

RUNDELL ASSOCIATES

Design and Access Statement

15 Fitzroy Square, W1T 6EF

February 2017





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1.0 Introduction

- 1.1 This Design and Access statement is written to support a Planning Application and Listed Building Consent for alterations to 15 Fitzroy Square, a Grade II* listed terraced town-house located within the Fitzroy Square Conservation Area of the London Borough Camden.
- 1.2 The upper floors of the property are in residential use and occupied by a single family. The lower ground floor is a self contained flat and it is not included in this planning application.
- 1.3 This planning application seeks to:
- 1) Renew the mechanical and electrical services including appliances, sanitary ware and heating system throughout the building.
 - 2) Locate a plant room on the fifth floor, with consequent roof penetration.
 - 3) Replace existing (non original) floor finishes and wall finishes.
 - 4) Install acoustic and thermal insulation where needed.
 - 5) Reorganise the layout of ancillary spaces on the upper floor to allow natural ventilation in all bathrooms.
 - 6) Erect a rear extension to accommodate a small passenger lift.
 - 7) Replace existing (non original) glass roof above breakfast room with a traditional lead flat roof.
- 1.4 The plan layout of the building will remain largely unaltered except for some subdivisions of secondary spaces on the upper floors. Several doors will be removed from their existing positions, but retained for re-use.

2.0 Applicant and Agent

- 2.1 The applicant for this application is:
Pierre de Weck
15 Fitzroy Square
W1T 6EF
- 2.2 The client's agent for this application is:
Rundell Associates Ltd,
12 Salem Road
London W2 4DL
Project Architect: Sean McMahon



3.0 Site Location and Description

3.1 Fitzroy Square was laid out in the 1790s, according to a plan by Robert Adam. The south and east sides were constructed between 1793 and 1798. The north side was built between 1827 and 1828, followed by the west side between 1827 and 1835.

15 Fitzroy Square is located on the north side of the square and as such was built between 1827 and 1828.

The south façade, characterised by wide window openings that bring light into the building, looks onto the communal gardens. The north façade faces at the rear elevations of Richardson's Mews.

A full description of the heritage of the building and its setting can be found in the Heritage Impact Assessment.

