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33 Fitzroy Square  
London, W1T 6EU

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Design Statement -  
Proposals for 2nd to 3rd floor  
and 3rd floor to roof staircases

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London  
08th August 2019

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Contents

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1. Introduction & planning application history
  2. Email from Tom Croft to Charles Rose dated 16th Aug 2018
  3. Email from Tom Croft to Charles Rose dated 11th Sept 2018
  4. Key plans of proposed staircases
  5. Analysis of existing and proposed staircases
  6. Appendix - TCA Presentation 42

## 1. Introduction & Planning Application History

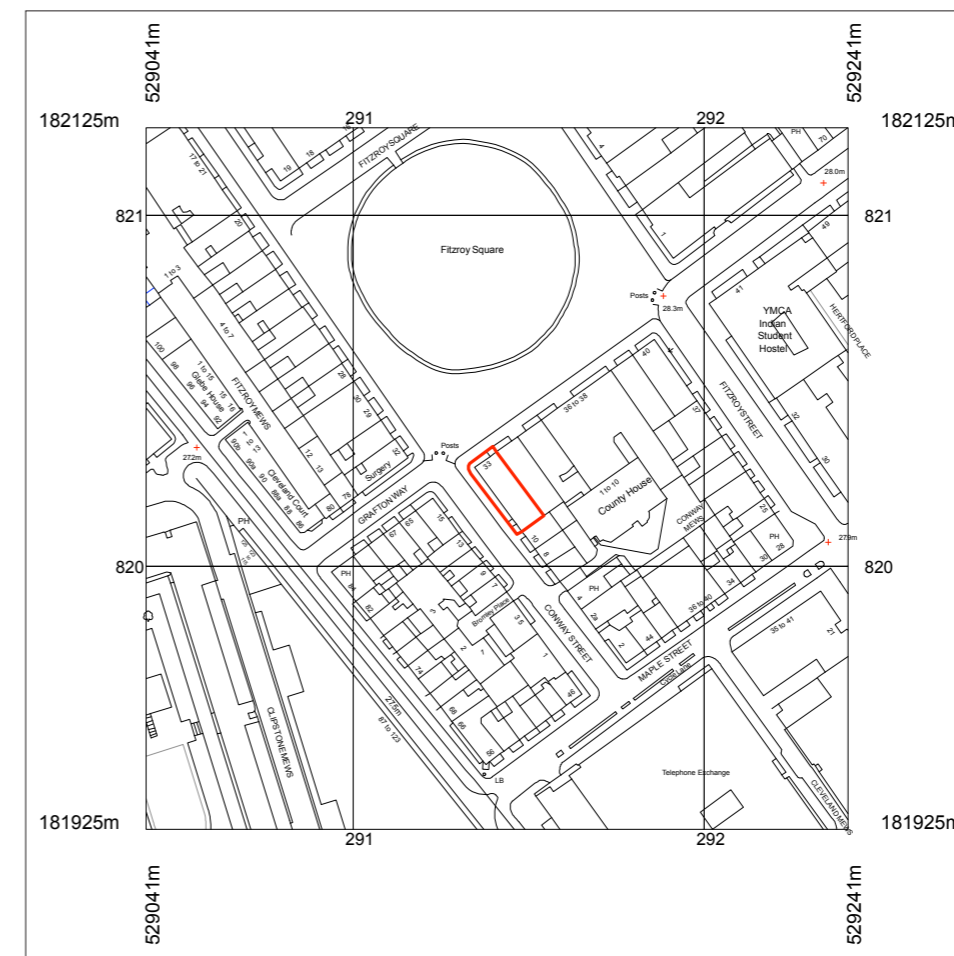
This document is prepared in support of a Listed Building Application for the proposed replacement of staircases from 2nd to 3rd floor and from 3rd floor to roof level at No. 33 Fitzroy Square, London, W1T 6EU. This application follows the earlier submission of design proposals in TCA Presentation 42 on 16th August 2018 to Charles Rose, Heritage & Conservation Officer, and his subsequent advice received during a telephone discussion with Tom Croft on 7th September 2018.

33 Fitzroy Square is a Robert Adam designed townhouse dating from 1790. The property is Grade 1 listed located within Camden's Fitzroy Square Conservation Area. The subject of this application affects the 18th Century part of the house. The building had been extensively altered over the years most notably in recent decades when it was converted for use as NHS's The Foot Hospital.

The design, location and construction of both staircases subject of this application date from the 2006 works. So to that extent they are completely non-original. As a reminder, their locations are shown marked up in blue and photos of the existing in the TCA Presentation 42 appended to this document.

As part of the currently Consented works we were already going to be making fairly major alterations to the stairs by adding a new timber handrail and rebuilding the treads with clear finished hardwood (currently just painted softwood) - this would probably involve pretty much rebuilding the stairs from scratch anyway.

