



**1706 | 48 Fitzroy St/ 21- 23 Grafton Mews,
London W1T 5BS**

Design & Access Statement

Planning

File: 1706.12.04-002_DAS



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Document Control

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SITE ADDRESS

48 Fitzroy Street/ 21- 23 Grafton Mews
London, W1T 5BS

1.0 INTRODUCTION

Emrys Architects have prepared this Design and Access Statement on behalf of GMS Estates which is to be read alongside Emrys Planning Drawings. This document is assembled to support the planning application for alterations to the 21-23 Grafton Mews elevation and the change of arrangement of the current uses. The site has two entrances; one at 48 Fitzroy Street and the other is accessed from 21-23 Grafton Mews. The proposal is to allow for the residential and commercial areas to be separated, with their own entrances.

The new proposal respects the traditional character of the area, retaining the current elevation on 48 Fitzroy Street, whilst the elevation at 21-23 Grafton Mews will try to create more unity with the neighbouring buildings.

2.0 BACKGROUND INFORMATION

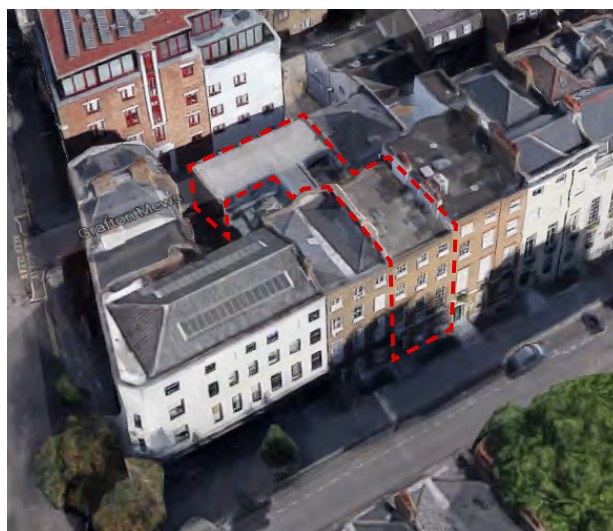
2.1 Site Location

48 Fitzroy Street is situated in the London Borough of Camden and the property lies within the Fitzroy Square conservation area (Fig 03). 48 Fitzroy Street, is a listed building. A Heritage statement is included in section 5.0 of this Design & Access Statement to support the planning application.



01. Site Plan

Site - - - - -



02. Aerial View



03. Conservation area with listed buildings indicated

Site location

KEY

Listed Buildings



Proposed Construction



Easements



London Squares



Nathaniel Lichfield
and Partners

Project Fitzroy Square Conservation Area

Appendix 2
Built Heritage Audit Plan

2.2 Site Description

The site, that is approximately 234 m² in size, comprises a three-storey building at 21- 23 Grafton Mews and a four-storey building with a basement at 48 Fitzroy Street. The Fitzroy Street elevation is quite typical of the area where the majority of the terraces are also four storeys in height. The plots are generally quite narrow with two or three bays wide - 48 Fitzroy Street is three bays wide. There are no proposed alterations to this elevation. Currently, there are commercial areas in the basement and ground floor with residential accommodation on the top three storeys. These different areas can be accessed from the entrance at 48 Fitzroy Street.

On Grafton Mews, few of the original two-storey mews buildings remain. The site is one of the many which had been converted into three-storey warehouses and workshops during the 19th and 20th centuries; and later, into a combination of mews houses and offices. Unlike 48 Fitzroy Street, 21-23 Grafton Mews is of no architectural or historical importance and Emrys architects proposes to change the elevation in a sensitive, yet contemporary manner. A feature found in the architecture of the area is the use of a repeated pattern of vertically proportioned windows (the tallest being at first floor) and will be accommodated into the new elevation. Residential accommodation is currently on the second floor, office spaces are on the first/ ground floors and storage spaces on the ground floor. The entrance on 21-23 Grafton Mews is used to access these different areas.

2.2 Site Photographs

The site has two entrances both are currently used by both residential and commercial users. Fig 01/02 show the elevation with the entrance accessible on 48 Fitzroy Street and the pattern of vertically proportioned windows can be seen.

The other entrance is located on the 21-23 Grafton Mews elevation and this facade is very different to the Fitzroy Street elevation (Fig 03). The windows are similarly sized on all three storeys and shows the existing mansard roof, which Emrys Architects proposes to change. Between the two parts of the site, there is a courtyard which already provides a level of division which will help with rationalising the layout, and separating the office and residential areas.



