



Design and Access Statement

67 Grafton Way,
Fitzoria,
London,
W1T 6JB

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Planning Issue

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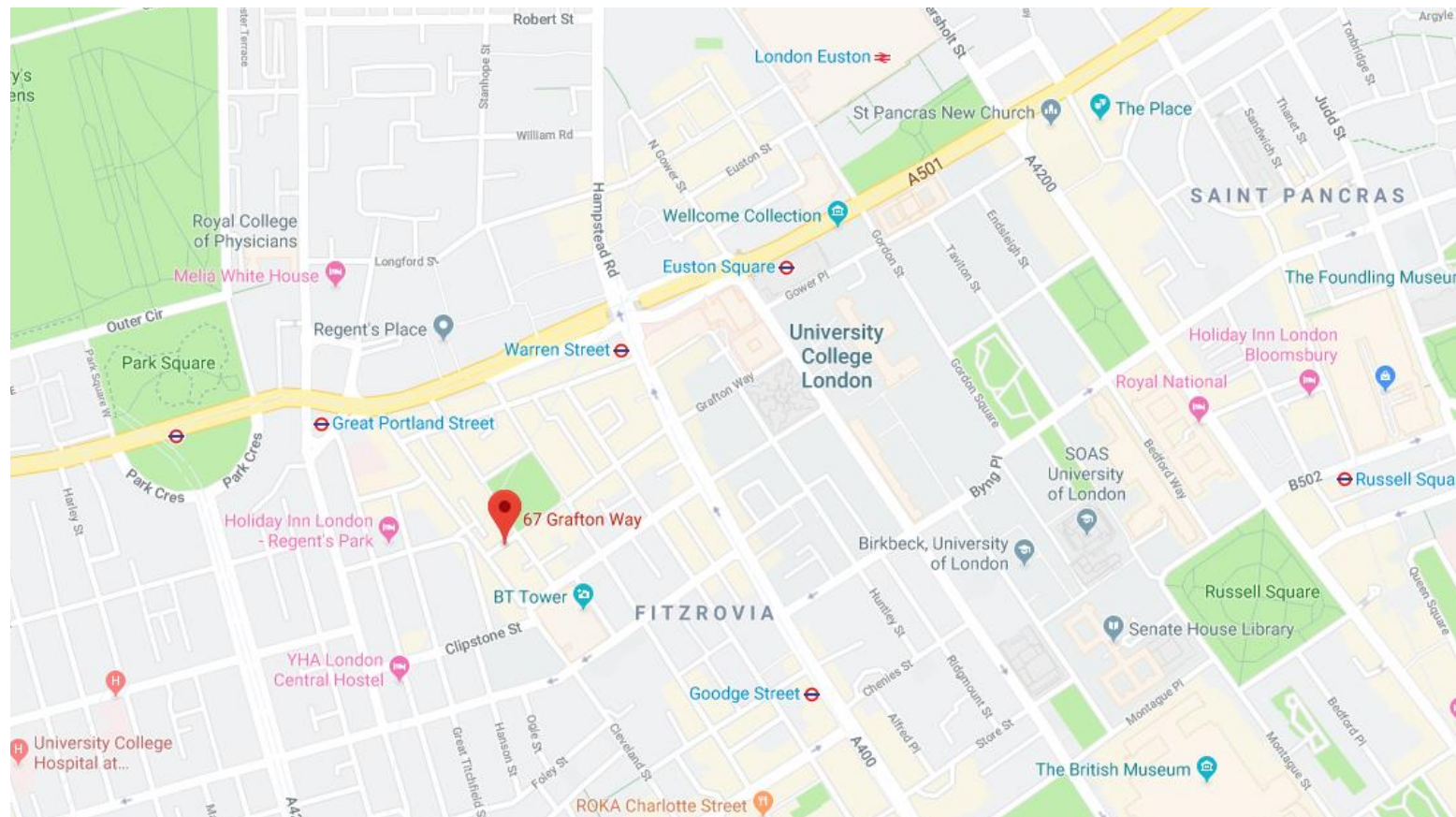
Contents`

1.0 Statement of Intent	p 3
2.0 Site Analysis	p 4
3.0 Planning History	p 6
4.0 Design	p7
5.0 Materials	p12
6.0 Access	p12
7.0 Summary	p13
8.0 Source of Guidance	p13

1.0 - Statement of Intent

The following Full Planning and Listed Building Consent Application will be for the following works:

- Removal of non-original internal partitions in the first floor front room to restore spatial quality to the room. No alterations will be made to the existing historic fabric.
- A single storey rear extension to the first floor to create a store room. The extension will infill the gap between the rear wall and adjacent brick party wall.
- Extension of the existing parapet wall to create a 1.1m high guarding wall replacing the existing railings.
- Existing windows to the rear at second and third floor to be restored to improve the façade and consequently enhance the character of the listed building and the conservation area.