This statement should be read in conjunction with Bisca's Design Presentation 7819 and General Arrangement drawing.



Site Location Plan



## 2. Email from Tom Croft to Charles Rose dated 16th August 2018

*"Dear Charlie*

*We are considering making some detail design changes to the stairs on the top 2 floors of 33 Fitzroy Sq & we would appreciate your informal comments as to their potential acceptability please, as shown in the attached document. Obviously if we wanted to proceed then the works will need a formal Listed Building Application.*

*The design, location & construction of both these stairs date from the 2006 works, so to that extent they are completely non-original. As a reminder their locations are shown marked up in blue in the document & we have included some existing photos.*

*As part of the currently Consented works we were already going to be making fairly major alterations to the stairs by adding a new timber handrail & rebuilding the treads to be clear finished hardwood (right now they're just painted softwood) - this would probably involve pretty much rebuilding the stairs from scratch anyway.*

*Stair from 3rd Floor to Roof*

*We're keen to keep the current basic design (indeed no other shape would fit!) but increase the amount of light that it lets down to the floors below - right now its solid construction does block a lot of light.*

*We imagine the strings of a redesigned stair being skilled-artisan-crafted metal, also the frames of the individual stair treads.*

*In order to let light down the treads could be made in either horizontal metal bars (as the current roof level landing) or a thick cast glass. Our sketches on pages 4 & 5 show both options.*

*The current risers are 200mm high which is quite steep (& for what it's worth exceed current Building Regs). Our sketch shows us adding 1 step at the bottom which would produce a useful reduction in the riser heights without really changing how the stair looks. Adding a step like this wouldn't have worked for the 2006 scheme because it would have partially blocked the doorway to the 3rd floor Kitchen, however we are removing this room in our works so it is possible for us."*

*"Stair from 2nd to 3rd floor*

*The risers on this stair are also 200mm high, plus the spiral shape makes it quite steep for everyday use. We are looking at ways of adding treads at the bottom in order to make it a bit less steep. Our sketch on page 8 shows an option in plan.*

*An unusual feature of the current 2nd Floor Landing floor finish is that 25% of the floor is stone & 75% wood boards (dating from the 2006 works). This does feel a bit weird to me, exacerbated by the odd relationship between the joint between these 2 materials & the adjacent bedroom door opening (see photos).*

*Right now the stair edge aligns with the joint between the stone & the wood but if one lengthened the stair then this relationship would obviously change. However with the option we've drawn existing the joint would still coordinate with the new stair, but in a different way.*

*We wondered whether you would actually view it as an improvement if we were to change the Landing flooring so the finish was more consistent (ie all stone or all wood)? This would also give us slightly more freedom about how the stair might land on this floor.*

*Looking forward to your comments & suggestions.*

*Best wishes, Tom*

*Thomas Croft*

*Thomas Croft Architects*

*Studio 117, Great Western Studios, 65 Alfred Road, London W2 5EU"*

### 3. Email from Tom Croft to Charles Rose dated 11th September 2018

*"Dear Charlie*

*Thanks for your phone call to us on 7/9/2018 concerning the above mentioned proposals for the stairs on the top 2 floors, as described in our 16/8/2018 email to you.*

*You confirmed that in principle all of the proposals were probably going to be acceptable to you, subject to our submitting more finalised drawings for your consideration so that you can understand our proposals in complete detail.*

*These drawings, if approved, would be treated as the signing off of Conditions in our existing LB Consents; we would not need to make a fresh LB Application for them.*

*Your only further comment was that, given the choice, you would prefer for the 2nd Floor Landing floor surface to be all timber boards, rather than the current slightly odd 70% wood & 30% stone layout.*