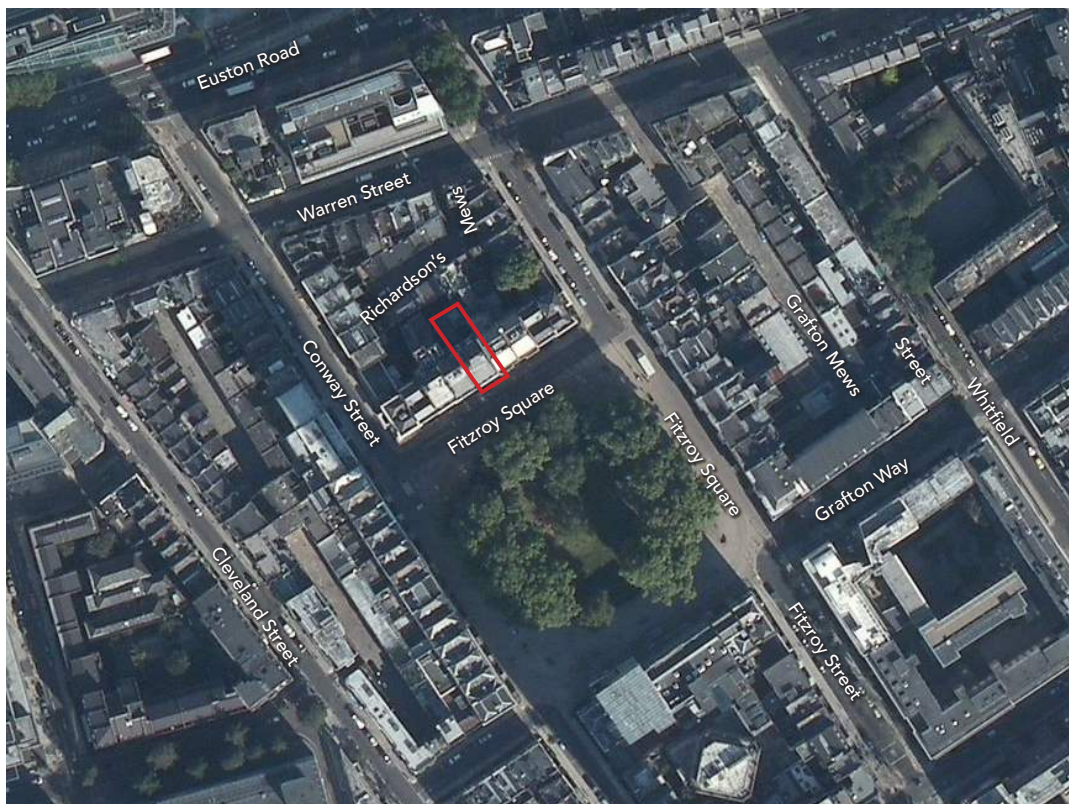


Fig 1: Aerial view showing site on Fitzroy Square

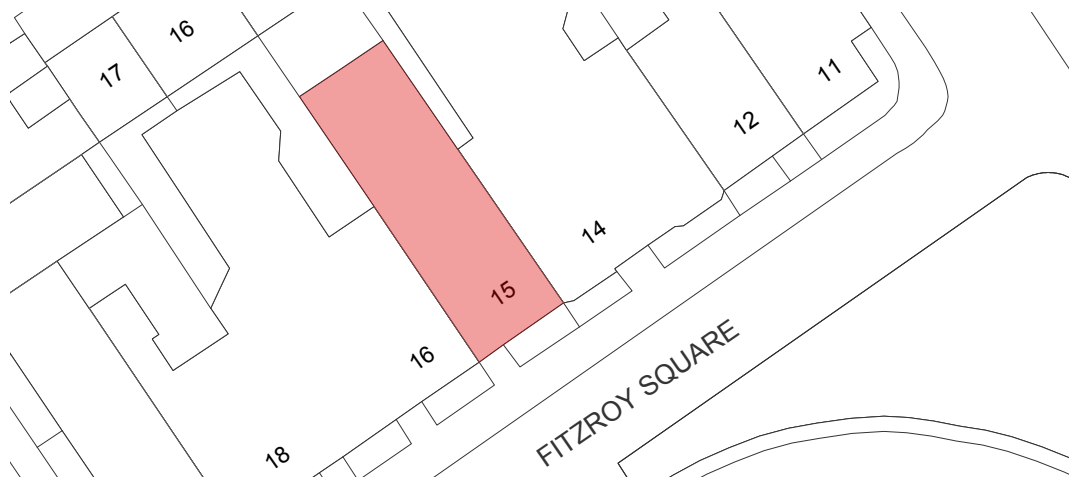


Fig 2: Map showing the location of the site on Fitzroy Square (not to scale)



3.2 Exterior

The front elevation of the house has remained largely unaltered since it was originally built.

The rear of the building has been subject to two significant alterations: the first comprises the brickwork addition that currently accommodates the Kitchen and the Study; the second is a glazed roof structure that was installed in 2004 to accommodate a breakfast room.

In accordance with the suggestions of the conservation officer and the representative from Historic England the current proposal retains the front elevation unaltered (except from the minor replacement of a gas supply) whilst it is proposed to add a brickwork addition above the Study Room to accommodate a small passenger lift.

It is also proposed to substitute the modern glazed roof with a more traditional timber structure covered in lead.



Fig 3: front facade facing Fitzroy Square

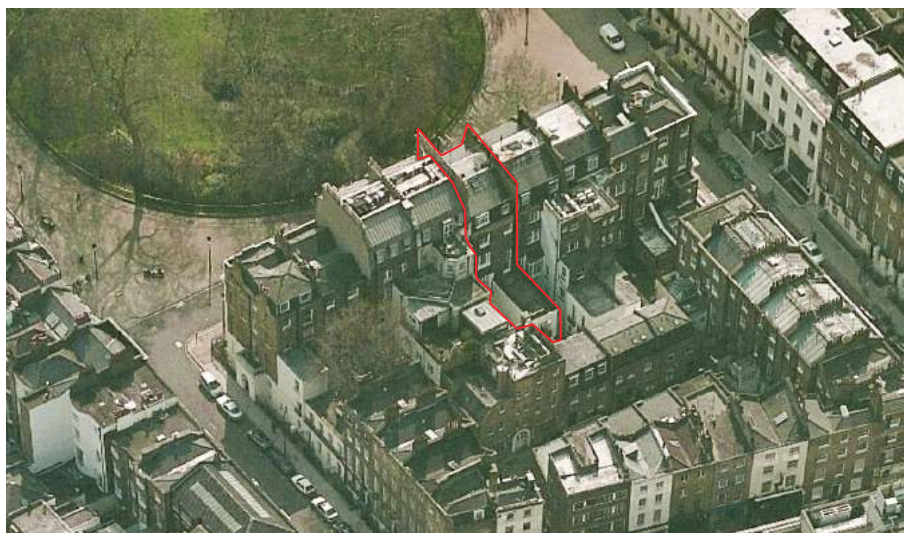


Fig 4: rear facade



3.3 Interior

The interior of the building has been altered several times in the last thirty years. The building has been successively used as a hostel, as offices and finally as a private house since 1997.

Over fifteen applications have been granted during the past thirty years. As a consequence many of the original finishes have been altered: all the floors were taken up and replaced (including new substrates), much of the decorative joinery (doors, architraves, skirting etc.) were substituted and several lath ceiling were replaced with plasterboard.

As such the current proposal does not involve the loss of any substantial amount of original fabric.



