

HERITAGE STATEMENT

1 Fitzroy Square London W1T 5HE

Internal alterations
to basement.

CONTENTS

SECTION 1: PREAMBLE

Introduction
The Applicant
Location
The Application Site

SECTION 2: THE DEVELOPMENT PROPOSAL

Internal Alterations
Appearance

Appendix A - List description
Appendix B - photographs
Appendix C - planning & listed building consent history

SECTION 3: CONSERVATION AREA CHARACTER ASSESSMENT

Introduction
Historic Land use
Townscape Character

SECTION 4: SUMMARY

SECTION 1

APPRAISING THE CONTEXT

INTRODUCTION

1.1 This Design & Access statement accompanies a planning and listed building application for internal alterations at Adam House, 1 Fitzroy Square W1. The building is listed Grade 1 (list description at appendix A)

1.2 The property is situated at the south-west corner of Fitzroy Square, and the development in question will be situated in the basement, continuing into the Grafton Way Building.

THE APPLICANT

1.3 The Applicant, The Private Clinic, is the tenant of the Application Site.

1.4 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

1.5 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.

1.6 The frontage building is of Georgian proportions but the return elevation gives way to a 1950'S elevation after 2 window bays.

1.7 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.

1.8 There is a rear service entrance from Grafton Mews

THE APPLICATION SITE

1.9 The property is listed Grade 1 along with the adjoining 2 - 8 Fitzroy Square.

1.10 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).

1.11 It is assumed that the Grafton Way frontage and the interior of the building was part of the post-war reconstruction.

1.12 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

INTERNAL ALTERATIONS

2.1 The internal reconfiguration allows for relocating existing waiting area, staff area, medical/sterile stores and 2 new recovery spaces to be provided. Including direct access from patient changing to consultant rooms. These changes respond to inefficiencies identified in the operating of the medical facility.

APPEARANCE

2.2 Special regard has been attached to the listed building, its setting and any features or historical and architectural interest. As such new partitions to sub divide rooms are proposed to be constructed of modern metal stud work which are easily removed in the future.

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. Adam House, Fitzroy Square



2. The rear service yard/rear elevation

Appendix C. Planning & Listed Building Consent History

Planning Consent was approved in 2015 for the Change of Use of the Basement from Office (Use Class B1) to medical consulting and treatment rooms (Use Class D1) (Planning Reference 2015/4755/P).

In addition, Listed Building Consent was obtained in November 2015, for the reconfiguration of the Basement in connection with the change of use application (2015/6378/L). However, as changes to the approved drawings are sought, a fresh application is required.

Within the Informative(s) of the Listed Building Consent, it is noted that *“The proposal is for the change of use only affects the interior of the Grade I listed building. The existing building was largely rebuilt in the 1950’s as the original building had suffered bomb damage. The interior and the layout of the building is non-original and therefore the proposal would not result in the loss of original fabric or the special interest of the listed building and the character and appearance of the Fitzroy Square Conservation Area”*.

Planning Consent was approved in 2016 for internal reconfiguration of the basement space, including the removal of stud partition walls, the sealing of windows with secondary glazing to create clinical space, the installation of a beverage station within an existing alcove, the installation of an air handling unit externally and the replacement of three windows with louvre screens. (Planning Ref: 2016/1605/L)

SECTION 3

This section of the report helps to identify the character of the Conservation Area.

Introduction

Fitzroy Square Conservation Area is located in central London, south of Euston Road and west of Tottenham Court Road. It falls in the western portion of the Parish of St Pancras. It forms part of a wider neighbourhood of central London popularly known as Fitzrovia, which extends south to Oxford Street.

The Fitzroy Square Conservation Area covers approximately 6.9Ha. Fitzroy Square was previously part of the Bloomsbury Conservation Area, originally designated on 19th September 1968.

Fitzroy Square is one of the Georgian squares in London and is the only one found in the central London area known as Fitzrovia. The most notable and imposing group are the grade I listed, Adam-designed, terraces on the south and east sides of Fitzroy Square, with their stone fronted facades and classically influenced detailing and symmetry of elevational composition of the terrace as a whole.

Fitzroy Square Conservation Area is a distinctive and consistent area of late 18th and early 19th century speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an example of Georgian town planning which combined dwellings with ancillary uses and services.



Historic Land Use

The Fitzroy Square Conservation Area has had a varied and interesting past. Events such as the Great Plague and the Great Fire of London had forced people to move out from the heart of the city, resulting in new development in surrounding areas such as Fitzroy Square.

The development was designed by renowned architects, the Adam brothers, and the square was laid out in 1790, with building on the east side beginning in 1792, followed by the south side in 1794. The building of the north and west sides were delayed by the Napoleonic wars until 1827 and 1832-35 respectively.

The decline in the desirability of Fitzrovia as a residential area led to an increase in non-residential uses during the 19th Century. In addition, after the First World War many of the buildings turned to commercial, office and institutional use. There was limited redevelopment during the inter-war period, including St Luke's Hospital for the Clergy which replaced two of the terraced properties on the north side of Fitzroy Square.

Wartime bomb damage south of Fitzroy Square had most impact on terraces on either side of Fitzroy Street, south of Fitzroy Square. The south side of Fitzroy Square was reconstructed as a replica in terms of its street façade, but modern offices were constructed behind.

The east side of Fitzroy Street was redeveloped with university buildings of contrasting modern design during the 1950s and 1960s including the Indian YMCA Indian Student Hostel on Grafton Way, designed by Ralph Tubbs in 1952.



Townscape Character

The area has an urban character that is consistent with its central London location. It is typical of a Georgian layout with terraced streets grouped around a central square.

The street pattern of the area is composed of a broadly north-south and east-west orientated grid of relatively narrow streets. The main focus of the area is Fitzroy Square. The range of building types across the area is relatively limited. The most common building form is the terraced townhouse which varies in scale and design depending on its location in the hierarchy of the area. A number of the larger and grander townhouses surround the square including Adam House.

Within the Conservation Character Appraisal, 4 main Character Areas are identified:

- Fitzroy Square
- The Surrounding Streets (Grafton Way, Conway Street, Fitzroy Street, Cleveland Street, Warren Street, Maple Street)
- The Mews
- The Tottenham Court Road frontage.

A building within Fitzroy Square is the subject of this application.

The square is pedestrianised and is quieter than the surrounding streets. The circular, grassed central area contains a number of mature trees which provide a focus to the space and soften views across the square. The most notable views in the Conservation Area are the views into Fitzroy Square from the surrounding streets.

Overall it is considered that the Conservation Area can be categorised within the 'High' category for significance value as per English Heritage's Conservation Principles.



View to Adam House from Fitzroy Square

SECTION 4

SUMMARY

In summary, the internal works required are relatively minor in nature.

This Planning and Listed Building Consent application seeks permission for the internal re-configuration of the basement space. Including

1. removal of stud partition walls to form relocated staff room, larger stage 2 recovery and access from patient changing to consultant rooms;
2. installation of stud partitions to form medical & sterile stores.
3. installation of glass screens to form divisions within recovery room.

A planning application for change of use was submitted and approved in 2016 for the 'internal reconfiguration of the basement space', and the proposed internal alterations are largely similar to those approved within the previous Listed Building Consent.

It is considered that the proposed amendments are respectful of the heritage aspect of Adam House and the conservation area in which it sits. It is therefore respectfully requested planning and listed building consent be granted.