



21 WARREN STREET, W1

Refurbishment of Single Family Dwelling Historic Building Assessment

SEPTEMBER 2019
JOB REF: 3213

1. INTRODUCTION

21 Warren Street is a Grade 2 Listed building, and along with number 20, forms part of the Fitzroy Square Conservation Area.

The building currently has a retail unit at ground and basement floors, there is a single family dwelling unit upon the 1st, 2nd and 3rd floors,

It is proposed to refurbish the existing property with respect to its historical significance, whilst improving the habitability to a lettable standard for the applicant.

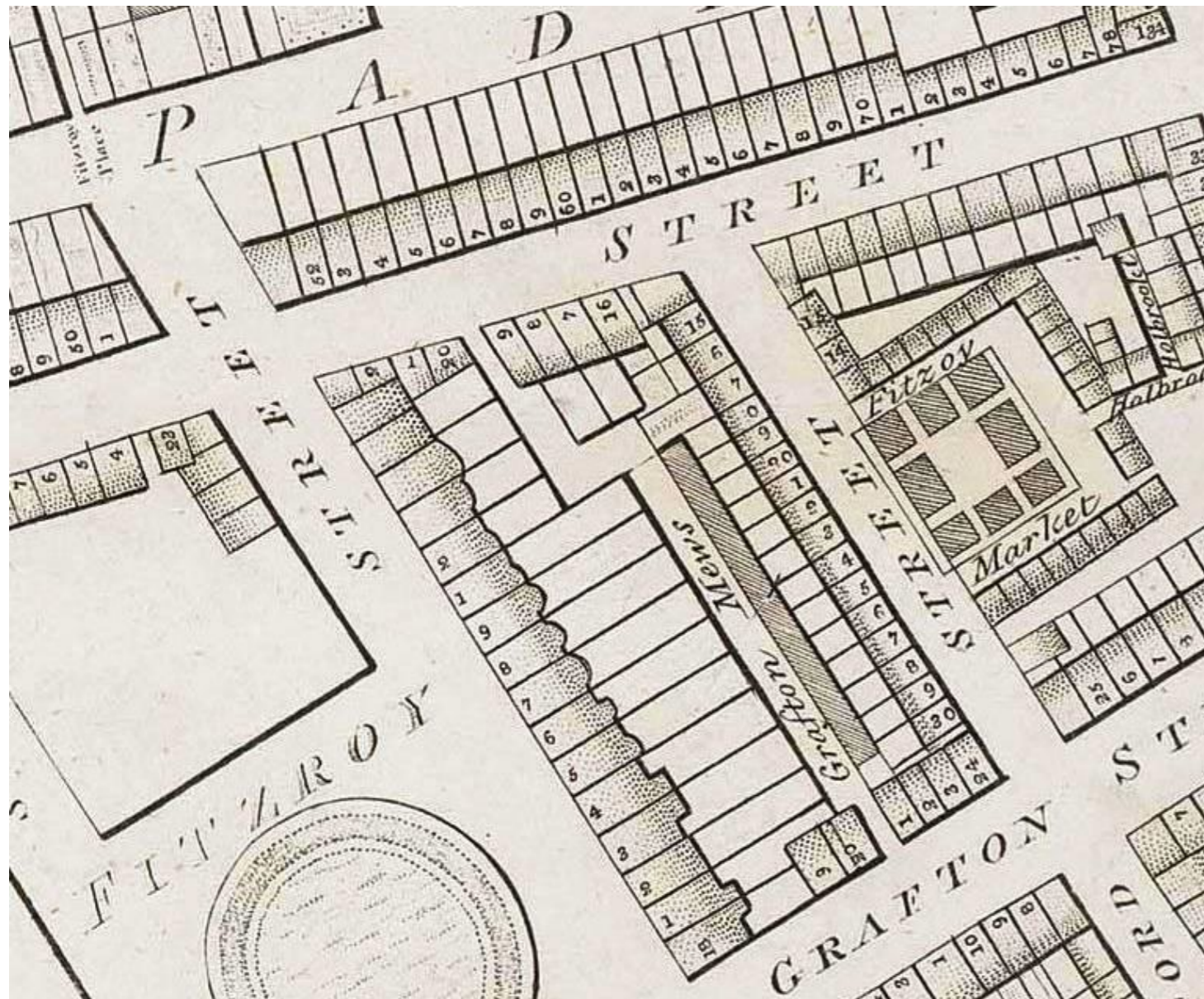


Fig 1. Horwood's Map of London (1792-9) Showing 21 Warren Street

2. EXISTING BUILDING

The existing building is listed Grade II for its architectural or historic interest. It forms part of a "Group Listing" with No20 Warren Street and has the following statutory description:

TQ2982SW WARREN STREET 798-1/93/1675 (South side) 14/05/74 Nos.20 AND 21 (Formerly Listed as: WARREN STREET No.21) (Formerly Listed as: WARREN STREET No.20)

GV II

Pair of terraced houses, now converted to one at ground floor level. c1792. Yellow stock brick, patched. 4 storeys and basement. 2 windows each. No.20 has renovated wooden shopfront with segmental-bowed, bracketed window and modillion cornice; house door to right with radial patterned overlight and panelled door flanked by slim half columns. No.21 with late C20 replica of No.20 shopfront. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: No.20 retains many original features, including door architraves, doors, skirtings, dado rails, shutters, dog-leg stick baluster staircase with fret cut tread ends, two timber Adamesque fireplaces to first floor; some full-height panelling to basement, three-quarters height panelling to staircase hall at ground floor level, and dado panelling to stairs above. No.21 not inspected. No.20 was listed on 10/06/88.

Developed in 1799 by Charles Fitzroy, Warren Street is characterised by its buildings of 3 and 4 storey brick terraced houses. Fitzroy named the street after his wife, Anne Warren (1737–1807), she was also the daughter of Admiral Sir Peter Warren, founder of New York's Greenwich Village. Warren street is shown on Horwood's Map of London 1792-9 (Fig 1). The street was built for residential use and has primarily been used as such until the 19th century, then some of the ground floors of the houses were converted into shops and other businesses.

Timeline

- Built 1797 as a domestic property
- Converted to a shop at ground floor by 1889 and retains historic shopfront
- Residential use continues above during 20th century

The prevailing form of 21 Warren is a four-storey terrace house fronted in stock brick, two windows wide with plain window-openings, and a continuous plain parapet with stone coping. The windows, most of which have their original narrow glazing-bars, have stone sills. The ground floors were converted into shops by the 1890s,

Although the interior forms part of the listing for number 20, there is no mention of the interior of 21 in the listing. Therefore, it can be seen that the primary interest of these buildings is to be derived from their group association with one another and their contribution to the creation of an historic and cohesive townscape. The proposals, by reference to their internal nature alone will have no material bearing upon this aspect of the building's interest.

The building is a brick built Georgian house with basement, ground floor and 3 upper floors. The ground and upper floors are of timber joist construction and the roof is a butterfly type timber roof with central gutter covered in blue/grey slates.

The front and rear elevations are of plain solid stock brickwork with timber sash windows, and painted rendered reveals. There are flat gauged brick arches over the sashes but otherwise no additional ornamentation.

The ground floor of number 21 has a traditional timber shopfront with small paned glazed display window, panelled stall riser and matching entrance door with over panel. An original separate timber panelled entrance door leads to the upper floors and has a similar glazed over panel. The shopfront is one of several matching examples along this section of Warren Street.

The entrance to the residential unit is via the residential entrance door to the upper floors leading via a corridor to the original staircase rising full height through the building. An access also leads from this area to a rear courtyard via a door

The first and second floors comprise the staircase and the two original rooms to the front and rear. At 1st floor the dividing wall has a doorway between it to open up between the 2 rooms. At 2nd & 3rd, the 2 rooms remain separate as the original layout.

Few original features remain internally - there is some wooden panelling and architraves to the front elevation windows. There is internal panelling throughout the building particularly around the existing stair and balustrade, this appears to be a replica with many new sections that have been incorporated in past refurbishments.



Fig 2. OS Map 1889 showing ground floor shop frontages

3. PROPOSALS

The dwelling is currently unoccupied and in need of modernisation. The proposed scheme retains the original room layout of the existing 3 bedroom family dwelling, but with the main bathroom on the second floor sub-divided with a new partition to provide an en-suite shower room to the master bedroom.

The existing layout at first floor is retained, with a good size living room and new separate modern kitchen with new gas fired boiler and cylinder.

The existing stair at ground to third floor is retained.

At second floor level, the master bedroom is retained with a new door opening in the original dividing wall between the front and rear rooms. A shower room and bathroom are located in the rear room.

At third floor level, there are two further bedrooms separated by an original dividing wall between front and rear rooms.

The new bathroom and shower room are carefully integrated into the historic fabric with little alteration. Plumbing and pipe work routes are discrete and do not require any extensive disruption or removal of historic fabric.