Fig 5: Dining room



Fig 6: Guest Bedroom



Fig 7: Cornice in Sitting Room



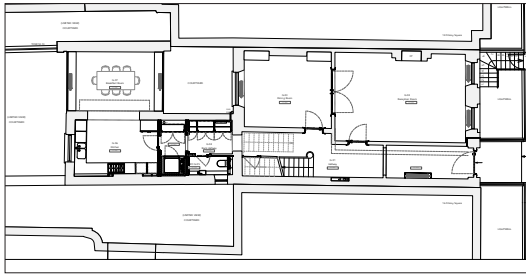
4.0 Planning History and Previous Consultation

- 4.1 Following our researches at Camden Council Archive and Historic England Archive we came across several planning applications that have included the proposal to install a passenger lift.
- 4.2 In 1991 one of them was fully granted although not implemented: the planning application PL/9100819 and HB/9170146. This project proposed the “erection of a rear extension at second and third floor levels together with associated alterations in connection with the installation of a lift”.
- 4.3 On the ground of the afore mentioned proposal and following a meeting at 15 Fitzroy Square with Obote Hope (planning officer), Alfie Stroud (conservation officer) and Claire Brady (heritage inspector from Historic England) on July 28th 2016 we submitted our own proposal (2016/4546/P and 2016/5070/L) for the erection of a rear extension to enclose a small passenger lift. The application was granted on January the 10th, 2017.
- 4.4 Our design proposed that the lift would reach the staircase between the first and the second floor, hence the new structure would extend above the Study Room only at first floor level.
- 4.5 The proposed lift would not require any lift pit or brickwork construction. The lift car travels through a steel shaft of minimum thickness. Two steel beams are to be installed at ground floor level within the thickness of the floor, while the timber joists on the first floor will be adapted to allow the installation of the lift shaft.
- 4.6 During a second meeting on site with Alfie Strout on November the 8th, 2016 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.
- 4.7 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.
- 4.8 Other recent applications to be granted at 15 Fitzroy Square are:
Permission was granted in June 1997 for the change of use and works of conversion to provide 6 self contained flats together with a mews house. (Planning Reference P9603233R1)
Permission was granted in July 2004 for the addition of a glazed roof structure to existing walled terrace at ground level to rear of existing dwelling. (Planning Reference 2004/1836/P18361P04)
Permission was granted in August 2005 for the re-building of the existing internal staircase from ground floor to lower ground floor level. (Planning Reference 2005/2560/L)

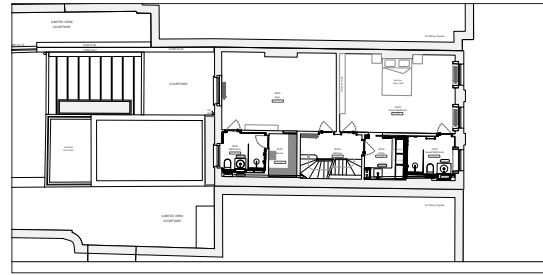


5.0 The Proposal

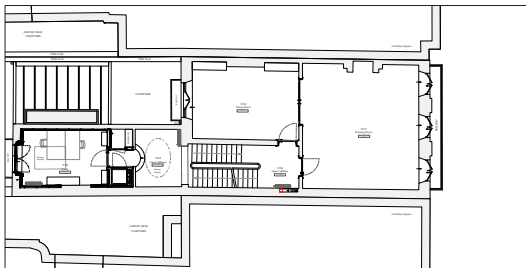
- 5.1 The owner's brief aims to improve two main aspects of the building: the protection from future leaks and accessibility.
- 5.2 As a result our proposal seeks to:
- 5.3 - Renew the mechanical and electrical services including appliances, sanitary ware and heating system, which in the past have caused considerable damage to the building through numerous leaks.
- 5.4 - Locate a plant room on the fifth floor. This will allow enough space for the installation of plant that meets the requirements of the building. The installation of the plant room requires the formation of penetrations for two boiler flues and four fan extracts that will be located next to the two existing penetrations.
- 5.5 - Replace existing (non original) floor finishes and wall finishes.
Following the installation of the new mechanical and electrical services it is proposed to improve floor and wall finishes.
- 5.6 - Install acoustic and thermal insulation where needed. In particular thermal insulation is needed in the Study Room which is enclosed by three external walls.
- 5.7 - Reorganise the layout of ancillary spaces on the upper floor.
In particular this proposal aims to switch the location of the dressing rooms and bathrooms at the third and second floor of the south facing bedrooms in order to allow natural ventilation in the bathrooms.
A utility room will be set up at the third floor and the tea station at the second floor will be removed to enlarge the Master Bathroom.
- 5.8 - Erection of a rear extension from the ground floor to the second floor to accommodate a small passenger lift. The passenger lift will be located between the Kitchen and the small WC at the ground floor, it will travel through the Study Room (without interfering with the original skylights) and will reach the level above where an extension will be required to enclose the structure and connect the lift shaft to the existing rear facade.
- 5.9 - Replacement of existing (non original) glass roof above breakfast room with timber structure and lead covering. The substitution of the roof will ensure not only a better privacy for the inhabitants of the house, but also a better insulation of the room.