Site Location Map

2.0 - Site Analysis

2.1 - Location

The site is in the London Borough of Camden and in the conservation area of Fitzroy Square. The property lies on the western end of Grafton Way, sitting off the south west corner of Fitzroy Square.

The existing dwelling is a Grade II listed, four storey town house built in the late 18th century within Fitzroy Square Conservation Area.

The property is of residential use (class C3), as a 5-bedroom dwelling.

2.3 - Heritage

The Fitzroy Square conservation area has a predominantly Georgian layout and is characterised by narrow streets of 18th century terraced housing between three and four storeys, leading off from Fitzroy Square

The existing building, as well as the 4 adjoining terraced houses, were listed in 1974 to help retain the original character of Fitzroy Square. The properties are made of multi-coloured stock brick, with the stucco to the ground floors. Similar façade treatments and details are applied to all the buildings, such as 1st floor bands, fanlights and cornice-head details.



67 Grafton Way



Fitzroy Square





Images of 67 Grafton Way



3.0 - Planning History

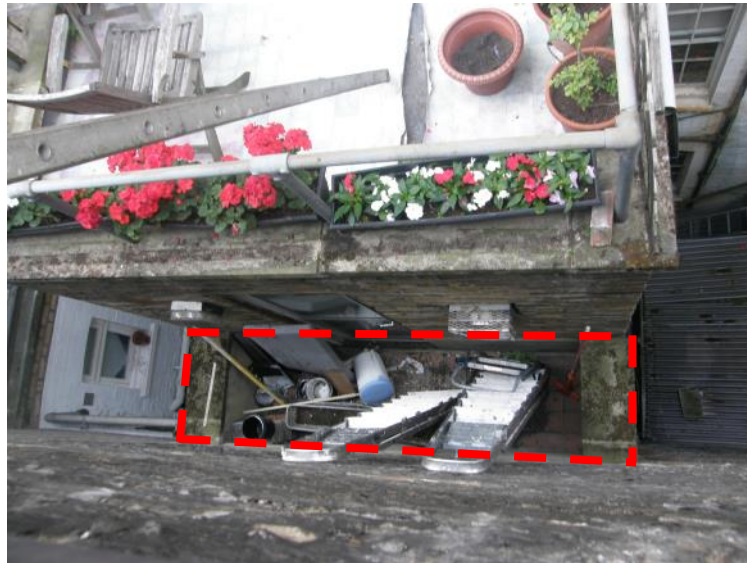
2013/4781/L - Painting of front ground floor railings and balcony balustrades (first floor) in green - Granted subject to enforcement action – 30/09/13.