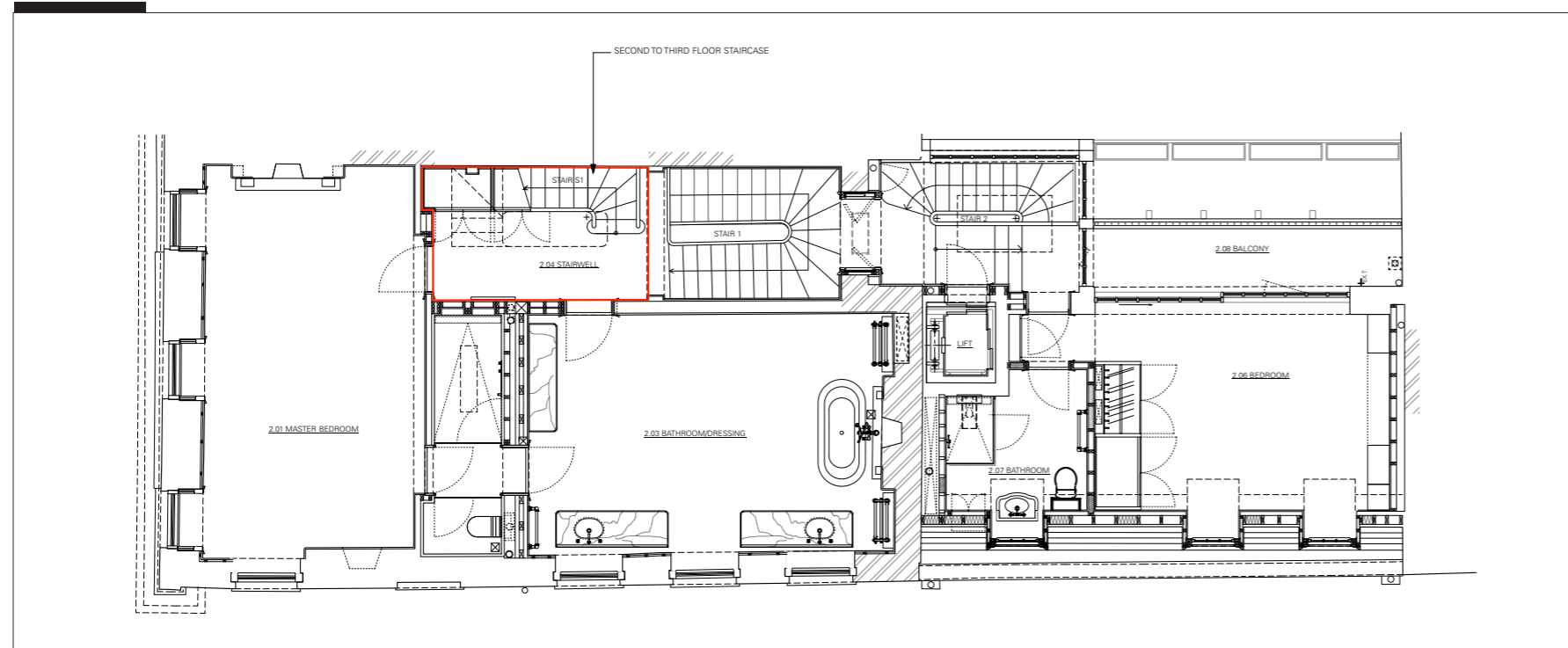
*Please don't hesitate to let us know if you've got any further comments on this subject or if I've inadvertently misinterpreted anything you said.*