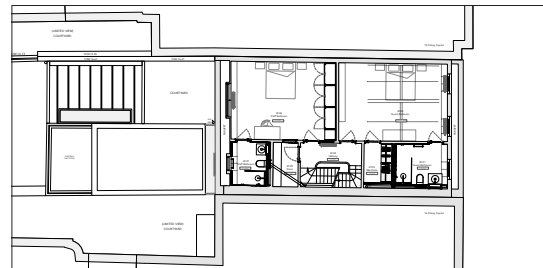
Ground floor



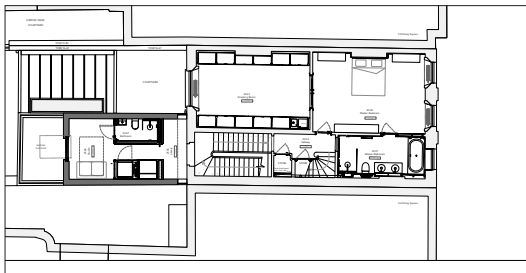
Third floor



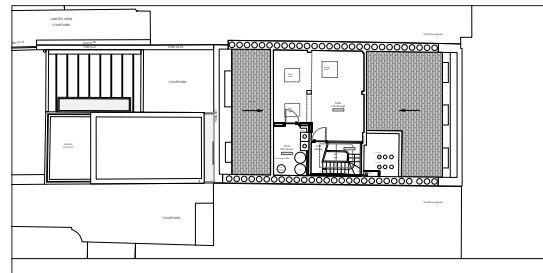
First floor



Fourth floor



Second floor



Fifth floor

Proposed plans. (Drawings not to scale)



6.0 The Owner

- 6.1 Mr de Weck and his family have lived in the house since it was first converted in 1998. Mr de Weck is extensively involved with the local community and Residents Associations and is, in every way, a committed long term owner of the Heritage Asset. Both Mr de Weck and his family fully intend to remain resident for the remainder of their lives, but he is now almost seventy years old and his health is not as robust as it was previously; in particular climbing stairs has proved to be increasingly problematic as can be confirmed by the attached medical report. The addition of a lift between the principal floors (ground, first, second floor) is therefore an essential addition to allow him to remain in occupation.



7.0 Front Elevation - Proposed Alterations

- 7.1 The only work proposed on the front elevation of the building is the replacement of the gas supply which is surface-mounted onto the wall of the light well down to the lower ground floor. A new, larger (32mm) gas main supply pipe will replace the existing pipe in the same location and painted to match the existing façade.



Fig 8



Fig 9

Existing front elevation showing the entrance to the basement flat with the existing gas pipe overhead that is to be replaced in the same location (Fig 8). Existing front elevation showing the relationship the front façade at ground floor level with the main street access (Fig 9).