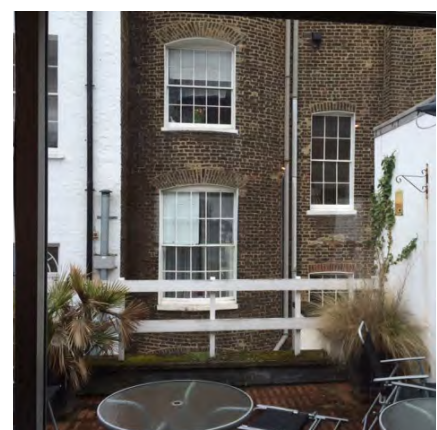
01. View along Fitzroy Street



02. Fitzroy Street Elevation



03. View along Grafton Mews



04. View from interior to terrace at office level

3.0 DESIGN STATEMENT

3.1 Design Proposal - Alterations to Grafton Mews & Fitzroy Street

The client has approached Emrys Architects to rationalise the current layout and use of the site, placing the residential accommodation in 48 Fitzroy Street and the office spaces in 21-23 Grafton Mews.

Figures 01 and 02 show the current mansard roof on 21-23 Grafton Mews and how it has been poorly detailed to have the gutter sitting in front of the facade. The images also illustrate how the current elevation is in discord with the neighbouring buildings. Emrys Architects proposes to remove the mansard roof and extend the brickwork to create a brick elevation. This will create a facade which better follows the design of the surrounding buildings in the mews. The alterations made to the elevation on 21-23 Grafton Mews include; adding doors and changing the size and shape of the windows, but no additional windows are proposed. The proposal also adds timber panels and shutters to the facade which help to secure the building. These alterations will follow the rhythm of the adjacent building in a contemporary, yet sensitive manner.

It is proposed that the current storage spaces, entered from 21-23 Grafton Mews, be changed to cycle storage, a disabled WC and a larger commercial entrance. The proposed entrances, on this elevation, will be in keeping with the entrances of the neighbouring buildings. (refer to 1706-400-AP-001)

The reorganisation of the layout which creates a separation between the residential and office elements of the two buildings, also allows the circulation of the common areas to be rationalised.

In terms of the residential units the site currently has and will continue to have 2 x 1 bedroom flats and 2 x 2 bedroom flats. The relocated flat will increase in area due to the rationalisation of the layout.



01. View along Grafton Mews showing mansard roof



02. View from the end of Grafton Mews showing mansard roof

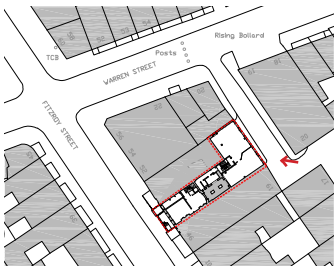
3.2 Views



01. Existing view looking at Grafton Mews Elevation



02. Proposed view looking at Grafton Mews Elevation

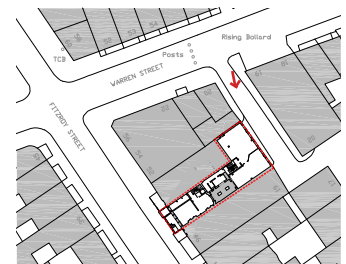




03. Existing view looking at Grafton Mews Elevation



04. Proposed view looking at Grafton Mews Elevation



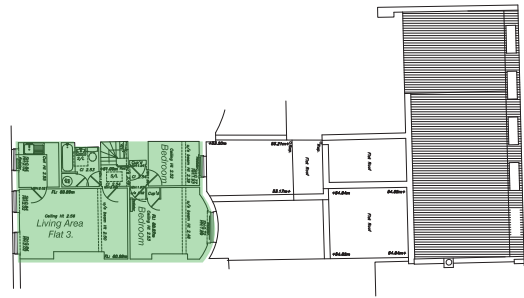
3.3 Area

Existing areas - Gross internal area (GIA)

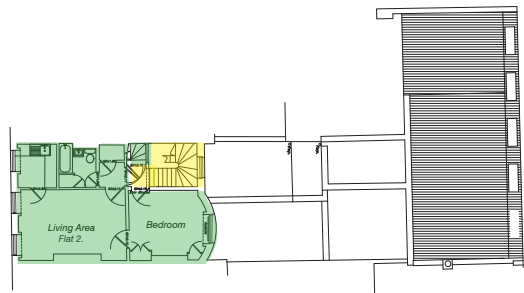
Floor Plan	GIA of Residential (m ²)	GIA of Commercial (m ²)	GIA of Common parts (m ²)
Third floor Fitzroy Street/ Roof plan Grafton Mews	- 55.4	n/a	n/a
Second floor Fitzroy Street/ Roof plan Grafton Mews	- 45.1	n/a	- 6.6
First floor Fitzroy Street/ Second floor Grafton Mews	- 44.1 - 65.3	n/a	- 7.7 - 9.1
Ground floor Fitzroy Street/ First floor Grafton Mews	n/a	- 43.2 - 92.1	- 25.2 - 9
Basement plan Fitzroy Street/Ground floor Grafton Mews	n/a	- 48.2 - 84.7	- 20.6 - 16
TOTAL for each area	209.9	268.2	94.2
TOTAL GIA = 572.3m ²			

