



HERITAGE STATEMENT

REGARDING

Listed Building Consent Application to accompany Planning Application for proposal to combine two single-floor residential apartments to form one larger unit at:

27-29 FITZROY STREET, LONDON W1T 6DS

MAY 2017



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1. Description of the building

27-29 Fitzroy Street, in the Bloomsbury Conservation Area of the London Borough of Camden, is a Georgian Building, Listed Grade II, and identified as a Listed Building by the UID 1322182.

The particulars of the Listing are:

CAMDEN

TQ2982SW FITZROY STREET 798-1/93/453 (West side) 14/05/74 No.27 and attached railings

GV II

Formerly known as: Nos.27 AND 29 FITZROY STREET. Terraced house, formerly 2 houses. c1790. Multi-coloured stock brick with rusticated stucco ground floor and plain stucco 1st floor sill band. Slate mansard roof with dormers. 4 storeys, attic and basement. 2 windows to each former house. Round-arched ground floor openings. Doorway with vermiculated keystone and pilasters; fanlight and enriched console brackets carrying projecting cornice. Sash windows with vermiculated keystones. Upper floors with gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: - 1949: 44).

2. Description of the proposal

The proposal here is to formation a vertical link with new internal staircase to join Flat 3 (first floor) and Flat 4 (second floor) to make a four-bedroom duplex apartment, with associated internal reconfiguration.

The existing floor structure within which an opening is to be made is a contemporary concrete beam-and-block type from the conversion into flats in the last 10 years. The new opening is to stand off from the Party Wall with 31 Fitzroy Street to allow the existing drainage and services runs to be distributed on either side of the new stair.

3. Mitigation of any harm to Listed Building Fabric

The building was converted from office use to self-contained flats in accordance with Planning and Listed Building Consent approvals 2006/2070/P and 2006.2072/L respectively. These approvals were granted under delegated powers and the Delegated Report reads:

The property was substantially rebuilt during the 1970s and internally retains absolutely no features of interest. Given the modern character of the interior of the building there are no conservation objections to the proposed internal alterations.

Given this statement (which is backed up by visual inspection of the current state of Flats 3 and 4) and the fact that our proposal will involve no works to the exterior of the building at all, and especially to the Fitzroy Street front with its fine features which form the substance of the Listing, we consider that the proposed alterations will generate no harm at all to any historic Listed Building Fabric, significant or otherwise.

4. Conclusion

We consider that we have taken into account the heritage factors in the proposed alterations, (of which there are effectively none) with reference to appropriate sources, and we request that Listed Building Consent be granted.