8.0 Rear Elevation – Proposed Alterations

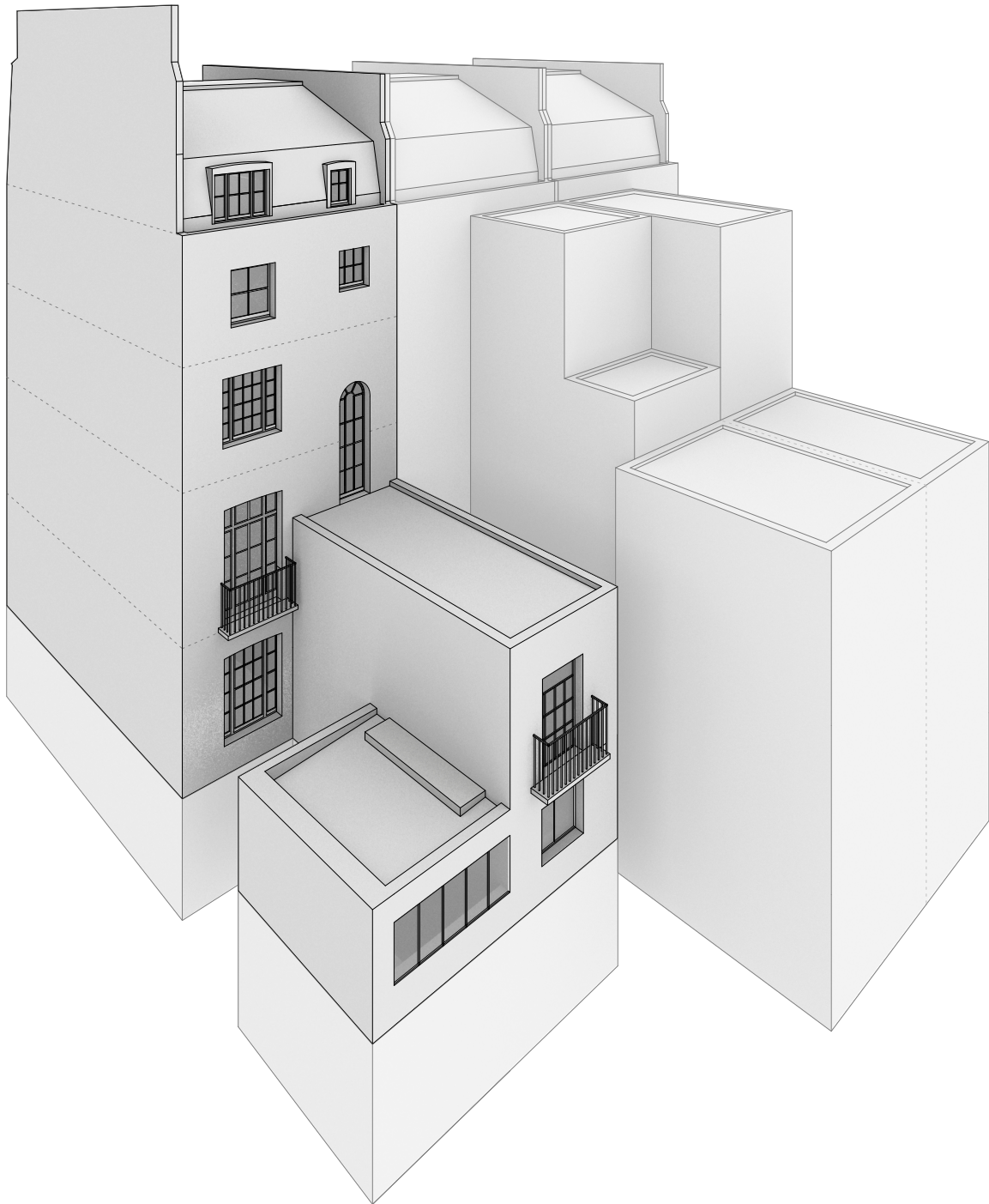
- 8.1 The rear elevation of 15 Fitzroy Square has been altered in the past with a three storey brickwork extension containing the Kitchen on the ground floor and the Study on the first floor.
- 8.2 The breakfast room, which is accessed from the kitchen, was added in 2004. This area was previously a brick walled terrace, which had been enclosed using glass screens on both sides and a mono pitch glass roof over.
- 8.3 It is now proposed to raise the current extension above the Study Room, along approximately two thirds of its depth, in order to enclose a new passenger lift and to connect the lift with the staircase running between the first and second floors. The bulk of the extension will be from traditional brickwork with a door on the northern wall to access the terrace (for maintenance purposes). The connection to the existing building will be kept clearly distinct from the original fabric by making use of a section of minimal glazing that acts as the “bridge” between the original building and the new extension. The proposal does not require any additional penetrations on the rear facade since the access to the building will take place through the existing arched opening.
- 8.4 A second alteration is proposed to the Breakfast Room glass roof. We propose to remove the glass roof and to raise the side and rear walls to create a more traditional flat roof with a parapet. The substitution of the roof will not only ensure better privacy for the inhabitants of the house, but also a better control over temperature; we also believe that the proposed aesthetic is more coherent with the original fabric.