Key

 Residential
 Commercial
 Common parts



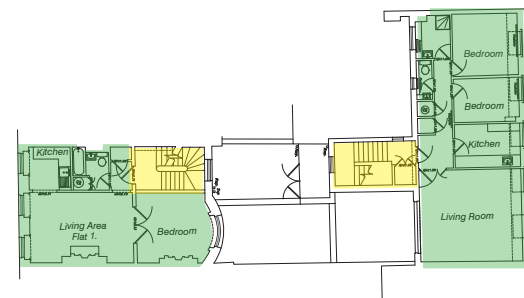
01.



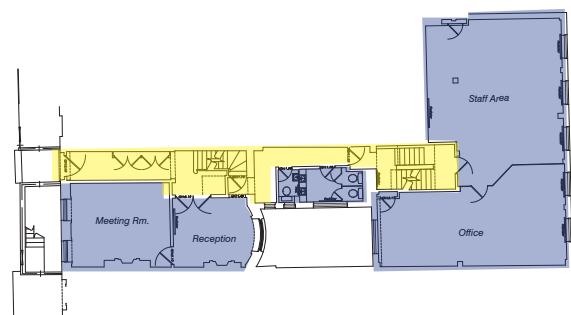
02.

Existing areas - Gross External area (GEA)

Floor Plan	GEA (m ²)
Third floor Fitzroy Street Roof plan Grafton Mews	- 69.5
Second floor Fitzroy Street Roof plan Grafton Mews	- 67.9 - NA
First floor Fitzroy Street Second floor Grafton Mews *Does not Inc Plant Room	- 67.9 - 89.4
Ground floor Fitzroy Street First floor Grafton Mews	- 72.5 - 132.6
Basement plan Fitzroy Street * Inc Bike & Plant Room Ground floor Grafton Mews	- 111.1 - 132.6
Total GEA	743.5m ²



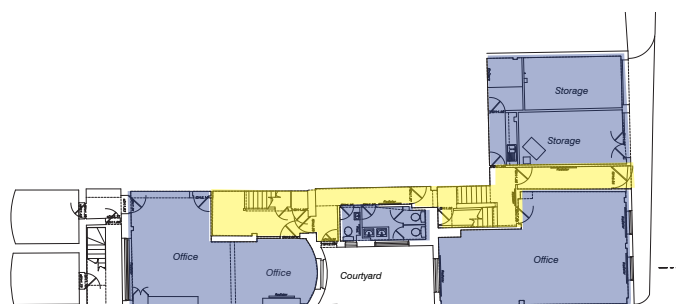
03.



04.

Figure list

- 01. Third floor Fitzroy Street/Roof plan Grafton Mews
- 02. Second floor Fitzroy Street/Roof plan Grafton Mews
- 03. First floor Fitzroy Street/Second floor Grafton Mews
- 04. Ground floor Fitzroy Street/First floor Grafton Mews
- 05. Basement plan Fitzroy Street/Ground floor Grafton Mews



05.

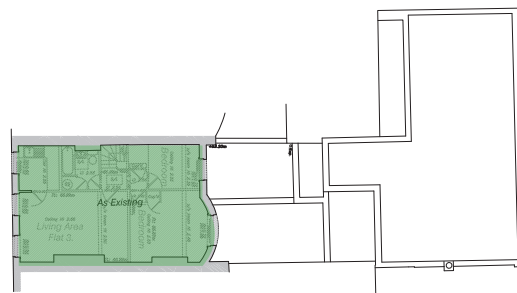
Proposed areas - Gross internal area (GIA)

Floor Plan	GIA of Residential (m ²)	GIA of Commercial (m ²)	GIA of Common parts (m ²)
Third floor Fitzroy Street/ Roof plan Grafton Mews	- 55.4	n/a	n/a
Second floor Fitzroy Street/ Roof plan Grafton Mews	- 45.1	n/a	- 6.6
First floor Fitzroy Street/ Second floor Grafton Mews	- 44.1	- 81.5	- 7.7
Ground floor Fitzroy Street/ First floor Grafton Mews	- 46.6	- 112.2	- 12.6
Basement plan Fitzroy Street/ Ground floor Grafton Mews	- 60.4	- 111.9	n/a
TOTAL for each area (m ²)	251.6	305.6	26.9
	TOTAL AREA = 584.1 m ²		

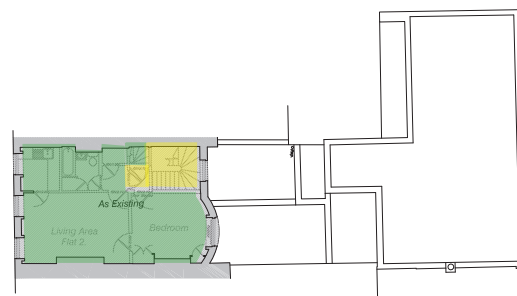
Key

- Residential
- Commercial
- Common parts

01.