New panelled doors will be installed to all rooms internally.

The existing floor boards will be lifted and new floor joists installed between the existing joists to provide level floors and re-boarded.

All ceilings will be replaced as they are in too poor condition to economically retain.

New windows will be installed to the rear courtyard as existing. New secondary glazing will be installed to front elevation windows for acoustic privacy.

New lighting, ironmongery and finishes will be discrete and appropriate to the historic character of the house.

At roof level, the existing slate roof and lead valley gutters are retained. A new boiler flue vent will exhaust through the slates with a lead flashing detail.

Apart from these items, there are no external alterations required apart from new plumbing connections onto the existing stack at the rear, and new extract and grilles.

The proposed alterations are required to enable the provision of acceptable living conditions to modern standards. The alterations are modest and cause no harm to the historic fabric or character of the building.

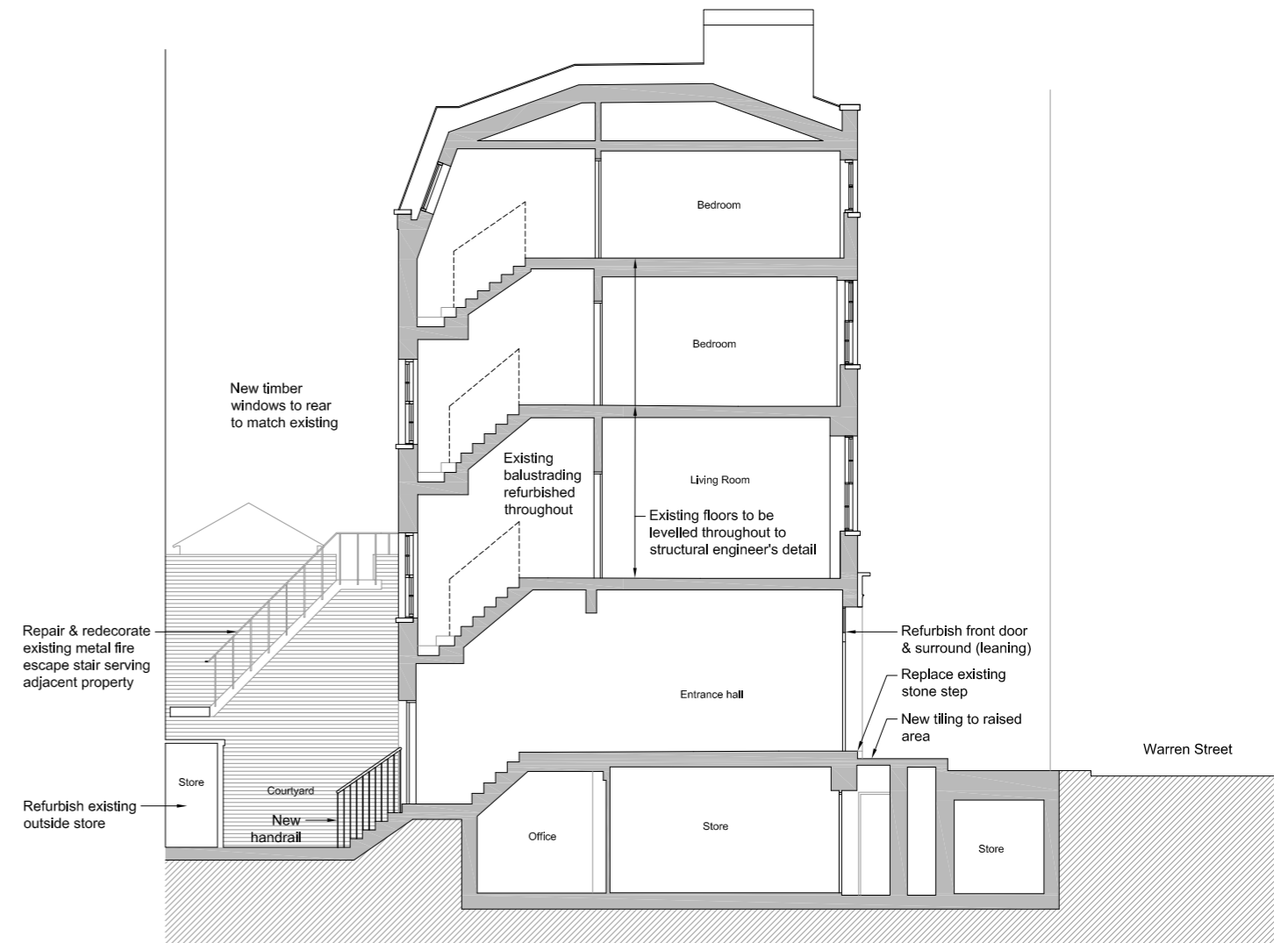


Fig 3. Proposed section

4. IMPACT ON THE HISTORIC FABRIC

This section discusses the proposed alterations and the consequent impact on the historic fabric of the building. Photos are included to illustrate the points.