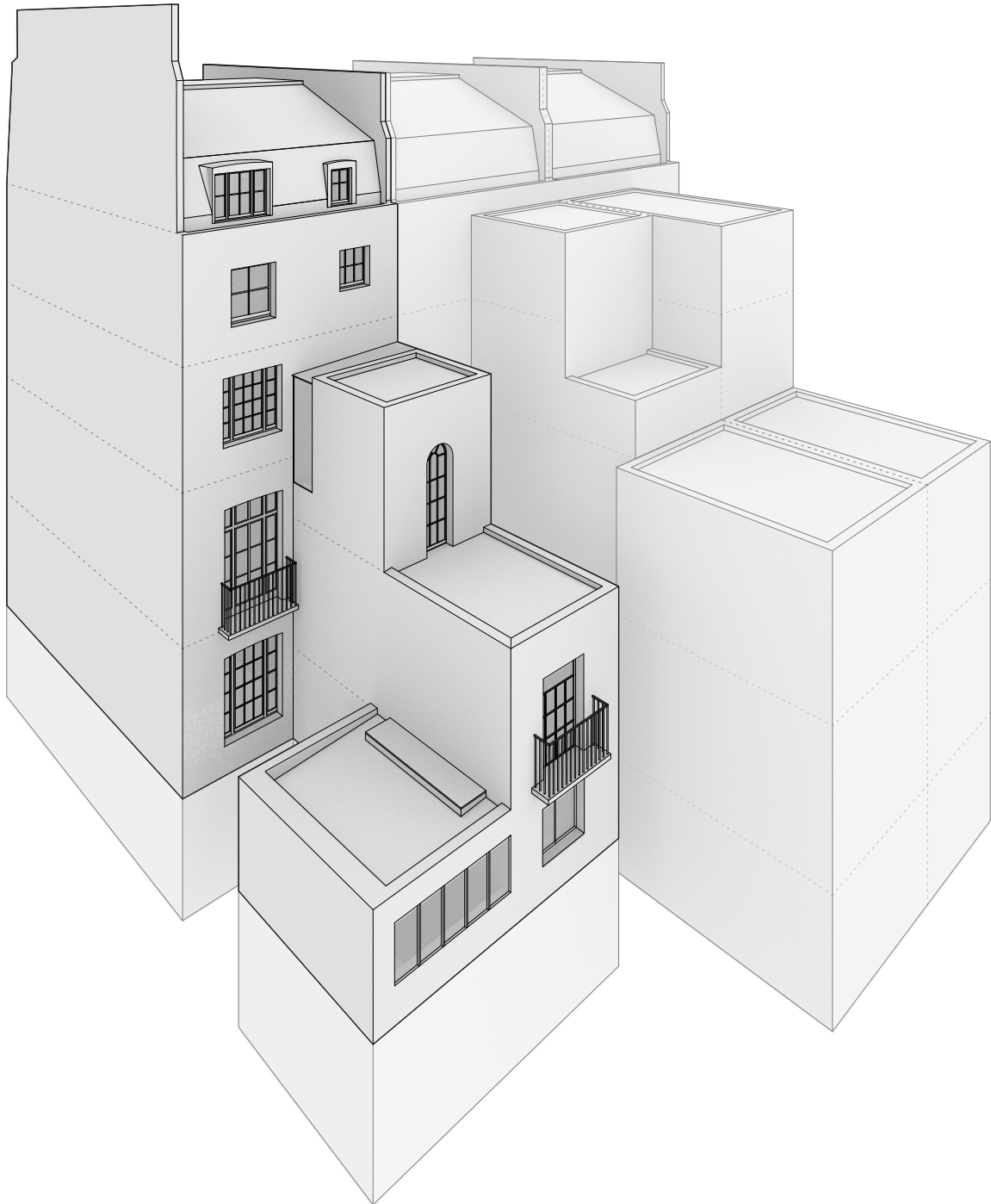
Existing neighbouring rear extensions



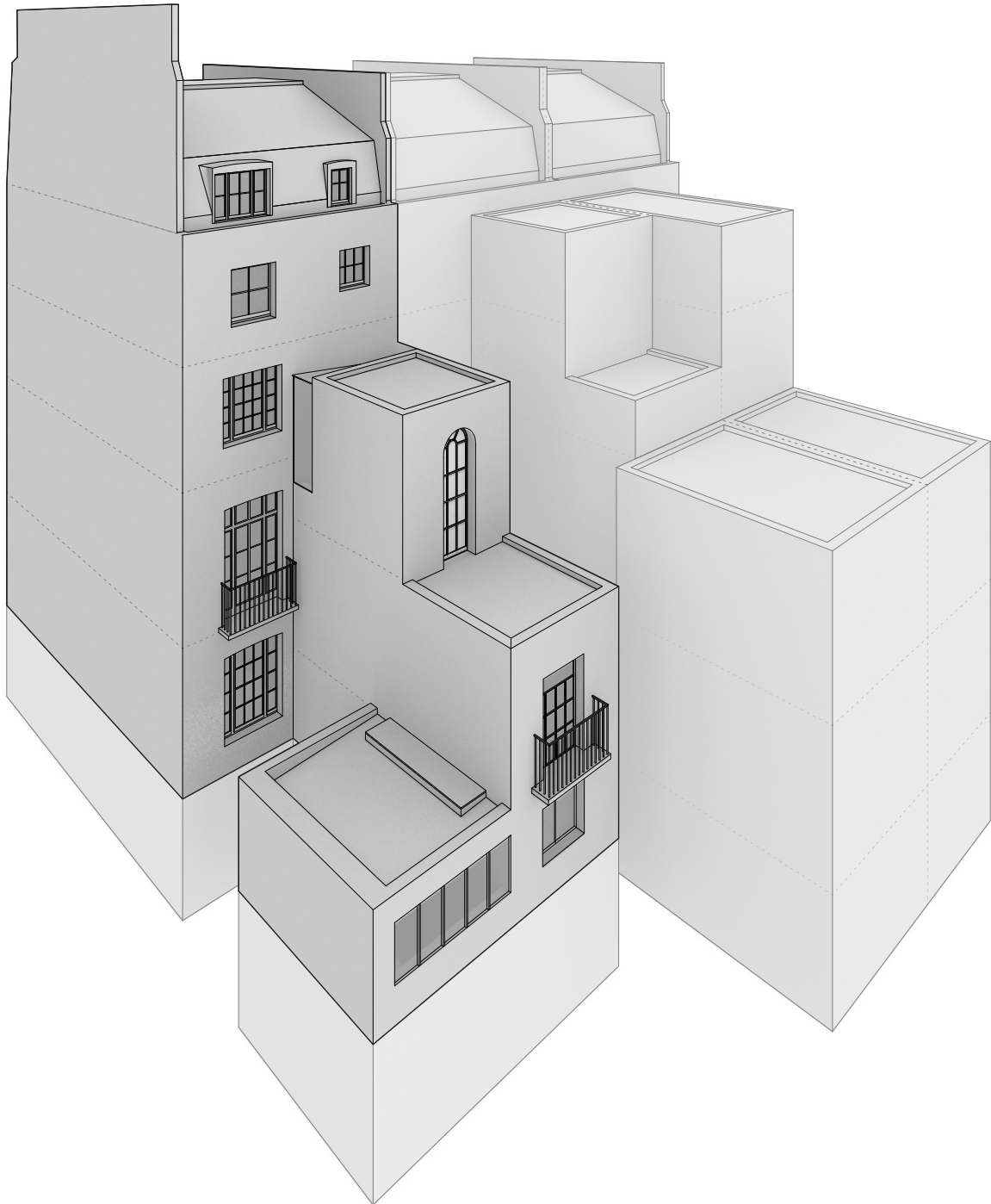
Proposed section showing the east elevation of the rear extension (Fig 10).
Proposed section showing the north elevation of the rear extension (Fig 11).