*Thanks again for your positive assistance on these design points.*

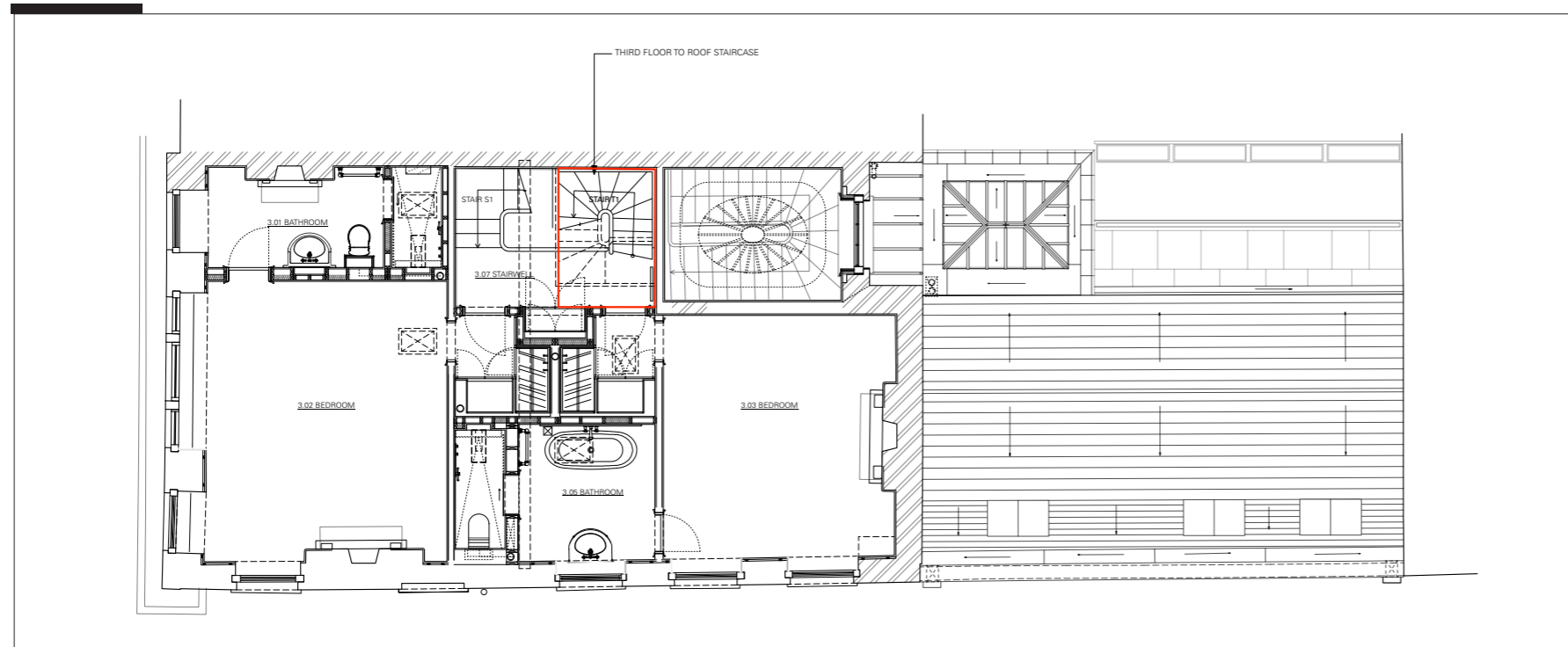
*Best wishes, Tom*

*Thomas Croft  
Thomas Croft Architects  
Studio 117, Great Western Studios, 65 Alfred Road, London W2 5EU"*

4. Key plans of proposed staircases



Proposed Second Floor Plan



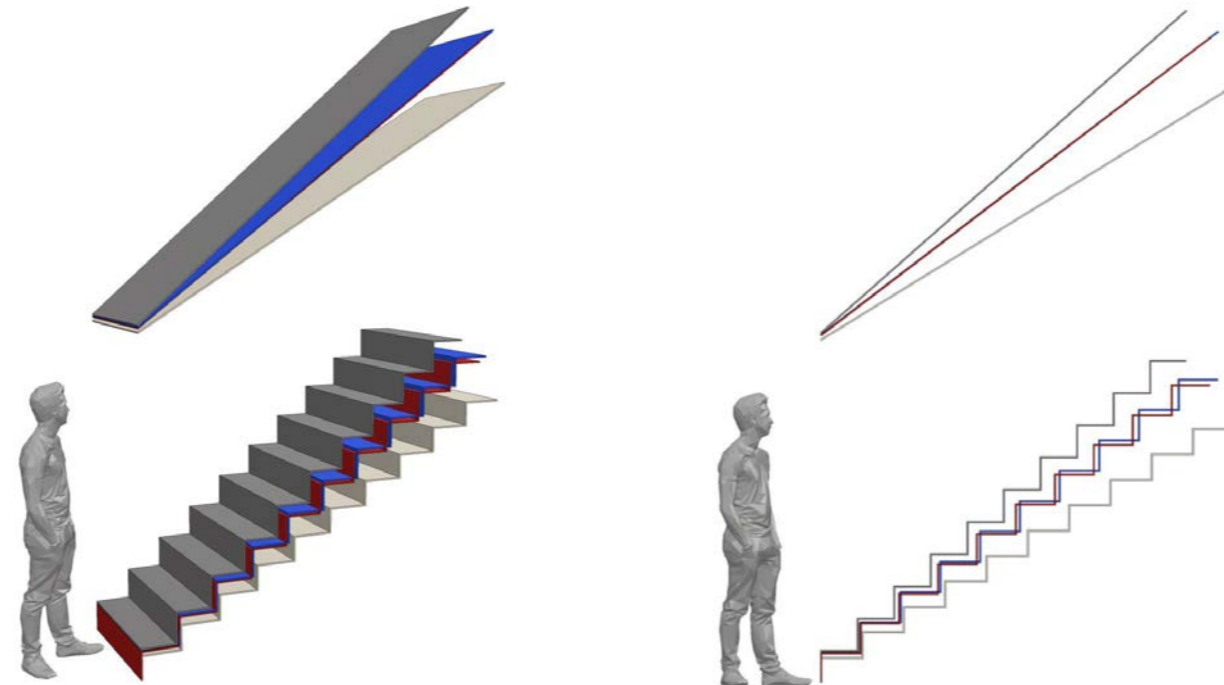
Proposed Third Floor Plan

5. Analysis of existing and proposed staircases

Stair pitch comparison



	Existing stone	Proposed Annex	Existing 2F-Roof	Proposed 2F-3F	Proposed 3F-Roof
<b>Going</b>	260	245	230	253	248
<b>Rise</b>	160	187.5	203	190	192
<b>Angle</b>	32	37	41	37	38

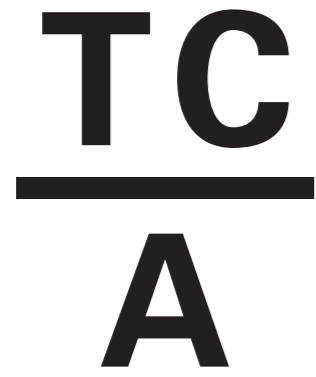


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6. Appendix - TCA Presentation 42