The proposals aim to minimise disturbance to the historic fabric and restore the original layout of the house as far as practically possible whilst introducing the required facilities for modern living.

4.1 Ground Floor Entrance

The existing front door is to be refurbished. The existing fabric will be repaired, repainted and enhanced.

4.2 Staircase

The existing staircase will be retained and repaired throughout the building. New panel doors are proposed off of the staircase within their existing openings to improve the primary escape route from the 1st - 3rd floors.



Fig 4. External front door (external)

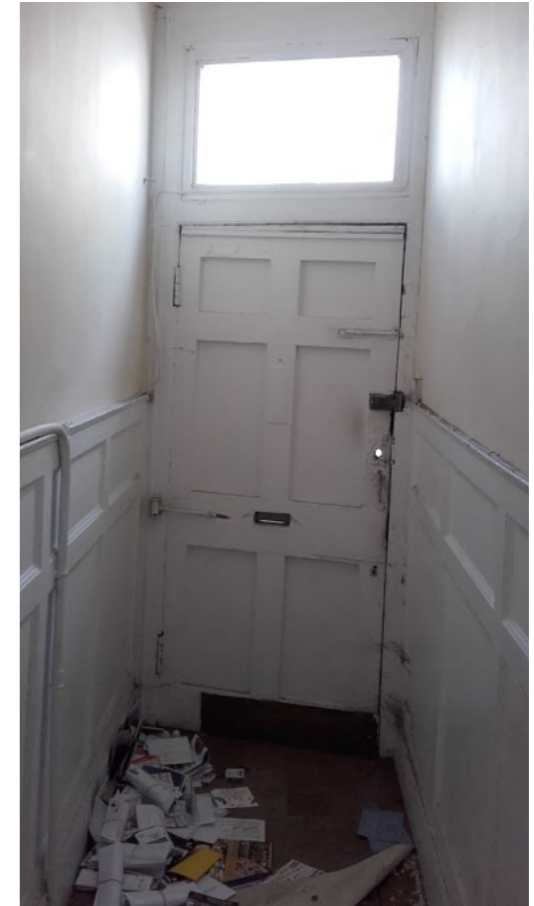


Fig 5. External front door (internal)

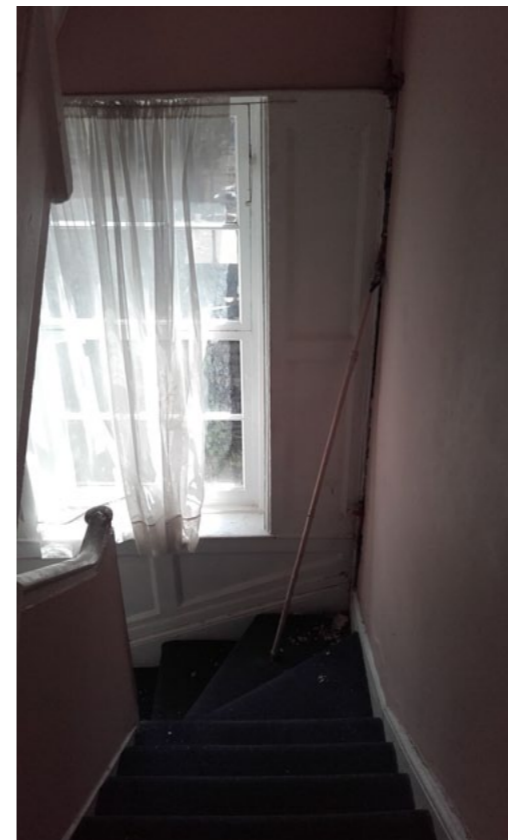


Fig 6 . Existing rear window to be replaced,



Fig 7. External rear door to be replaced to match existing

4.2 Enhanced entrance to garage (Grafton Mews)

The external timber garage door upon the side elevation is to be replaced within the existing opening with a similar type of timber door. Matching ironmongery is proposed and will be in a more uniform and symmetric configuration.

The painted brickwork on this elevation is in need of repair, it is proposed that this will be repainted with a similar colour masonry paint.

