

28 Fitzroy Square –

Further listed building feedback following 2nd site visit (17.05.18)

During the second site visit it was confirmed that officers are broadly satisfied with the principle of the proposed works from a heritage perspective. However, before we can support the scheme we would like the following issues addressed. For clarity, the comments below are based on a floor by floor assessment:

N.B. Please note that the following constitutes the informal advice of officers and may not represent the formal position of the Council.

Level 3

There appears to be evidence of an existing door between the anti room and front room. The exact location of this should be determined prior to **approval**.

The spine wall appears historic and load bearing with A frame stud construction. Opening up works are needed prior to agreeing an opening to ensure the structure of the wall isn't unduly **compromised**.

Level 2

The annotations which relate to the rear room door are contradictory. The door should be **retained**.

What is the intention with the front room ceiling which needs **attention**?

Level 1

A benefit of the proposal would be the removal of the level 1 extension to allow a sash new window style door and light to the staircase landing between the principle floors. However we want to make sure the window is reinstated as far as possible within its historic opening. In this regard can an existing and proposed long section be provided through this area as well as some opening up works above the existing landing opening to understand the existing **arrangement**?

The new door also appears set back on the façade edge instead of within the reveal. The section would help clarify its location and the constraints of the existing thresholds. We assume it is given the ease of construction and desire to have the rooflights. Please can the applicants clarify if the first floor of the extension is being replaced as part of the works?

The glass balustrade is considered out of keeping and not suitable to surround the well, please revise to a more traditional **form**.

Level 0

The rear rooms window is to be replaced and the balcony retained. However the rear elevation does not show the retained **balcony**.

Moreover the shortened new window (to match the corresponding front window) has been lowered in height. In my view the head and width of the opening is historic and any shortened sash window should be raised from the floor to show a traditional spandrel beneath and not lowered from the top

I think the door to the rear room from the vestibule exists and a new door is not necessary. Please can this be **clarified**?

Commented [AF1]: This will require removal of small areas of the wall plaster and the presence of our structural engineer. I suggest this is agreed in principle and then confirmed when we are on site as a condition.

Commented [AF2]: As above although a simple structural solution will be possible in the event that the wall is load bearing.

Commented [RC3R2]: This is required prior to agreeing the principle i.e the LPA would need to see before agreeing the opening and thus it cannot be conditioned.

Commented [AF4]: Will amend annotation

Commented [AF5]: Cause of distortion to be established and rectified, then ceiling to be made good

Commented [RC6R5]: Please confirm the cause of the problem. The LPA needs to know if the ceiling is proposed to be replaced

Commented [AF7]: This can only be ascertained by removal of small areas. I suggest this is agreed in principle and then confirmed when we are on site as a condition. Please note that the new door is positioned in line with the fenestration above. Photographs of strip out findings can be sent to Camden for verification if required.

Commented [RC8R7]: This commented also requested a long section. Can this be provided?

Do you have a response to the paragraph below?

Commented [AF9]: Understood, we will suggest a more traditional metal railing if required but the glass was presented as offering minimal visual impact

Commented [RC10R9]: A metal balustrade is considered more appropriate by the LPA

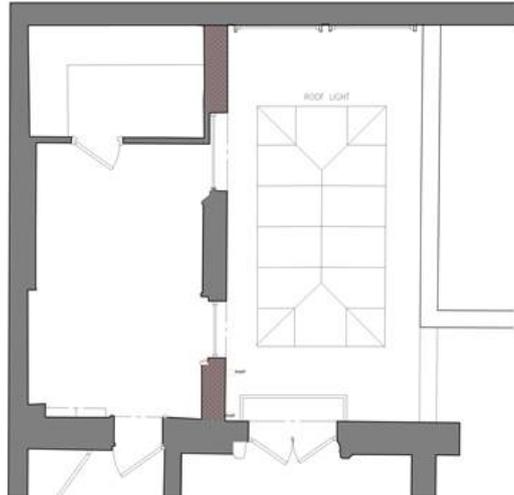
Commented [AF11]: The proposed elevation is a section through the new build – we are not proposing the replacement of the tall French windows leading to the iron balcony. The proposal is a new sash window centred on what is opposite. If we are to shorten the new window further (it cannot be raised due to levels) we will struggle to have it open as a sash – would casement be preferred in this instance?
We will add the section lines to the plan

Commented [RC12R11]: Our mistake we misread the drawing. No section required

Commented [AF13]: You may be right – we have not opened this up but will at approval stage – we will verify condition of the existing door and its fire rating if required by Camden. We would prefer to keep doors protecting route but need to check their integrity as some are in a poor state

Commented [RC14R13]: We would need to know if the door exists and its fire rating capacity prior to agreeing its loss

The ground floor rear extension appears to be historic and whilst we are prepared to take a view on demolition of the wall facing the courtyard as part of the overall scheme there would be some harm caused through its removal. It would therefore seem beneficial to retain as much of the wall, and understanding of the development of the building, as possible. In this respect the section of wall which attached to the rear façade should be retained and a larger nib retained at its far end



Commented [AF15]: Understood, we will revise the GA to show the nib by new door as existing and extend the opposite end further

Commented [RC16R15]: understood

The Georgian Group have objected to the glass partition at ground floor level. We also objected to this element during pre-app. We are unlikely to support this element

However can the applicants explain how it would be constructed? The plasterboard downstand would compromise its 'light weight' insertion in an area where you would not wish to disrupt the cornice run. Moreover the room is very tall and the weight of glazing would require substantial fixing and/or structure. More details are required if the applicants wish to pursue this part of the scheme so the Council can truly understand its likely impact.

