

RUNDELL ASSOCIATES

Heritage Statement

15 Fitzroy Square, W1T 6EF

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1.0 Introduction

From the criteria set out in the National Planning Policy Framework Section 12 it is evident that some of the interventions envisaged in our proposal might be contentious and therefore require proper justification.

Section 12, in particular paragraphs 128 and 129, requires a detailed description of any Heritage Assets affected and how the proposal impacts on their significance.

15 Fitzroy Square is situated within the Fitzroy Square Conservation Area. It is Grade II* listed (for Group Value) under List Entry Number 1112995.

The listing dates back to 10th June 1954 and no amendments to this list entry have been recorded since.

2.0 Application Description

Proposed internal alterations to 15 Fitzroy Square including:

- renewal the mechanical and electrical services;
- relocation of a plant room on the fifth floor;
- replacement of floor and wall finishes;
- installation of acoustic and thermal insulation;
- reorganisation of ancillary spaces;
- erection of a rear extension on second floor to accommodate a lift;
- replacement of glass roof above Breakfast Room.



3.0 List Entry Description

3.1 CAMDEN

TQ2982SW FITZROY SQUARE 798-1/93/448 (North side) 10/06/54

Nos.11, 12 and 15-19 (Consecutive) and attached railings

GV II*

3.2 *Terrace of 7 houses, formerly symmetrical but now broken by a C20 insertion of different design; forming the northern side of Fitzroy Square. c1827-28. Stucco with rusticated ground floor. Mostly with slate mansard roofs and dormers.*

3.3 **Exterior:** 4 storeys, attics and basements. 3 windows each. 2 bays at each end of the terrace project. Entrance to No.11 on the Fitzroy Street return; to No.19 on the Conway Street return.

Round-arched ground floor openings linked by impost bands. Doorways with pilaster-jambes carrying cornice-heads; fanlights and panelled doors. Sash windows in shallow, plain stucco recesses. Upper storeys with square-headed, recessed sashes. Continuous cast-iron balconies at 1st floor level. Plain 2nd floor sill band. Main cornice with enriched frieze at 3rd floor level. Cornice above attic floor with blocking course. Return to No.11 with plain stucco ground floor, prostyle portico with Doric entablature, round-arched doorway with panelled double doors and round-arched windows on each side. Upper floors brick with 4 windows, blind except for those directly above the portico. 2 storey, single window extension. Return to No.19 with rusticated stucco ground floor, prostyle portico with Doric entablature, round-arched doorway with pilaster-jambes carrying cornice-head; fanlight and double panelled doors. Round-arched windows on each side in shallow, plain stucco recesses with impost bands. Upper floors brick, 3 windows, all blind except one over the portico. Single storey, 4-window extension.

3.4 **Interiors:** not inspected.

3.5 **Subsidiary features:** attached cast-iron railings with tasselled spearhead finials. These houses complement the Adam blocks, though very different in design.
(Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 52-8).

3.6 **Listing NGR:** TQ2912282150



4.0 Camden Development Policies

4.1 Paragraph 25.13 of Camden Development Policies DP25

Paragraph 25.13 of Camden Development Policies DP25, and the referenced Policy HE7 of PPS5, both identify the need for the significance of the building, and the particular physical features that justifies its inclusion in the list, to be used to judge the merits of any particular application for alterations. Number 15 Fitzroy Square was listed for the features noted on the listing (in other words its External Features and for Group Value) and whilst the internal features and plan form of the building are interesting they are not unique or of National Significance.

'In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building. The matters will be taken into consideration in an application for alterations and extensions to a listed building are those set out in Policy HE7 of PPS5.'

4.2 Paragraph 25.14 of Camden Development Policies DP25

Paragraph 25.14 of Camden Development Policies DP25 specifies that a sensitive design approach is to be employed to achieve a solution that meets the needs of accessibility and conservation.

'Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation. We will expect design approaches to be fully informed by an audit of conservation restraints and access needs, and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions, and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.'



5.0 Heritage assessment and justification

- 5.1 The proposal seeks to maintain the character of the building with minimal interventions to the fabric and original finishes. The hierarchy of the principal and subordinate floors within the building is preserved, and original decorative features such as the cornice and frieze in the main rooms are not involved in any of the interventions.
- 5.2 The finely detailed skylights above the hallway and study at mezzanine level are to be preserved and protected.
- 5.3 The renewal of the mechanical and electrical services is intended to improve temperature control and to prevent leaks that in the past have caused significant harm to the building. The associated enlargement of the service riser from ground to first floors will involve the removal and replacement of a small section of cornice (about 150 mm) in the upper hallway. The cornice will be moulded, carefully removed and replaced with an identical piece.
- 5.4 Further to the renewal of the mechanical and electrical systems it is proposed to replace some non original floor and wall finishes, such as the laminate flooring and ceramic tiles in the upper floors; these will be substituted with solid timber flooring in the bedrooms and stone slabs in the bathrooms and hallway.
- 5.5 Where wall insulation is required, such as in the study and the master bedroom, it will not interfere with any original fabric.
- 5.6 The proposal includes minor alterations to the third and fourth floors to re-configure the layout of ancillary spaces and how they are accessed. These amendments only affect existing internal partition walls and do not significantly impact on heritage assets. In these areas most existing finishes are not original, as can be viewed in the accompanying document "Schedule of Conditions".
- 5.7 In general the internal doors are not original as these were replaced as part of the planning permission granted in 1995.



- 5.8 In order to enclose the passenger lift and connect it to the staircase, it is proposed to create a new structure that rises to one floor above the study. Internally, at ground and first floor levels, some trimming of joists will be required to accommodate the steel structure; the installation of the lift does not, however, alter the access to the existing rooms and has no impact on original fabric as the rear extension is considered to postdate the original building.
- 5.9 The original arched opening that currently gives access to the terrace will be retained and will function as access between the staircase and the new lift extension.
- 5.10 The skylights above the mezzanine staircase hallway and the study will be maintained intact and illuminated with artificial light from above.
- 5.11 A first proposal (2016/4546/P and 2016/5070/L) for the erection of a rear extension was submitted and granted on date 10th January 2017.
- 5.12 Following a discussions with Alfie Stroud (Camden Council conservation officer) it was suggested that a deeper extension would be acceptable as long as it did not extend further than neighbouring building at 16 Fitzroy Square.
- 5.13 Increasing the depth of the extension will allow sufficient space to reinstate the feature of the arched opening with its original timber frame, adding merit of this new proposal.
- 5.14 The breakfast room was created in 2004 by the installation of a modern glazed roof above a terrace. Our proposal seeks to improve both the privacy and the climate of this room with the removal of the modern glazed roof and its replacement with a more traditional timber structure with lead covering.
- 5.15 The kitchen window is also a recent alteration to the rear facade. Its sill currently lies underneath the kitchen countertop and we propose to resize the opening to set the sill 100 mm above the kitchen cabinetry.
- 5.16 All external historic features on the front façade will be retained and maintained. The only alteration proposed in this area is the replacement of a surface-mounted gas pipe which will be replaced in its existing location and substituted with one sized 32 mm. The proposed gas pipe will be repainted to match the existing so that the visual impact is minimised.
- 5.17 In summary we believe that none of the proposed works result in a loss of significance to the particular Heritage Assets of 15 Fitzroy Square which make the building worthy of its listed status.