The existing roof of the garage is corrugated sheet PVC, it is to be overhauled and replaced with a new flat roof. The existing lantern will be replaced to match existing.

The existing uPVC downpipe shown laying on the floor in fig. 8 is to be reinstated.



Fig 8. Ext.. Store to be refurbished

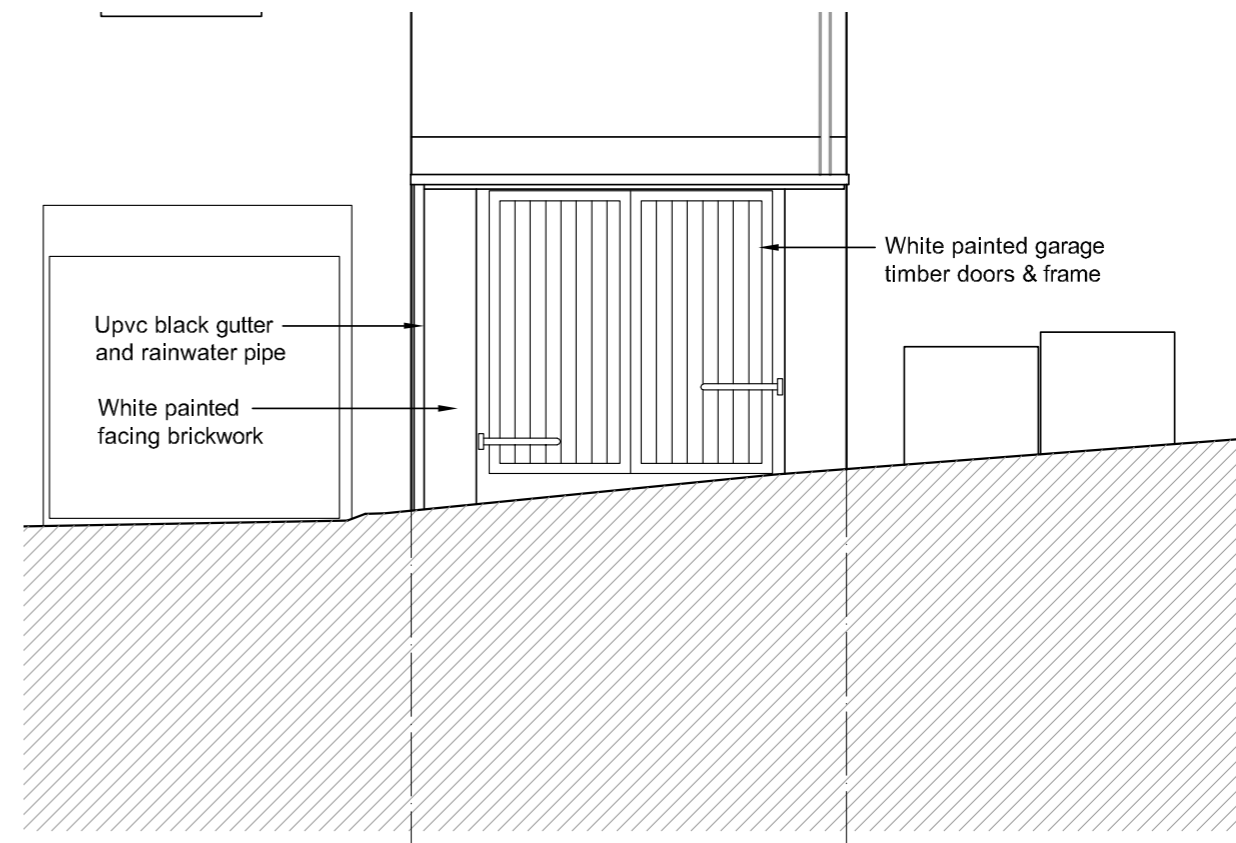


Fig 9. Internal of existing garage

4.3 Courtyard

The external door leading from the existing internal staircase is to be replaced in its existing opening, to match the existing. The external steps leading to the courtyard require a new metal handrail and the existing surface of steps is to be upgraded with new pavers to match the courtyard proposals.

The external store is dilapidated and requires refurbishment, the external access to the courtyard from the garage severely restricts access to the courtyard from the street side.

The existing metal escape staircase requires refurbishment and will be upgraded and repainted. In the event of a fire, the external stair discharges occupants from the above properties down the external staircases into the courtyard. The reduced height doorway forms part of a means of escape from the courtyard, to the garage. Fig. 12, at 1575mm high (approx), the door head height is not suitable for an escape and it is proposed that the doorway is increased in height to 2100mm.

