

Heritage Addendum including Design & Access Statement

28 Fitzroy Square, Fitzrovia, W1T 6DD

Introduction

1. This Heritage Assessment has been prepared by Heritage Collective on behalf of Fitzroy Square LTD. It relates to an application for Listed Building Consent (LBC) for minor internal works to 28 Fitzroy Square, Fitzrovia, W1T 6DD. The determining authority for the application is Camden Council.
2. 28 Fitzroy Square is a former town house on the west side of Fitzroy Square, forming part of the grade II* listed terrace Nos. 20 to 32. The terrace was listed on June 10th 1954 and is of very special interest. **Figure 1** shows the position of the building within the built context of Fitzroy Square. The application site is also within the Fitzroy Square Conservation Area.
3. Heritage Collective has been involved with the site since 2017. An application was approved in 2018 for 'Rear extensions at ground floor level including roof terrace and new access door above following the demolition of first floor rear projection. Refurbishments to building incl. lowering of floor to front vault and installation of new AC plant all in association with the continued use of the building as an office (B1a).' [2018/1361/P]. This addendum report builds on the accompanying Heritage Statement prepared by Heritage Collective for the 2018 application and should be read in conjunction with it.
4. The current listed building consent application proposes minor amendments to the consented scheme in order to better prepare the building for commercial use. The works are limited to the rear basement level of the building and no changes are proposed on the upper floors.

It has been informed by a combination of historical research and a site visit made to 28 Fitzroy Square on 04.03.2019.

5. The report should be read alongside the full drawn submission prepared by Neil Wilson Architects.



Figure 1: Historic England Asset Mapping (site in red)



Plate 1: The front elevation of 28 Fitzroy Square, March 2019

Heritage Legislation and Policy

6. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act places a duty on the decision maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which it possesses.
7. The significance of a heritage asset is defined in the NPPF as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The setting of a heritage asset can also contribute to its significance.
8. The NPPF requires the impact on the significance of a designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 194 to 196 of that document. Harm is defined by Historic England as change which erodes the significance of a heritage asset. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of

an effect that would vitiate or drain away much of the significance of a heritage asset. Paragraph 194 of the NPPF details that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'

9. Paragraph 193 of the NPPF states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

10. This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

Local Policy

11. Camden's Local Plan, which was adopted by the Council on 3 July 2017 and replaced the Core Strategy and Camden Development Policies documents, contains local policy which provides the basis for planning decisions and future development in the borough.
12. Policy D2 (Heritage) focuses on development affecting heritage assets, and seeks to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. With regard to listed buildings, the policy states that the Council will:
- i. resist the total or substantial demolition of a listed building;
 - j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building;

Relevant Historical Background

13. No. 28 Fitzroy Square was constructed in the fourth and final phase of development of Fitzroy Square, between 1832 and 1835. The architect of the western terrace is not known and is of a very different design to the Adam blocks within the Square.
14. The western terrace, as part of the completed Fitzroy Square, first appears on the 1849 Map of St Pancras and is displayed as in a fairly typical arrangement with a rectangular footprint and small closet wing to the rear. Interestingly, the footprint of No. 28 is shown as full width from front to rear in the 1870 Ordnance Survey map (**Figure 2**). This arrangement has however reverted to match the footprint of neighbouring properties by the subsequent OS maps.
15. A number of historic drainage plans of No. 28 Fitzroy Square are available at Camden Council's local studies and archives centre. These date from the late 19th to the late 20th century and show the historic development of the building. Of interest the 1955 plan of the basement shows that level to have been largely open plan (**Figure 3**). The plans also show a partition being inserted in the front rooms at ground and first floor, both of which have since been removed.