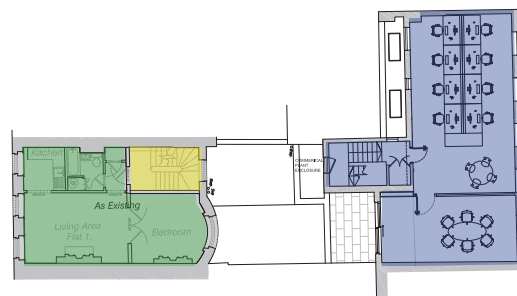
02.



Proposed areas - Gross External area (GEA)

Floor Plan	GEA (m ²)
Third floor Fitzroy Street Roof plan Grafton Mews	- 69.5
Second floor Fitzroy Street Roof plan Grafton Mews	- 67.9 - NA
First floor Fitzroy Street Second floor Grafton Mews *Does not Inc Plant Room	- 67.9 - 96.1
Ground floor Fitzroy Street First floor Grafton Mews	- 76.3 - 128.8
Basement plan Fitzroy Street * Inc Bike & Plant Room Ground floor Grafton Mews	- 114.9 - 128.8
Total GEA	750.2m ²

03.



04.

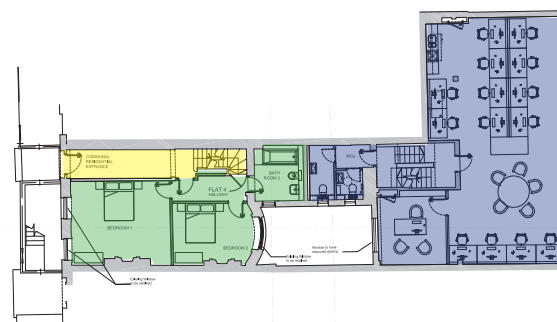
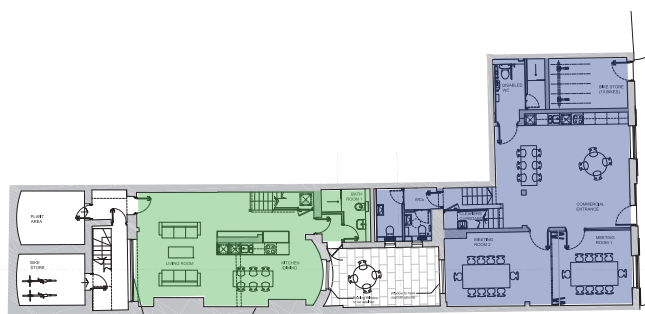


Figure list

- 01. Third floor Fitzroy Street/Roof plan Grafton Mews
- 02. Second floor Fitzroy Street/Roof plan Grafton Mews
- 03. First floor Fitzroy Street/Second floor Grafton Mews
- 04. Ground floor Fitzroy Street/First floor Grafton Mews
- 05. Basement plan Fitzroy Street/Ground floor Grafton Mews

05.



3.4 Materials

The proposed alterations to the building will be constructed in high-quality materials. The change from the existing mansard roof to a brick elevation will use the same London Stock Brick found in the existing building to create continuity.

Changes to the window and entrance doors on the 21-23 Grafton Mews elevation are as follows. The windows will be adjusted to follow the proportion and rhythm with the existing windows of the neighbouring buildings. They will also be of the same style, using timber framing and brick arches above the windows. The entrances will be enlarged with solid timber door, similar to the neighbouring building entrances. Steel lintels will be placed above the door in a similar style, creating a warehouse effect, characteristic of the area. There will also be timber shutters added to ground floor windows to help enhance security and improve the aesthetic of elevation.

3.5 Proposed Use Classes

Emrys architects proposes to rationalise the current layout and use of the site, which is currently a mix of residential accommodation and office spaces. There are two entrances which are used for both commercial and residential use. The new layout will mean that the entrance for all the residential areas will use the existing entrance on 48 Fitzroy Street and entrance for all commercial areas will be on 21- 23 Grafton Mews. The proposal will provide increased privacy and security to all users.

4.0 DEVELOPMENT CONTROL

4.1 Access

The site has and will continue to have two entrances. However as stated previously we have rationalised the uses so that commercial users enter from the 21-23 Grafton Mews frontage and residential users enter on the 48 Fitzroy Entrance. These changes do not affect any neighbouring buildings.

4.2 Amenity

The proposed alterations will not have any material impact on the amenity of neighbouring buildings with regards to overlooking, outlook, sunlight, daylight or noise.