The floor covering of the existing courtyard is not original and is in a poor condition and not suitable for residential amenity, it is proposed that this will be upgraded with new pavers.

Proposed bathroom and kitchen extracts, with cast iron grilles are proposed to exit from the existing rear elevation above the courtyard.



Fig 10. Ext.. Store to be refurbished



Fig 11. Garage door height increased

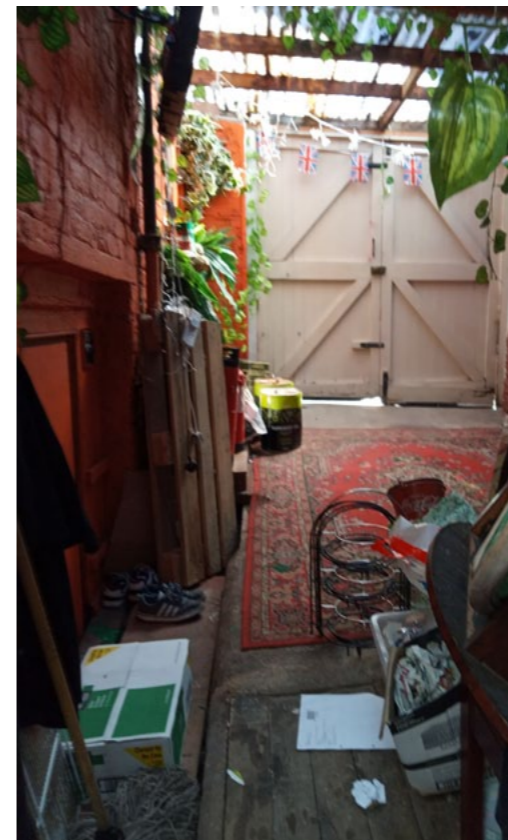


Fig 12. Internal of existing garage



Fig 13. Other side of Fig 7.

4.4 First Floor

The existing room layout at First floor will be retained as the original plan. There are few original features remaining. The joinery and panels surrounding the windows are to be upgraded and retained as existing.

New kitchen units will fit the space without any alteration of historic fabric. Other kitchen units will be freestanding so as not to impact on the fabric.

A new boiler and hot water cylinder is proposed within the layout of the proposed kitchen. A new kitchen extract with a cast iron grille is proposed to exit from the existing rear elevation.

The window to the rear elevation is to be replaced with a new window to match the existing.



Fig. 14 Existing front windows and panels to be retained

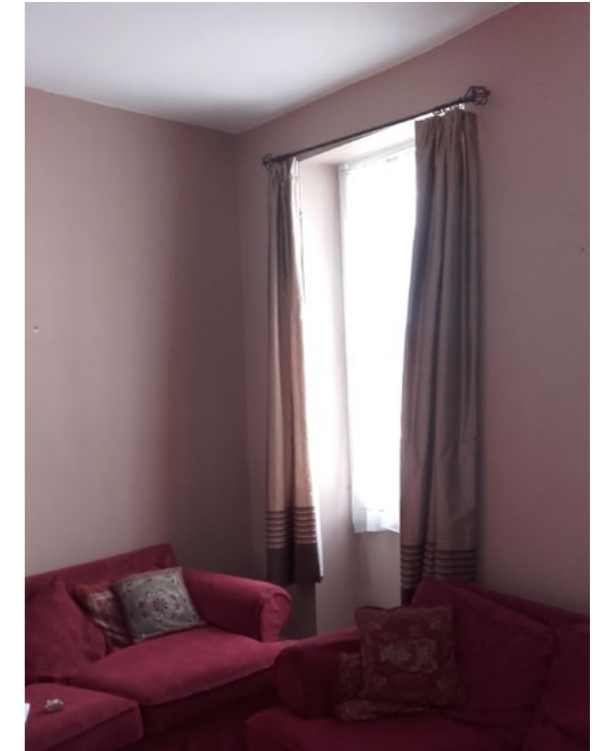


Fig. 15 Existing front windows and panels to be retained



Fig. 16 1st Floor rear window to kitchen to be replaced in existing opening



Fig. 17 1st Floor Kitchen units to be replaced

4.5 Second Floor

At second floor level it is proposed to locate the master bedroom suite.

The rear room bathroom is to be divided into 2 small rooms, a Bathroom will continue to be accessible via the existing original door opening onto the stair and a new en suite shower room accessed from the main bedroom via a new single door opening in the central dividing wall.

