



## **PLANNING DESIGN & ACCESS STATEMENT**

1 Fitzroy Square London W1T 5HE

Internal alterations  
to basement.

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# **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-jambs 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. elevation Fitzroy Square/Grafton Way



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**

### **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.