The new proposal will make the layout of use more rational and create separate entrances for the different uses - residential and commercial.

4.3 Waste Management Strategy

As existing.

4.4 Transport Assessment and Cycle Provision

The proposal will create space for cycle storage for both residential and commercial units.

4.5 Landscape and trees

No alteration to landscape or trees is required.

5.0 HERITAGE STATEMENT

5.1 Introduction

This heritage statement has been included to justify works on 48 Fitzroy Street which is a Grade II listed building within the Fitzroy Square conservation area. The Fitzroy Street elevation is important to the historic element of the area and will remain unchanged. Unlike 48 Fitzroy Street, the recently constructed (1974) 21-23 Grafton Mews building is of no architectural merit.

This document aims to outline the significance of the 48 Fitzroy Street building, explaining the history of both 48 Fitzroy Street and 21-23 Grafton Mews, the relationship between the two buildings, and their conditions.

5.2 Relevant national and local legislation and guidance

National Planning Policy Framework NPPF

Section 12 provides policies for protection of the historic environment.

- In paragraph 126 it is required that LPAs conserve heritage assets in a manner appropriate to their significance, taking into account both their viable uses and the wider social, cultural, economic and environmental benefits of conservation.
- In paragraph 128 it is stated that the LPA requires an applicant to describe the significance of any heritage assets affected, and paragraph 129 requires the LPA to take their significance, including that of the setting, into account in considering the impact of a proposal.
- Paragraph 134 confirms that Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Camden LDF

- Core Policy CS14, Conserving Heritage, states that the Council will ensure that Camden's buildings are attractive, safe and easy to use by (b) preserving and enhancing Camden's rich and diverse heritage assets and their settings. This is amplified in paragraph 14.9, confirming that conservation area statements will be material considerations in assessing applications.

Camden Planning Guidance 1, Design

- Section 3 Heritage. Key messages: Camden has a rich architectural heritage; development within conservation areas will only be permitted if it preserves and enhances the character and appearance of the area.
- Section 4, Extensions, alterations and conservatories. Key messages are that the alterations should take into account the character and design of the property and its surroundings, that windows, doors and materials should complement the existing, and that rear extensions should be secondary to the main part of the building being extended.
- Policy DP25 - Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- Take into account the conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- Only permit development, within conservation areas, which preserves and enhances the character and appearance of that area;
- Prevent the total or substantial demolition of an unlisted building which makes a positive contribution to the character or appearance of a conservation area or where it would harm the character or appearance of that conservation area, unless exceptional circumstances are shown which outweigh the case for retention;
- Not permit development outside a conservation area which harms the character and appearance of that conservation area;
- Preserve trees and garden spaces which contribute to the character of the conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- Prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown which outweigh the case for retention;
- Only grant consent for a change of use of, or alterations and extensions to, a listed building where it considers that this would not cause harm to the special interest of the building;
- Permit development which it considers would cause harm to the setting of a listed building.

Fitzroy Conservation Area 2010

- Section 3 refers to the spatial qualities of the area and in 3.1 it is stated that the buildings varied in size and status, with the grandest overlooking the central formal, landscaped square, and the humblest located within the rear mews areas.
- 3.8: the four-storey houses were designed to be like a large Palladian villa, they give the impression of a single grand building of a symmetrical composition
- 3.11 Few of the original two-storey mews properties remain. These have been replaced by a combination of three-storey warehouses and workshops built during the 19th and 20th centuries, which are characterised by large windows, hoists and loading doors on upper floors. Later 20th century developments comprise a combination of mews houses and offices.
- 4.6 The area was originally developed as a fashionable residential district for the wealthy, with ancillary uses in the surrounding streets. The area's changing fortunes and diminishing status as a residential area during the later 19th century led to the creation of a mix of uses and the subdivision of large, single family homes into offices, flats, shops and small-scale commercial uses.
- 4.7 The mews areas became a particular focus for commercial activity as the pattern of occupation changed from ancillary service quarters for the larger houses to workshops and commercial premises.
- 4.8 The area retains a broad mix of residential uses, generally small-scale businesses and independent retail premises. There is significant amount of residential accommodation on the upper floors of buildings which contributes to the levels of activity and sense of community within the area. The mix of uses is also notable within buildings which contain several small-scale uses.
- 4.9 Nikolaus Pevsner described the area as, 'an appealing small-scale mixture of domestic and commercial Georgiana with a Bohemian aura'.

English Heritage London terrace houses, 1660-1860

- This provides guidance on work for alterations and extensions. There is reference to the retention of historic features but the degree of alteration which is identified in section 3 as having taken place means that most of this is not applicable.