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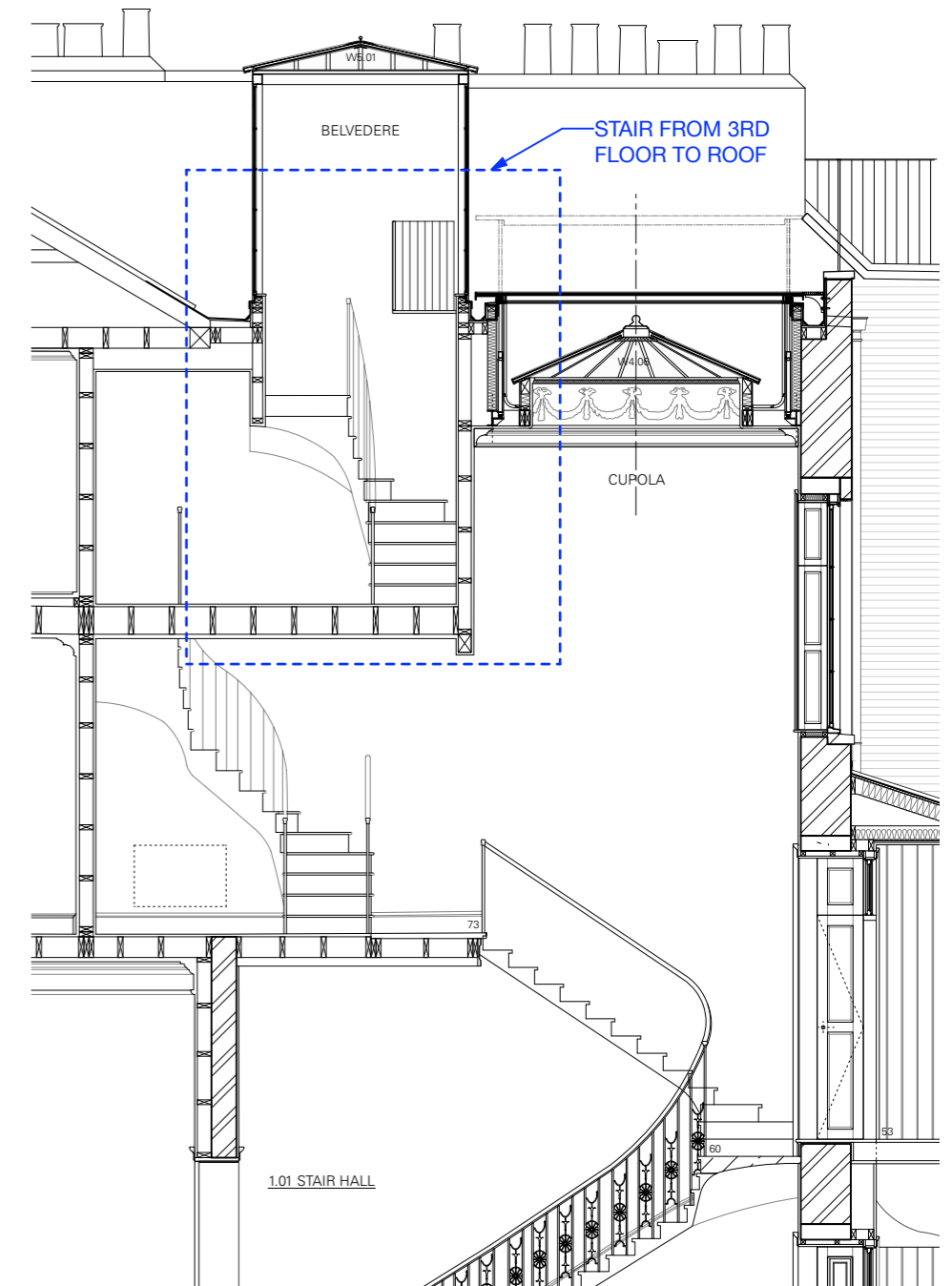
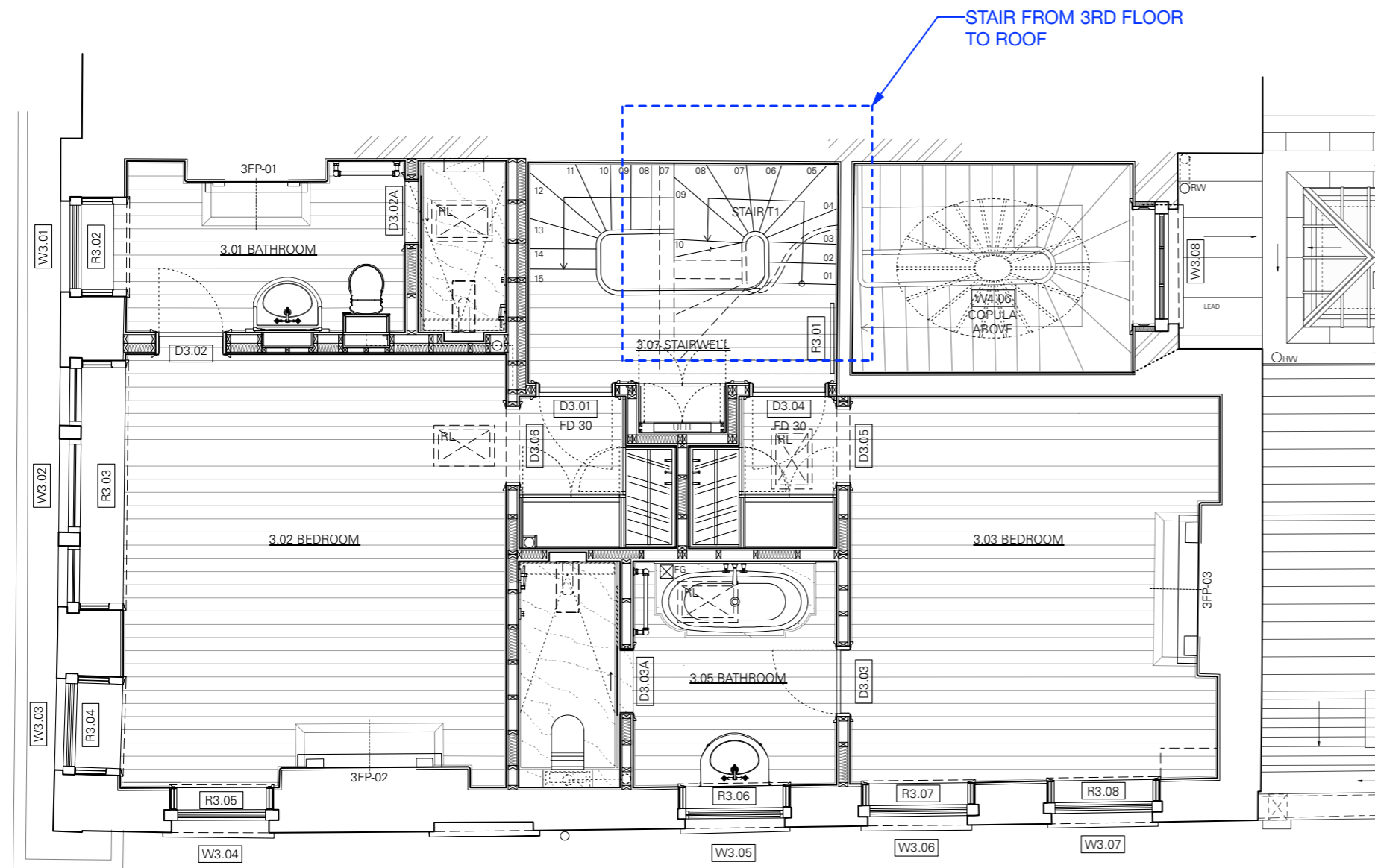
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TCA Presentation 42  
Potential changes to spiral  
stairs from 3rd Floor to Roof,  
& 2nd to 3rd Floor