Existing massing of rear elevation (Fig 12).



Massing of rear elevation approved on January 2017 (Planning Application 2016/5070/L and 2016/4546/P) (fig. 13)



New proposed massing of rear elevation (fig. 14)



9.0 Interior - Proposed alterations

9.1 Although most of the original finishes within the internal spaces have been lost through previous interventions to the building, the original layout and the character of the main rooms has been preserved almost unaltered from its original construction.

9.2 The proposed alterations now concern only the secondary spaces (such as kitchen, bathrooms, wardrobe and utility spaces) and we therefore believe that the character of the building is being properly preserved.

9.3 The installation of the lift will affect two spaces: the kitchen on the ground floor and the study on the first floor. Both spaces are part of the rear extension and do not contain original finishes.

It is to be noted that the lift shaft will be installed between two original skylights that will be preserved unaltered.

The support system has been designed to minimise the impact on the existing fabric as it will be introduced within the existing floor depth. Two steel beams are to be installed at ground floor level, while the timber joists on the first floor will be adapted to allow the installation of the lift shaft.

Please refer to the Structural Engineers report where the alterations are explained in greater detail.

9.4 On the upper floors a number of partition walls are being demolished and re-built in order to allow a reorganisation of the ancillary spaces:

9.5 - On the second floor the master bathroom will be expanded. The bathroom door will be relocated to allow for the installation of a bathtub under the window.

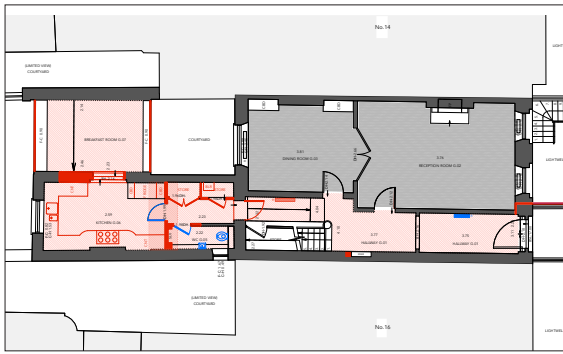
9.6 - On the third floor the guest bathroom and dressing room will be switched in order to achieve natural ventilation in the bathroom. The dressing room will be turned into a utility room. A new stud wall will divide the two spaces.

9.7 - Similarly on the fourth floor the guest bathroom and wardrobe will be switched in order to achieve natural ventilation in the bathroom. A new stud wall will divide the two spaces. Additionally the door to the staff bedroom will be moved to make space for new joinery. The wardrobe will be turned into a store and the access moved from the staff bedroom to the hallway.

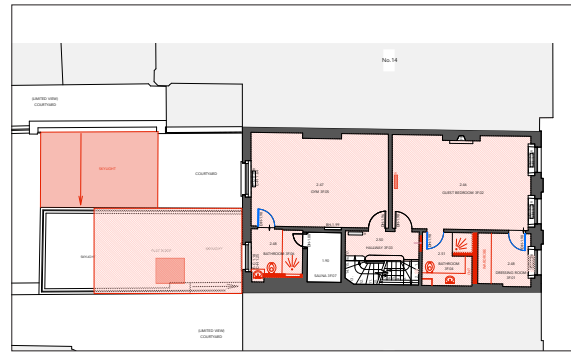
9.8 - On the fifth floor a stud wall and door will be introduced to separate the plant room from the remainder of the roof space.