Commented [AF17]: Noted. This is not ideal as it is also abutting the chimney breast. We will forward our proposal, which is effectively a removable structure that does not damage what will be repaired cornice, ceiling etc.

Details to follow – or may be removed from scheme.

Commented [RC18R17]: Ok we will further info

Services

A major part of the scheme is the impact of the new services with particular regard to the installation of AC. The plans do show the position of service runs, however I have assumed 'low level service runs' means the pipes would run within the floor void and 'high level service runs' within suspended ceiling at basement level as per the annotation on the drawings and based my comments on this assumption.

Commented [AF19]: Your assumption is correct

Risers. A riser is shown in the middle of the plan to distribute AC pipework vertically through the building from level 1. This is concealed at level 2 within an existing retained cupboard. However the crude boxed out riser which disrupts the quality of the level 1 rear room as well as the cornice and an alternative option needs to be found.

To serve the riser the pipework would be located within the floor at first floor level. However the size and amount of pipes would seriously impact on the joists when crossing to the centre of the plan. A new route needs to be found to distribute the pipework from the AC runs to the central riser for the AC to be considered acceptable

Commented [AF20]: I suggest we amend the 1st floor run so the pipework is contained within the existing wall, then at low level 2nd floor adjoins the riser

The pipe runs from riser to internal AC units at level 2 run with the joists largely. The same occurs at level 3 although and these are not of concern. At ground floor level the pipes do cut through many joists, however

these pipes can be run within the indicated suspended ceiling at level -1 and directly connect to the Ac units without any impact on the structure. I suggest this amended be made to the scheme.

The major issue here is first floor level. The pipe runs from riser largely run against the joists. This, in combination with the vertical riser and electrical riser would harm the appreciation of the rear room and needs to be addressed before we can support the current service arrangements.

Power and data

No information has been provided with regard to power and data runs for each floor. At present they are rather insensitively positioned within surface mounted trunking of various sizes at skirting level. Please can the applicants explain the new proposals and how these would rationale these.

New electrical cable riser and distribution board are shown in the corner of the rear rooms. Are these full height to service between floors?

Floor finishes and lighting

Please can the floor finishes and proposed lighting be confirmed.

Doors

The annotation on the plan allows for complete removal of the doors facing the stair compartment. Most of these doors appears historic and have been upgraded to be fire rated to some degree. The annotation should be amended to remove the words 'or replaced' to prevent their loss with due consideration. A door condition can be added to any approval if necessary to address the issue.

Commented [AF21]: Noted, will amend in line with this request

Commented [RC22R21]: We will await and comment

Commented [AF23]: I suggest one of the following solutions:

- 1.The walls are boxed out slightly up to the dado rail height, the refrigerant pipes are located within the void created
- 2.The skirtings are taken off, a spacer is added behind to contain the depth of the pipework and then reinstated
- 3.Pipes are chased into the wall at low level

A combination of these may make sense depending on what is discovered at strip out.

A further option (which I do not wish to rely on) is that as there are radiators and other services already there, it is likely that there will be existing notches in the fabric we can utilise without further intrusions. Happy to send photographic evidence for approval as a condition if required.

Commented [RC24R23]: Given the size and amount we would be concerned about the level boxing out required for false dado panelling and/or chasing out the wall/joists. Thus these options might not be agreeable but feel free to revise and send to us

Commented [AF25]: The ideal scenario services-wise if for an electrical riser and distribution board per floor, to minimise cabling. However, this can be reduced if required, although this will mean an increase in size of riser in the floor above or below where this is omitted.

The location of both is flexible to a degree.

May I suggest that this is agreed in principle and detailed electrical proposals are sent for sign off as a condition?

Dis board is not full height, riser is

We suggest either skirting mounted sockets or discrete floor mounted sockets. Please see attached catalogue, frequently used in historic buildings. Finishes to be agreed but available in brass, bronze, nickel etc.

Skirting mounted sockets or discrete floor mounted sockets to be conditioned.

Commented [RC26R25]: No catalogue attached. We are not aware of the floor build up and haven't considered floor boxes as part of our assessment Detailed required if this is now part of the proposal including floor build up and existing floor finish

Equally how would the skirting mounted wiring work?

Electrical riser. The LPA would not accept a full height rise running through the building in the location shown.
Alternative needed

Commented [AF27]: May I propose that these are subject to a condition as this will take time to prepare?

Please note that flooring will be existing floorboards with a rug or carpet (except basement), and no recessed lighting is proposed into original ceilings

Commented [RC28R27]: We can condition the lighting

Commented [AF29]: Noted – will amend annotation

Commented [RC30R29]: Ok