing. This would be limited to a plasterboard faced partition, new 4 panel softwood door and painted softwood skirting board.

**Conclusion Proposal in this application:**

This work is not considered to have a substantial impact upon the Listed Building, in so far that:

- there is no discernible alteration to the design or access
- no historic fabric is being disturbed
- the proposed work is reversible without any permanent effect
- the alteration is minor in impact, and not altering an historic layout.