Conservation principles

- This document, published by English Heritage in 2008, is a current basis for assessing the significance of buildings and the appropriate levels of change.
- It is stated in the overview, paragraph 4, that conservation is 'the process of managing change to a significant place in its setting in ways that will best sustain its heritage values while recognising opportunities to reveal or reinforce those values for present and future generations'
- The principal message of Conservation Principles is that change is a natural and inevitable process. Paragraph 86 states that 'keeping a significant place in use is likely to require continual adaptation and change but provided such interventions respect the values of the place they will tend to benefit public (heritage) and private interests in it.'

5.3 Site History

Fitzroy Street is the continuance of Charlotte Street northwards from Howland Street to Euston Road. The name was originally applied to the section between Maple (formerly London) Street and Fitzroy Square, the portion north of the Square being known as Upper Fitzroy Street. The southern section between Howland and Maple Streets was called Russell Place before 1867.

Fitzroy Square intervenes the northern section of the street, and the last house in the square, No. 10, which is faced with stucco, adjoins No. 46 Fitzroy Street, which is of brick. These two houses seem to have been designed together and one-third of the frontage of No. 46 aligns with No. 10 Fitzroy Square, while the northern two-thirds is set back slightly, as if it were intended to carry the stucco treatment as far as this break. No. 46 is of four storeys with a semi-circular headed door, and three tall windows with separate curved balconies on the first floor. The pair of houses north of this (Nos. 48 and 50) are also of brick, of four storeys rather less in height than No. 46. They are of similar design, but No. 48 has three separate curved balconies, whereas No. 50 has one long balcony with cast-iron panels. Two houses farther north were originally part of the same scheme but now have cement fronts and shops below.

48 Fitzroy Street was first listed in 14th May 1974 and was listed as 'Numbers 46, 48 And 50 and attached railings'.

The description reads:

'3 terraced houses. Late C18. Multi- coloured stock brick, No.46 tuck pointed. Nos 46 & 48 with plain stucco 1st floor sill band. 4 storeys and basements. 3 windows each. No.46 projecting. Round-arched doorways with stucco keystones and impost blocks, pilaster-jambs (No.46 with side lights), cornice-heads, fanlights and panelled doors. Gauged brick (No.46 reddened) flat arches to recessed sash windows, most with glazing bars. Nos 46 & 48 with wrought-iron balconies to 1st floor windows; No.50 with continuous cast-iron balcony. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.'

5.4 Planning History

There has not been any planning applications on the either 48 Fitzroy Street and 21-23 Grafton Mews since the 1970's, when there were three successful applications between 1973 and 1974 (*Ref: HB924, 18091 and 16766*).

These applications involved internal arrangement changes and change of use to the interior of 48 Fitzroy Street with alteration to the front elevation at ground floor level to reinstate windows similar to the original. The applications also involved the redevelopment of 21-23 Grafton Mews, by the erection of a building to provide offices and first floor residential flat. This demonstrates that the site has a history of mixed use of office and residential.

There have been a number of applications in close proximity to the site and within the Fitzroy Square Conservation Area within the last few years. These have varied in scale and have involved change of use/ demolition etc. For example:

- 27 - 29 Fitzroy Street (Ref: 2006/2072/L) permission has been granted for works to the 'basement level including the provision of new french doors and windows in connection with the change of use of the basement, ground, first and second floors from office use (Class B1a) to provide four x 2 bedroom residential units (Class C3)'
- 46 Fitzroy Street (Ref: 2008/2053/L, 2007/5333/L) which is under the same listing as 48 Fitzroy Street has had two successful applications for which the works were to link itself with 10 Fitzroy Street and various internal arrangement changes.

These applications demonstrate that it is possible to preserve the history of Fitzrovia and the square whilst sensitively adjusting the internal workings to meet current needs. Within our proposal, we are making minor adjustments and the main interest is to harmonise the accessibility and security for all users.

5.5 External Description

48 Fitzroy Street Front Elevation

This elevation (Fig.01) which is listed, is not apart of the works and will remain unchanged and therefore, there will be no damage to the historic fabric of the listed heritage.

21-23 Grafton Mews

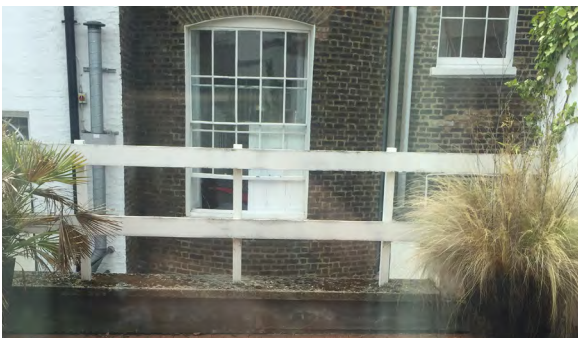
The proposal to alter the existing front elevation at 21-23 Grafton Mews will not result in the removal of any historic fabric, as the building was erected in the 1970's and was left with a poorly detailed mansard roof (Fig.02). The proposed elevation will be in keeping with the surrounding mews buildings and the timber shuttering provides both an aesthetic feature common within mews buildings and increased security for the commercial tenants. Fig 03 - 05 show Grafton Mews current external condition and how it requires refurbishment.