Pre-Application: Reference 2019/4153/PRE

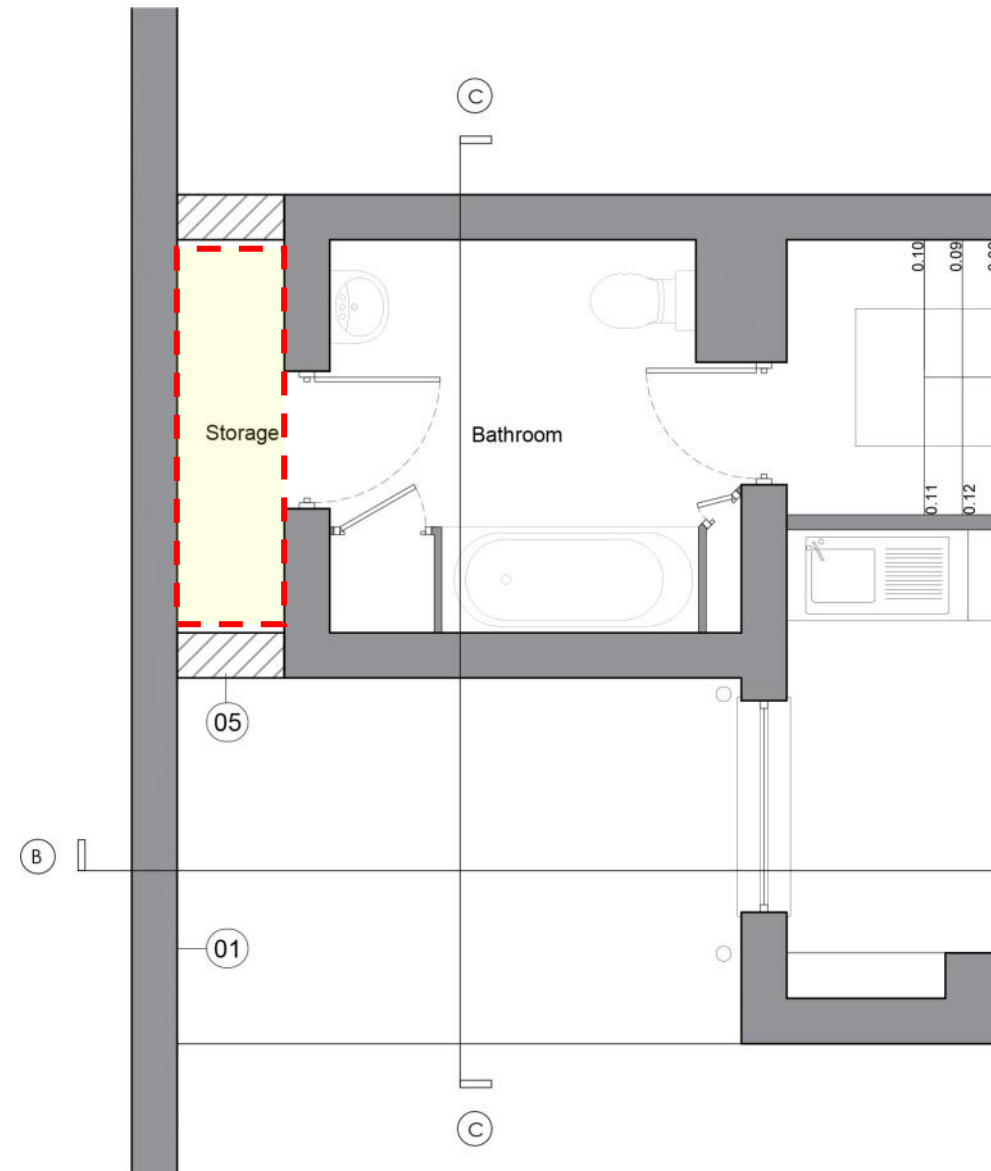
In August 2019, the site was subject to a pre-application, proposing a single storey extension and window replacement to the rear of the existing building, new railings to the terrace, proposed front staircase to lightwell and internal renovations.

Prior to the final pre-application report, a site visit was arranged on the 30th January 2020 with the Conservation and Planning Officer to discuss the relevant proposals submitted for the site.

In summary, the proposal submitted in its current form would be considered acceptable in principle, subject to the comments and changes highlighted in the pre-application report,



Proposed existing space for extension



4.0 - Design

4.1 - Rear Extension

The design is for a small one-storey rear extension, to the first floor to create a store room. The extension will infill the gap between the rear wall by 710mm and will match the ground floor footprint, whereby the building abuts the rear wall.

The proposal is modest and small in scale with a total of 2.27sqm and will not project any higher or wider than the current three storey outrigger. There will be no significant effect on loss of daylight or overlooking to adjoining properties.

Neighbouring properties Nos.65 and 69 both have three storey outriggers to the rear which attach onto a tall rear wall.