Great care will be taken to minimise alteration to original fabric to create this new door opening, with any existing timber studs needing to be removed reinstalled against adjacent studs.

The window to the rear elevation is to be replaced with a new window.

A new bathroom extract with a cast iron grille is proposed to exit from the existing rear elevation.

This layout respects the original layout and historic fabric as far as possible whilst integrating the necessary sanitary accommodation for a modern residence.



Fig 18. Window panels retained



Fig 19. All flush doors replaced



Fig 20. Existing bathroom to be upgraded and rear window to be replaced to match existing

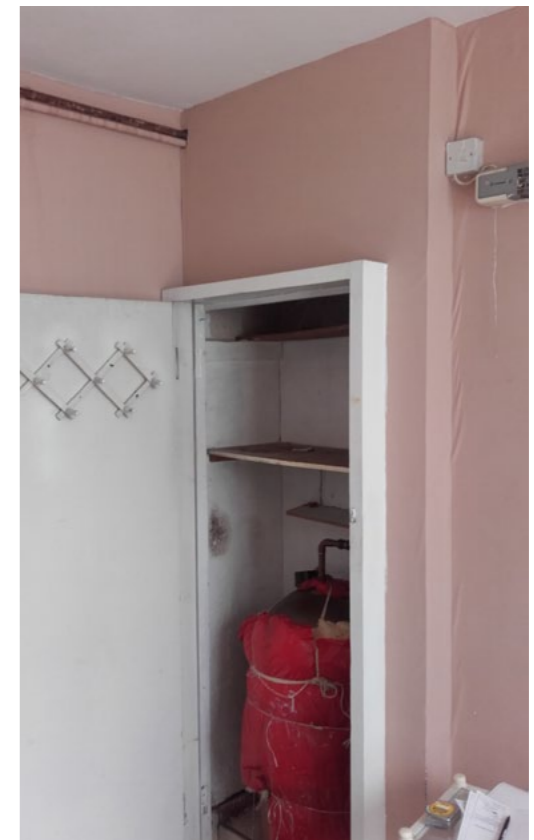


Fig 21. Existing cylinder store to be removed and area to form part of new en suite

4.6 Third Floor

The existing room layout at third floor will be retained as per the original plan. Again, the joinery surrounding the windows is to be refurbished and retained as existing.

The existing uPVC rear window is to be replaced with a double timber casement window with glazing in it's existing opening.



Fig 22. Existing window panels

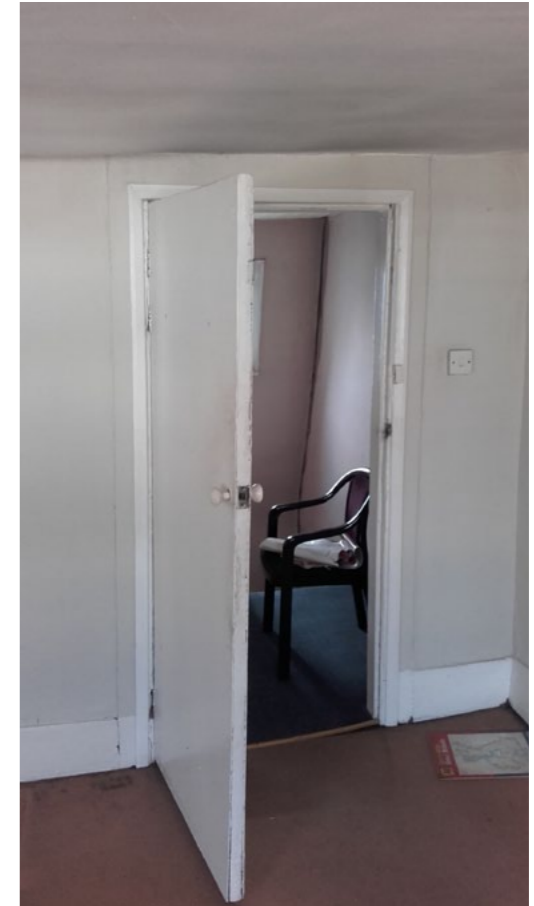


Fig 23. All flush doors replaced



Fig 24. Existing staircase to be retained and upgraded



Fig 25. Existing rear window to be replaced in existing opening

4.7 Roof

The existing roof will be retained with its existing slates and roof access. A new flue will exit from the existing roof with a new lead flashing.

4.8 New Services

Plumbing and ventilation required for the new kitchen and bathrooms/Wc's has been integrated into the layout to minimise intrusion into the space. Full details of the proposed pipe routes are shown on the application drawings. There is no demolition or alteration required to historic fabric other than 2 small holes in the rear external wall for the kitchen extract duct and new drainage connection to the external stack.