01. 48 Fitzroy Elevation



02. 21- 23 Grafton Mews Elevation



03. Grafton Mews_ L2_Residential_ View onto Courtyard



04. Grafton Mews_ L2_Residential_ View onto Skylight



05. Fitzroy Street_ View to office terrace

5.6 Internal Description

Below sets out the current conditions of the internal parts of building involved within the proposals at 48 Fitzroy Street and 21-23 Grafton Mews. (*For Internal images - See Pg 16*)

48 Fitzroy Street Basement & Ground Floor only:

The basement and ground floors of 48 Fitzroy Street are currently used as offices. As a result in the basement, suspended ceilings have been added, the original stair removed, fireplaces removed, chimneys blocked up, original partitions removed, new partitions added, and carpets have been added which appear to be in poor condition. On the ground floor; internal partitions have been added, existing doors have been removed and replaced, adhesive stickers and wallpaper have been applied to the walls (*See Pg 16*). Unlike the basement, on the ground floor the fireplaces remain and the stair through to the upper levels appears to be original.

21-23 Grafton Mews:

Grafton Mews was re-purposed and re-built in the 1970's to provide ground and first floor offices and a flat on the second floor. The offices, WC and kitchen facilities on both floors are currently dated and in poor condition and the offices require re-fitting throughout (*See Pg 17*). The skylights to the ground floor are blocked (*See Pg 14 fig 04*). The flat, much like the offices appears dated and in poor condition. The current internal layout of the flat works poorly in relation to the existing mansard roof and all the windows throughout 21- 23 Grafton Mews are in need of replacement.

5.7 Significance

The 48 Fitzroy street elevation has aesthetic value as part of the overall composition of Fitzroy Street and Fitzroy Square. 21-23 Grafton Mews was erected in the 1970's and is poorly detailed and insensitive to the surrounding historic buildings and therefore deemed to hold no historic or architectural value.

In terms of the interiors of 48 Fitzroy Street, as noted previously the building has undergone drastic changes to its internal layout. For example; removal of stair, chimneys and internal partitions in the basement. However period features remaining on the ground floor such as the stair to the upper levels and fireplaces will be retained. The interiors of 21- 23 Grafton Mews are not of architectural merit or value.

The 48 Fitzroy Street building has clear historic values related to the development and history of the area. The internals and uses of both 48 Fitzroy Street and 21-23 Grafton Mews have changed a number of times reflecting the change of demands in the area and have resulted in a confused mix of use in both buildings.

5.8 Proposals

As mentioned 21-23 Grafton Mews is of no architectural value. The proposed new elevation for 21- 23 Grafton Mews is a sensitive and simple design, which is most suited to its site constraints and the existing building. The brickwork will match existing, the new windows reflect the proportions of other buildings in the street and the timber shutters compliment the surrounding buildings. These changes to the elevation are proposed with an awareness of the characteristics of the area. The proposed external alteration will preserve and enhance the character of the conservation area.

The majority of the work will be to the interior of the 21- 23 Grafton Mews, which is proposed to be stripped out to accommodate the proposed rationalisation of the site and its uses. There will only be internal work to the basement and ground floor of 48 Fitzroy Street. (*Details of the above can be found in the 6.0 Schedule of Works later in this document*)

Our aim is to preserve as many of the remaining existing features of the property as possible such as the fire places on the ground floor level of 48 Fitzroy Street. We have worked within the existing constraints of the layout in the basement and ground floor of Fitzroy Street. However as outlined in this document, most of the period features have been lost in the basement and ground floor due to the changing uses over the years.

48 Fitzroy Street



01. Fitzroy Street_ Basement_ Suspended Ceiling



02. Fitzroy Street_ G Floor_ Fireplace



03. Fitzroy Street_ Basement_ Non Original Stair



04. Fitzroy Street_ G Floor_ Retained Fireplace and Adhesive sticker



01. Grafton Mews_G floor_Office



02. Grafton Mews_ L2_Flat

6.0 SCHEDULE OF WORKS

Basement & Ground Floor of 48 Fitzroy Street:

Fitzroy Street (NB: No Change to Front Elevation)