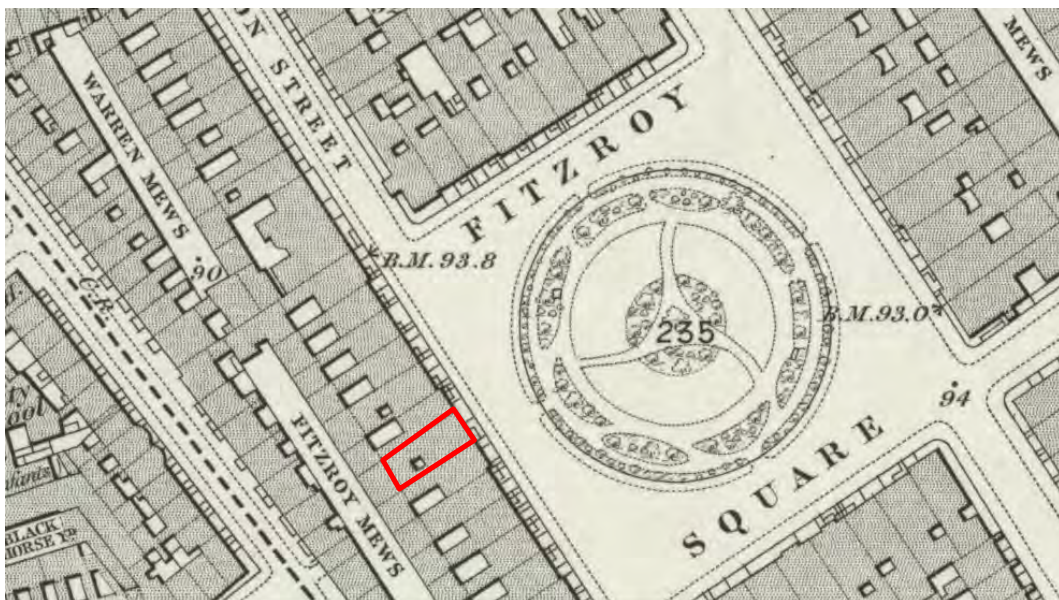


Figure 2: London XXV OS map; surveyed 1870; published 1876

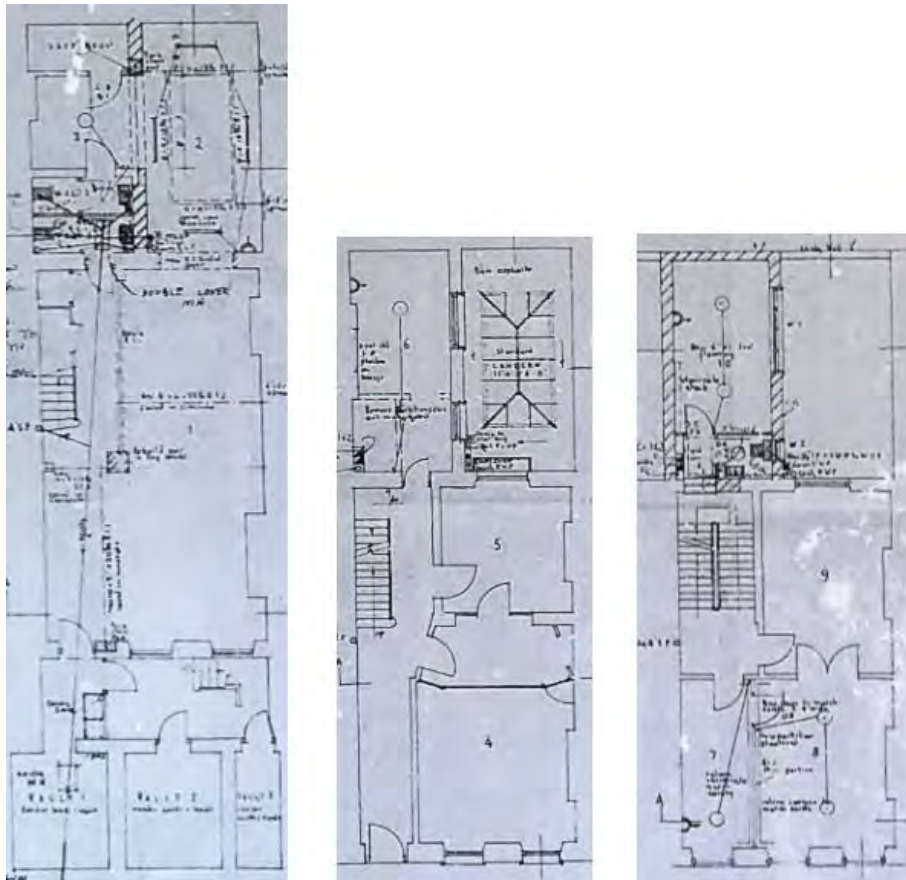


Figure 3: 1955 drainage plans (basement, ground floor and first floor)