Floor boards to 1st floor will be lifted to install new sound proofing and fire protection insulation between/over the joists with existing boards reinstated over.

5. SUMMARY

In conclusion the new layout for the dwelling has been designed to minimise disturbance to historic fabric and restore the original plan form as far as practically possible.

New WC's, bathrooms and associated services and drainage will be integrated with little alteration and no damage or fixing into historic fabric.

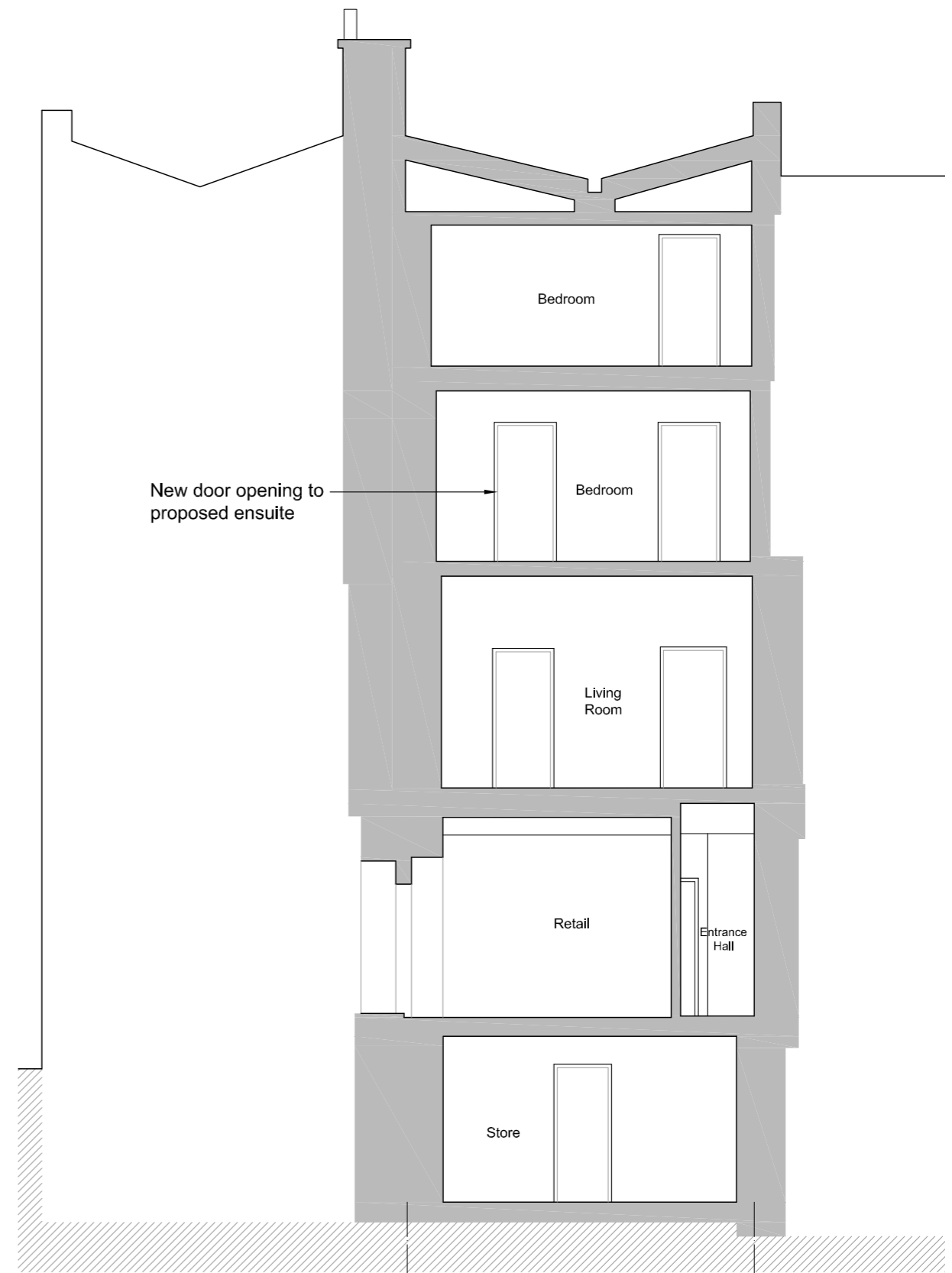


Fig 26. Proposed section