- New plant area and bike store to front vaults in the basement
- Change of use office to residential: 2 bedroom, 2 bathroom Duplex - entrance on ground floor
- Removal of basement window to courtyard, to be replaced with new double doors and will be in keeping with existing
- Removal of basement single door to courtyard, to be replaced with new window to new WC
- Removal of ground floor window, to be replaced with new window to new WC
- Removal of non original partition walls and suspended ceilings
- Note: Existing fireplaces are to be retained, cornicing and coving to be replaced/repaired to match original where necessary
- Adjustments to layout to accommodate 2 bedrooms and 2 bathrooms
- New separating wall between to create division between uses

21-23 Grafton Mews:

- Office use remains from ground to first floor, change of use from residential to office at second floor
- Replace rear courtyard facing windows with obscure glazing
- Upgrade shower, WC, disabled and kitchen facilities
- New bike store at ground floor
- 2 no. new skylights on first floor
- New office plant enclosure on first floor
- Adjustment to rear wall at second floor to align to adjacent building
- Changes to front elevation of 21-23 Grafton Mews; 1 no. new double door to ground floor to form larger office entrance, 1. no new door to new ground floor bike store, new timber shuttering to ground floor, remove and replace windows on front elevation, addition of timber panels beneath first floor windows, replace existing mansard roof with flat roof and brick facade (brickwork to match existing)

7.0 SUMMARY

48 Fitzroy Street was originally a single dwelling house. Following a series of different uses, including substantial internal alterations to the basement and ground floor of 48 Fitzroy Street. It is now proposed that the basement and ground floor of number 48 Fitzroy Street be returned to residential use whilst 21/23 Grafton Mews becomes solely office. These small alterations increase the amount of residential and office space whilst improving accessibility and privacy.

Externally at 48 Fitzroy Street the building will retain its existing appearance. The importance of this elevation is set out earlier in the document. The conservation of this elevation makes a positive contribution to the character and appearance of the Conservation Area and will protect the significance of the listed building itself. Whereas, the front elevation at 21-23 Grafton Mews, as previously mentioned was erected in the 70's and was poorly detailed and appears dated. The proposed changes to elevation are much required and will help to improve the external conditions of Grafton Mews.

Internally at 48 Fitzroy Street, it is proposed that the basement and ground floors will return to residential use. The change of use has meant that some small alterations have been made to ensure that the flat will meet current standards and regulations. For 21-23 Grafton Mews, the ground and first floor remain office but will be given an upgrade of their facilities to provide office spaces that will meet modern standards and regulations. On the second floor of 21 - 23 Grafton Mews the residential unit is proposed to change to office use.

The proposal provides a clear separation between the historic building at 48 Fitzroy Street and the later addition at 21-23 Grafton Mews. At 48 Fitzroy Street, all the period features that have remained will be retained. While the history of change will be retained in the altered Grafton Mews Elevation. Change is a recognised characteristic of our heritage and is an important component in the significance of this building which is in accordance with Conservation Principles.

The proposals take account of the balancing set out in paragraph 134 of the NPPF and re-establishes the original use as the viable use for this building thereby as acknowledged in the NPPF providing a public benefit

These proposals preserve and significantly enhance the architectural and historic interest of the listed building while also enhancing the appearance and preserving the character of the Conservation Area. They therefore comply with national policy as set out in the 1990 Planning Act and the NPPF, and also with local planning policy and the Conservation Area guidance.

8.0 APPLICATION DRAWING LIST

EXISTING DRAWINGS - 0100

1706-0100-AP-001 - Location Plan
1706-0100-AP-002 - Basement plan Fitzroy Street/Ground floor Grafton Mews
1706-0100-AP-003 - Ground floor Fitzroy Street/First floor Grafton Mews
1706-0100-AP-004 - First floor Fitzroy Street/Second floor Grafton Mews
1706-0100-AP-005 - Second floor Fitzroy Street/Roof plan Grafton Mews
1706-0100-AP-006 - Third floor Fitzroy Street/Roof plan Grafton Mews
1706-0100-AP-007 - Roof plan
1706-0100-AP-008 - Section 1
1706-0100-AP-009 - Elevation 1
1706-0100-AP-010 - Elevation 2
1706-0100-AP-011 - Elevations 3 & 4

PROPOSED DRAWINGS

- PLANS - 0200

1706-0200-AP-001 - Basement plan Fitzroy Street/Ground floor Grafton Mews
1706-0200-AP-002 - Ground floor Fitzroy Street/First floor Grafton Mews
1706-0200-AP-003 - First floor Fitzroy Street/Second floor Grafton Mews
1706-0200-AP-004 - Second floor Fitzroy Street/Roof plan Grafton Mews
1706-0200-AP-005 - Third floor Fitzroy Street/Roof plan Grafton Mews

- SECTIONS -0300

1706-0300-AP-001 - Section 1

- ELEVATIONS - 0400

1706-0400-AP-001 - Elevation 1
1706-0400-AP-002 - Elevation 2
1706-0400-AP-003 - Elevation 3