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8 August, 2018

Stair from 3rd Floor to Roof  
- Existing situation



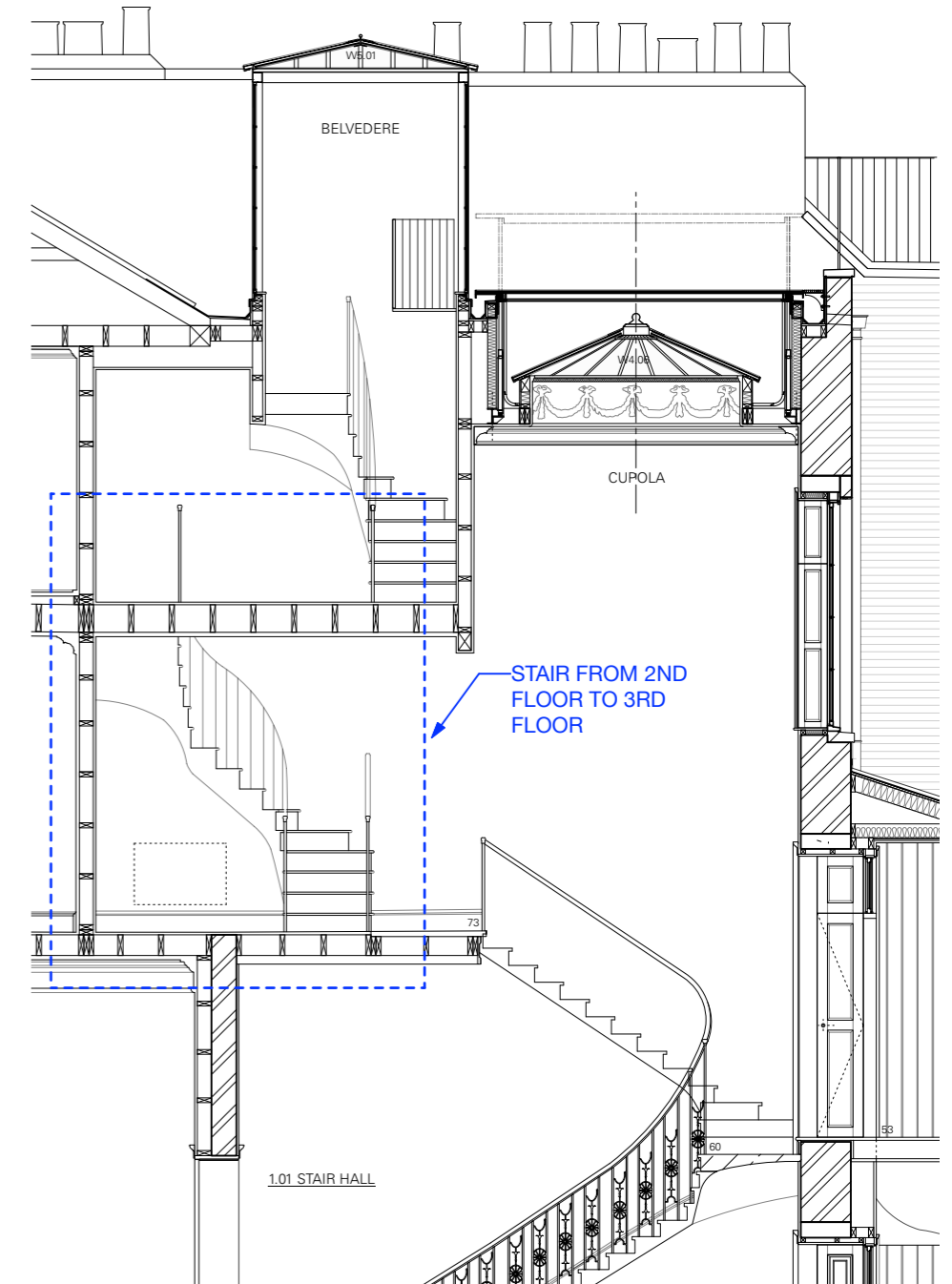
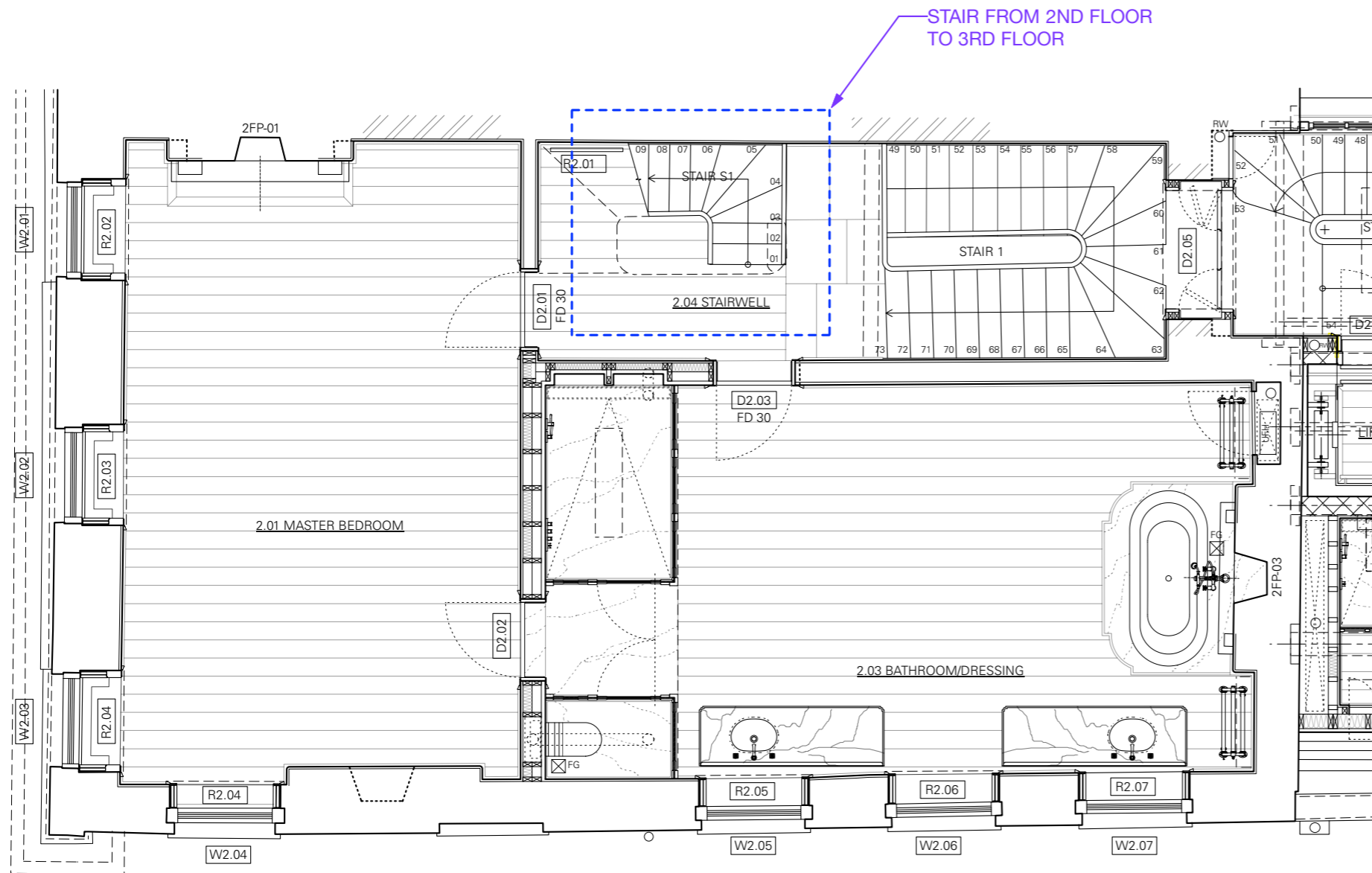
Stair from 3rd Floor to Roof  
- Existing situation