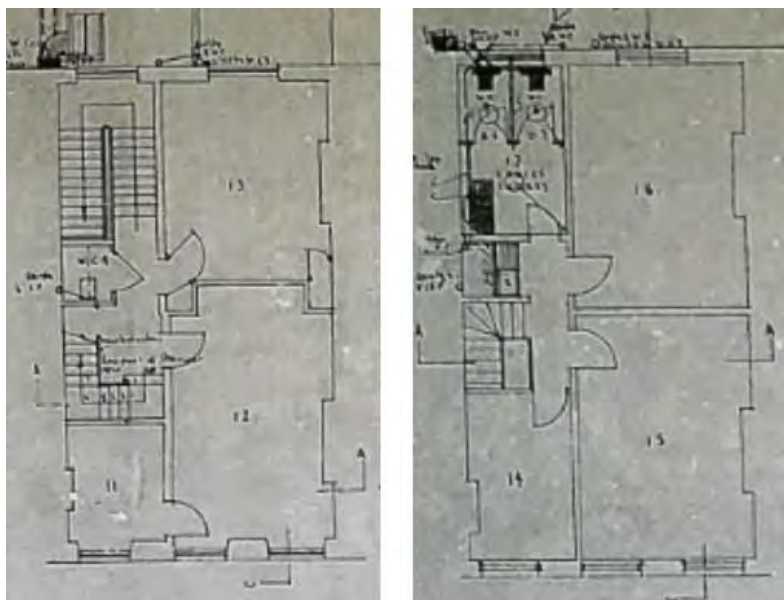


Figure 4: 1955 drainage plans (second and third floor)

16. The relevant planning decisions relating to 28 Fitzroy Square have been reproduced below:

2019/1269/L - Minor internal amendments to approved Listed Building consent, 2018/1481/L; includes revised wall positions in basement and minor internal changes on the 2nd floor and 3rd floor - Granted

2018/1481/L - External alterations to GII* listed property including ground floor rear extension and replacement window, demolition of existing first floor rear projection and provision of rear terrace (incl. access door and plant enclosure). Internal alterations incl. lowering of levels to front lightwell and refurbishments from basement to third floor levels incl. replacement of mechanical and electrical services, all in association with the continued use of the building as an office – Granted

2018/1361/P - Rear extensions at ground floor level including roof terrace and new access door above following the demolition of first floor rear projection. Refurbishments to building incl. lowering of floor to front vault and installation of new AC plant all in association with the continued use of the building as an office (B1a) – Granted

8970047 - Alterations to basement involving relocation and addition of lavatories alterations to partitions installation of new ceilings and services and redecoration as shown on drawing numbered 8806.01 & 02 2150.01 and 8806.03/R1 received on 21st July 1989. - Grant List.Build. or Cons.Area Consent

8770104 - Works of repairs and maintenance and minor alterations at 3rd floor level. As shown in drawing numbered 279.01B. Revised on 29th April 1987. - Grant List. Build. or Cons. Area Consent

TP52752/25/09/61 - The use of 28 Fitzroy Square, St. Pancras, as Embassy Offices on the basement, ground and first floors, and as a residential maisonette on the second and third floors. – Conditional

Heritage Significance

17. The list description for the property has been reproduced below:

'Terrace of 13 houses forming the western side of Fitzroy Square. c1832-35. Stucco with rusticated ground floor. EXTERIOR: 4 storeys and basements. 3 windows each. 3 windows at each end and centre 7 windows projecting. Round-arched ground floor openings linked by impost bands. Doorways with pilaster-jambs carrying cornice-heads; fanlights (some radial patterned) and panelled doors. Sash windows in shallow, plain stucco recesses. Upper storeys with square-headed, recessed sashes. Continuous cast-iron balcony to 1st floor windows. Moulded 2nd floor sill band. Main cornice with plain frieze below attic storey. Cornice and blocking course. Central bays with 4 Ionic engaged columns in antis rising through 1st and 2nd floors. 1 bay to either side with pilasters rising through 1st and 2nd floors and recessed, tripartite sash windows, those on the ground floor being segmental-arched. No.32 with 3 window (all blind) return to Grafton Way. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. Cast-iron foot scrapers and most with mosaic top steps. HISTORICAL NOTE: No.21, was the home of Robert Gascoyne Cecil, 3rd Marquess of Salisbury & Prime Minister (GLC plaque). No.29 was the home of George Bernard Shaw and from 1907-11 Virginia Woolf had rooms here (commemorative plaques). This terrace complements the Adam blocks in the square, though it is very different in design. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: - 1949: 52-8).¹

18. Together with the terraced townhouses on Fitzroy Square No 28 forms part of a planned, uniform scheme that creates one of the grandest arrangements in the area. It is the front elevation of the building which is of primary architectural interest, due to the formal composition, classical detailing, materiality and clear hierarchy. The subservient rear elevations are unexceptional but form part of a broadly coherent composition as part of a terrace. Internally the plan form remains in good condition, with the property displaying a typical room arrangement for a building of its type and age. Numerous decorative features also

¹ <<https://historicengland.org.uk/listing/the-list/list-entry/1112996>> [accessed 01/03/2019]

remain, though a number of modern alterations have resulted in the loss of some of these features.