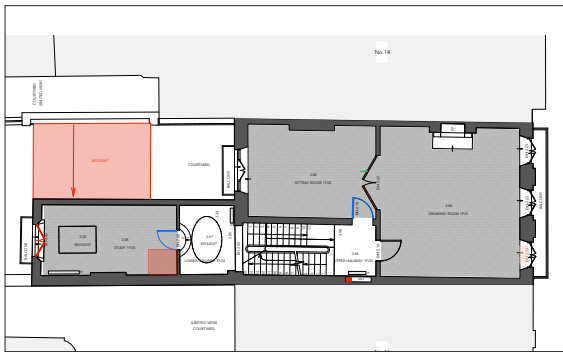
- 9.9 All sanitaryware will be replaced throughout the building and while most of the radiators will be kept in the same location, a few will be removed and retained to be placed in different positions within the building. There will be two new radiators added in the breakfast room.
- 9.10 Throughout the ground floor the floor level will be adjusted to run at the original height of the reception and dining rooms. This will require the floor level in the kitchen to be raised whilst the existing overall stone floor in the hallway will be removed so that the hall floor can return to its original height.
- 9.11 Throughout the building non original flooring and wall finishes will be replaced to improve the quality of the spaces. Stone and marble tiles will be used for the hallway and bathrooms, whilst solid timber flooring will be used in the living rooms and bedrooms.



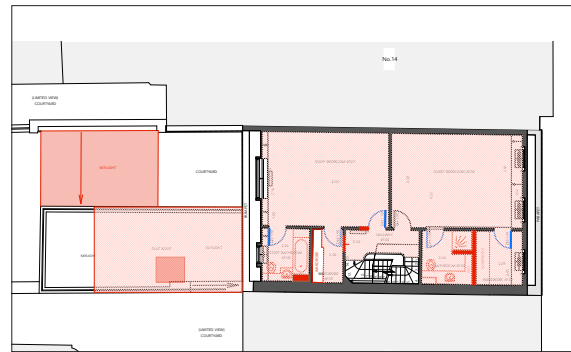
Ground floor



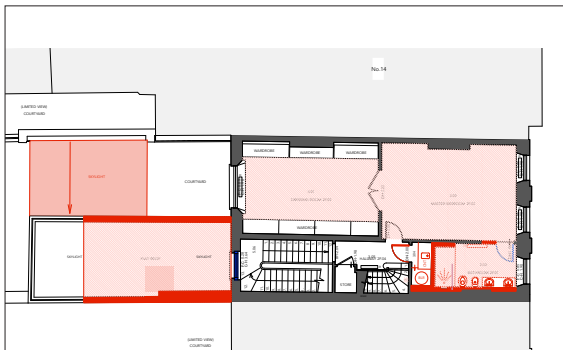
Third floor



First floor



Fourth floor



Second floor



Fifth floor

Demolition plans showing demolition in red. (Drawings not to scale)



10.0 Windows and doors

- 10.1 Several existing internal doors will be removed and retained for re-use in other locations of the building.
- 10.2 With regards to the external doors and windows the following alterations are being proposed:
- Remove breakfast room windows and replace with new wooden framed windows.
 - Alter level of kitchen window to align sill with kitchen countertop.
 - Remove study window and replace with new window to match existing to improve thermal resistance.
 - Retain skylight above Upper Hallway and install artificial illumination above it.
 - Introduce new glazed bridge to separate lift extension from main building.
 - Form opening in (new) northern wall of rear extension to allow access to terrace for maintenance and reinstate existing window frame.

11.0 Access Statement

- 11.1 The access to the property remains unaltered.
- 11.2 Internal access throughout the building will be significantly improved following the addition of the lift.

12.0 Summary

- 12.1 We believe that proposed alterations to the building are relatively minor and have been carefully designed to be in keeping with National, Camden Council and Fitzroy Square Conservation policies. It should be noted that the introduction of a lift is only required due to the commitment of the existing owner to remain a good and careful custodian of the building for his lifetime.



15th October 2015

To whom it may concern

**Re: Mr Pierre De Weck DOB: 15/07/50,
Ms Ziba Ardalan DOB: 25/05/44
15 Fitzroy Square, London, W1T 6EF**

I can confirm that Mr De Weck and Ms Ardalan have attended Physio Ed Medical for physiotherapy treatment intermittently since 2006. Mr De Weck presented with a history of right sided lumbar spine pain which is secondary to some intervertebral joint and right L5/S1 facet degeneration. His symptoms are aggravated with hip and lumbar spine flexion activities. Mrs Ardalan has attended intermittently for some left retropatellar pain secondary to patello-femoral maltracking with evidence of degenerative change on MRI scan investigation.

Their symptoms are compounded with repetitive weight bearing exercise involving loaded knee flexion and hip flexion activities particularly stair climbing and descent. Continued repetitious activity of this nature predisposes both to further degenerative change and acute episodes of incapacity as a consequence. Any modification of their living environment to reduce this aggravating factor would be of significant benefit to their musculoskeletal health.

If you have any queries regarding this please do not hesitate to contact me.

With very best wishes,

Ed Blake
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