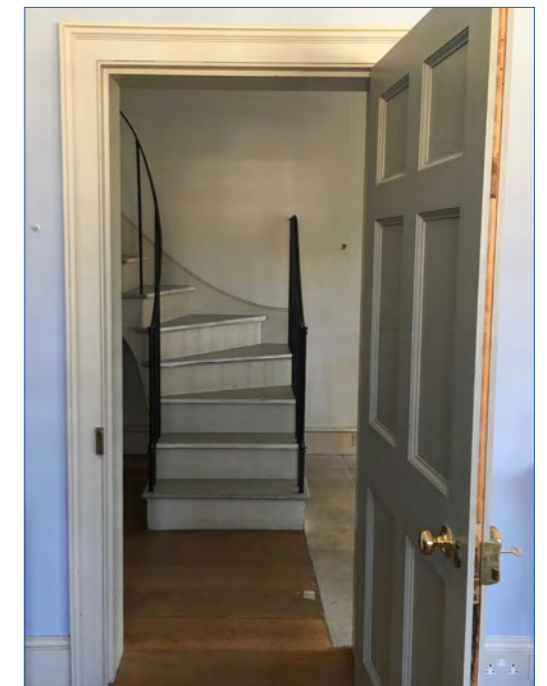
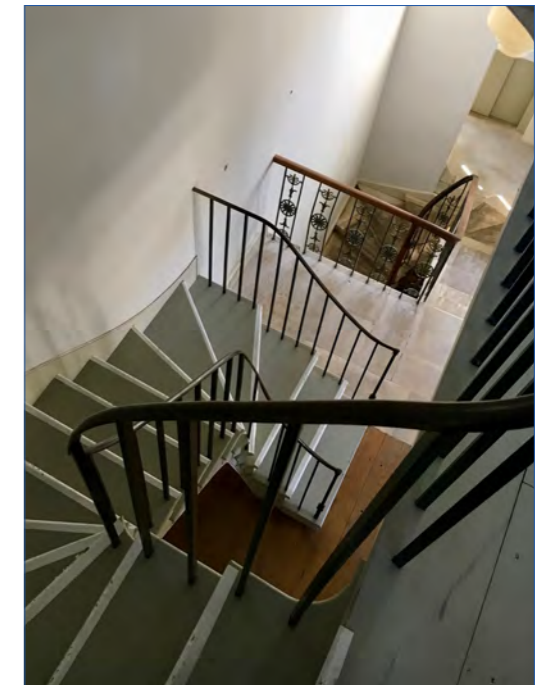
Stair from 3rd Floor to Roof  
- Redesign Option A  
- Cast iron treads as existing top landing



Stair from 2nd Floor to 3rd Floor  
- Existing situation



Stair from 2nd to 3rd Floor  
- Existing situation



Stair from 2nd Floor to 3rd Floor  
- Proposed redesign

Lengthen stair to reduce angle & extend timber floor on which stair sits