19. Overall the architectural interest is derived from the following:

- **Townscape value:** A key part to the architectural significance of the building derives from the role it plays as part of a terrace composition. The west side of Fitzroy Square forms a completed composition with symmetrical and classical order where each building forms part of a greater whole. As a mid-terrace building No.28 contributes to the whole and accordingly the building's frontage is of particular importance in contributing to the aesthetic and architectural values of the composition.
- **Group value:** As part of a formal London Square of 18th century origin the terrace to which No.28 forms is an important group of buildings and an urban composition of significance. Overall the square and the terraces that surround it are well preserved and important as an example of the era. This is recognised by each of the terraces being designated at grade II*. In this way No.28 draws significance from its setting and group value.
- **Plan form:** No. 28 Fitzroy Square retains much of its original plan form and this is a key element that contributes to its significance. The building's layout and circulation illustrates its origin as a domestic residence. The historic plan form does not survive intact, however the alterations to it are largely restricted to the infilling of the former rear yard and the upward extension at the rear.
- **Roof form:** as with much of the terrace, No. 28 retains its original roof form. The use of a butterfly form was a deliberate means to achieve a strong horizontal emphasis to the terrace. There is little or no scope to alter the main roof. The lower roofs are the result of later alteration and extension.
- **Architectural detailing:** internally the building displays the expected vertical hierarchy of detailing with the ground and first floors clearly displaying the better examples of plaster and joinery detailing such as cornicing, architraves and skirting board. Where prior changes have occurred, such as the since removed subdivision of the principal first floor room, the later works have generally been

respectful and detailing has been reinstated. The entrance lobby screen and fan light are important elements, as are the principal and secondary staircase and the general architectural styling which is key to the building's character as an early 19th century fine townhouse. Many of the upper storey fireplaces have been removed to the detriment of character but chimneypieces survive at ground and first floors, adding to the character of these spaces.

- Fenestration and windows: windows to the front and rear are mostly original and contribute to the significance of the listed building. Likewise, the rear elevation windows are mostly original and of interest. The presence of iron railings is a key feature, including the small balcony at the rear of ground floor. Internally most windows retain the original shutters and panels, all of which are key features.

Proposed Works and Effect on Heritage Significance

Proposed Works

20. Full details of the proposed variations between the consented 2019 scheme and the current proposal are set out in the full drawn submission prepared by Neil Wilson Architects. The proposed alterations to the listed building are minor and will not affect the special interest of the heritage asset. The works have been carefully considered in order to preserve the heritage significance of the listed building and to ensure a minimal impact on fabric. The front elevation of the building, its principal feature of significance, and its contribution to the street scene will remain untouched. All changes will be occurring within a subservient area of the building, the basement.
21. The proposal seeks to introduce changes that will improve and upgrade the circulation of spaces within the building, making it suitable for modern-day office use. The important heritage aspects of the building, such as parts of the original plan form and the decorative fabric will be preserved in a manner consummate with their very special status, and it is proposed to take a relatively light-touch approach to the interior in order to preserve these features.

22. There are no changes proposed on the ground or upper floors of the listed building.
23. At the rear of the building the basement floor plan will be rationalised in order to create a new meeting room, kitchenette, shower, Comms cupboard and WCs. No original or historic partitions will be removed, and the creation of new openings is based upon a more ordered approach to the previously consented scheme. Given the revised location of the meeting room a new flat skylight (non opening) is proposed in the rear lightwell to give a small amount of natural light to the room.



Plate 2: Basement level front room, March 2019



Plate 3: Second floor, front room, March 2019



Plate 4: Third floor, front room, March 2019

Effect on Heritage Significance

26. The fact that no changes are proposed to the external envelope of the building or on the ground and first floor means that the principal elements of the heritage significance of the listed building will remain untouched. The heritage significance of the asset will be preserved.
27. Alterations at basement are minor and will not cause harm to the heritage significance of the heritage asset: as such, paragraphs 194 to 196 of the NPPF are not engaged.
28. At basement level, the works will preserve the special interest of the listed building and will not cause harm.
29. Overall the works will preserve the heritage significance of the listed building and no harm will result. Paragraphs 194 to 196 of the NPPF are not engaged.

Conclusion

32. The works comply with national and local heritage legislation, policy and guidance. There will be no changes to the principal elements of the significance of the asset, i.e. the front elevation of the listed building and the principal spaces at ground and first floor level.
33. The alterations at basement will not cause harm to the heritage significance of the grade II* listed building and as such paragraphs 194 to 196 of the NPPF are not engaged.