

PLANNING DESIGN & ACCESS STATEMENT

1 Fitzroy Square London W1T 5HE

Alterations and refurbishment of ground floor front room for use as reception/office in association with permitted medical consulting rooms at lower ground floor.

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SECTION 1

APPRAISING THE CONTEXT

INTRODUCTION

- 1.1 This statement accompanies a planning and listed building application for internal alterations and refurbishment of one room on the ground floor of Adam House, 1 Fitzroy Square W1. The building is listed Grade 1 (list description at appendix A)
- 1.2 The room has been much altered (see photos at appendix B) and has no finishes or details of note
- 1.3 There is no link leading from this room to any other room, access between the room and any other part of the building being via the common parts.

THE APPLICANT

- 1.4 The Applicant, The Private Clinic, is the tenant of the Application Site.
- 1.5 In November 2015 Camden Council permitted the use of the basement as medical consulting rooms (ref 2015/4755/P), which the application currently operates this area.

LOCATION

- 1.6 The property is at the south west corner of Fitzroy Square with a return elevation onto Grafton Way. The major part of the accommodation of the building as a whole is in the rear portion fronting Grafton Way.
- 1.7 The frontage building is of Georgian proportions but the return elevation gives way to a 1950'S elevation after 2 window bays.
- 1.8 The Fitzroy Square elevation is of basement, ground, 1st - 3rd floors which as noted soon gives way to the Grafton Way elevation which is of basement, ground, 1st - 5th floors with 3 floors achieved in the height occupied by the ground and 1st floors of the frontage building.
- 1.9 There is a rear service entrance from Grafton Mews

THE APPLICATION SITE

- 1.10 The property is listed Grade 1 along with the adjoining 2 - 8 Fitzroy Square.
- 1.11 However, the List Description notes that 1 & 1A Fitzroy Square were rebuilt in the 1950's following bomb damage (presumably during the 2nd World War).
- 1.12 It is assumed that the Grafton Way frontage and the interior of the building was part of the post-war reconstruction.

- 1.13 The front room is shown in the photographs at appendix B. It will be seen that the interior of the room is entirely devoid of period details. The ceiling is entirely smooth with downlighters and the room lacks a cornice.
- 1.14 The skirting board is a plain piece of (assumed) timber with no moulding.
- 1.15 There is a prominent downstand towards the middle of the room. It is assumed from the external elevations that this is the point where the additional floor has been inserted in the rear building
- 1.16 The entry into the room is to the rear part from the common lobby. There is evidence of another door into the front part of the room which has been blocked up. This is also evident from the lobby.
- 1.17 The room has been partitioned with a part glazed partition in the rear part of the room.
- 1.18 Despite the official designation of the building as being Listed Grade 1 the significance of this building is quite clearly low. It is of limited inherent interest.

SECTION 2

THE DEVELOPMENT PROPOSAL

USE

- 2.1 The Applicant is seeking full planning permission to undertake internal improvements to the site to facilitate its use as reception, waiting and consultation rooms to support the main clinic within the lower ground floor area.

LAYOUT & ACCESS

- 2.2 The open space to the front of the site is to remain, with a new office and consulting rooms being created to the rear area within the newer 1950's portion of the building. The current access door to the rear space fails to provide wheelchair access. It is therefore intended to reopen and enlarge the sealed up doorway towards the front of the room to provide full access to the new reception/waiting area

APPEARANCE

- 2.3 New screen and partitions to subdivide the room area are in the same simple construction as the existing. The differential in ceiling heights between the front and rear areas is retained.
- 2.4 The ventilation of the spaces requires the provision of a new external air conditioning condenser and external grilles. A single condenser has been indicated within similarly sited units to the side wall of the rear service yard. The ventilation grilles are located adjacent to existing air bricks within the rear elevation

Appendix A. List description

(from <https://historicengland.org.uk/listing/the-list>)

Details

CAMDEN

TQ2982SW FITZROY SQUARE 798-1/93/446 (East side) 10/06/54 Nos.1, 1A AND 2-8 (Consecutive) and attached railings and lamp-holders (Formerly Listed as: FITZROY SQUARE Nos.1 & 1A, 2-10 (Consecutive))

GV I

Terrace of 8 houses forming, with Nos 9 & 10, (qv), the east side of Fitzroy Square. c1792-4. By Robert and James Adam. Nos 1 and 1A restored 1950s after bomb damage. Portland stone with rusticated ground floor. Plain 2nd floor sill band. EXTERIOR: 4 storeys and basements. 17 window range. Symmetrical facade (including south bay only of No.8) with 5 centre bays and 3 bays at each end projecting. Round-arched openings at ground floor level with impost bands. Sash windows in shallow, plain recesses. No.7 with rectangular C20 office window. Doorways with pilaster-jambes carrying cornice-heads, some with radial patterned fanlights, panelled doors. 1st floor centre bays with distyle-in-antis recessed, attached Ionic columns rising through the 2nd floor to support the entablature. Square-headed sash windows in shallow round-arched recesses with pilasters. Square-headed, recessed sashes to 2nd floor. End pavilions with distyle-in-antis recessed columns forming a tripartite window with Diocletian window above. Either side, 1st floor window square-headed in shallow roundarched recess with pilasters. Square-headed, recessed sashes to 2nd floor. Wings with squareheaded, recessed sashes. All 1st floor windows with cast-iron balconies, those on the wings continuous. Entablature with part of the frieze enriched at 3rd floor level. Attic storey with recessed sashes, the centre bay having pilasters above the columns and oculi to each outer bay. Northern pavilion with round-arched windows to outer bays and central oculus. Cornice and blocking course. INTERIORS: mostly plain with enriched ceiling cornices. Stone staircases with iron balusters and some marble fireplaces. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas, Nos 4 & 5 with cast-iron lamp-holders. HISTORICAL NOTE: No.7 was the home of Sir Charles Eastlake, painter & first Director of the National Gallery (GLC plaque). No.8: entrance bay forms north bay of symmetrical facade. 2 bays to left do not form part of the composition and are of a more simple design. Plain ashlar with slate mansard roof and dormers. 3 storeys and attic. 2 windows. Recessed sash windows with 1st floor balconies. Cornice and balustraded parapet. (See also Nos 9 & 10 Fitzroy Square.) (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 52-8; Lees-Milne J: The Age of Adam: London and New York: -1947: 129-130).

Listing NGR: TQ2919582115

Appendix B. Photographs



1. View to front elevation windows



2. Towards rear area



3. Blocked doorway



4. Skirting



5. The rear service yard/rear elevation