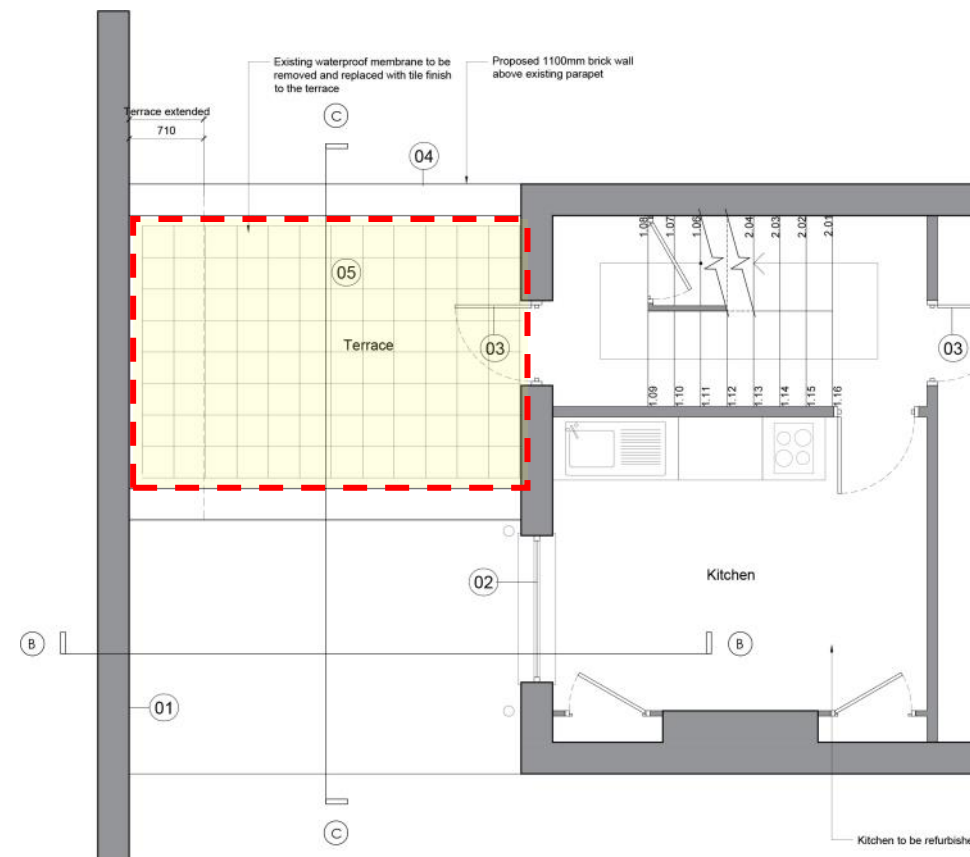
No openings are proposed to the new extension leaving no significant detrimental impact on the amenities of Nos.65 and 69 Grafton Way with regards to overlooking, overbearing and overshadowing impacts. This will ensure that the level of privacy with the adjoining properties remains unchanged.

The proposed extension will be constructed with traditional brick to match that of the existing and will therefore not materially harm the values of the existing building fabric.

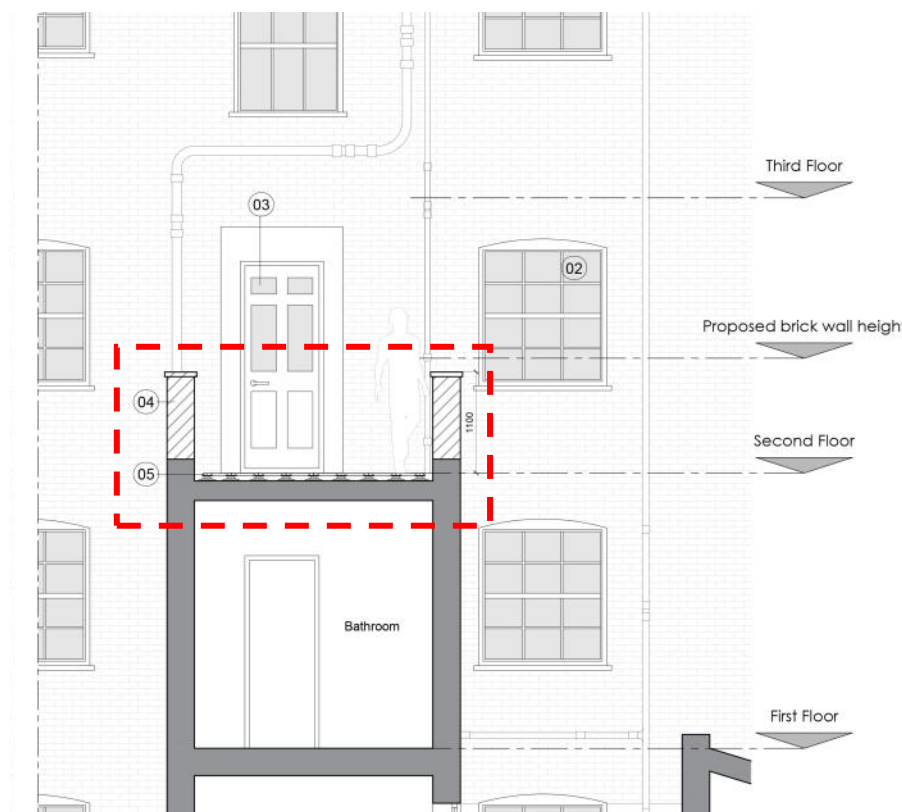
Moreover, the choice of material is in keeping with the Fitzroy Square Conservation Area Appraisal and Management Plan, which highlights the importance to preserve the character of the listed buildings and conservation area to keep consistency in terms of architectural treatment.



Existing rear terrace and windows



Proposed Second First Floor : Extension



Section highlighting proposed extension and guarding wall

4.2 - Terrace

Subsequent to the proposed extension to the rear, the existing terrace above will also be extended and upgraded.

4.2.1 - Roof Covering

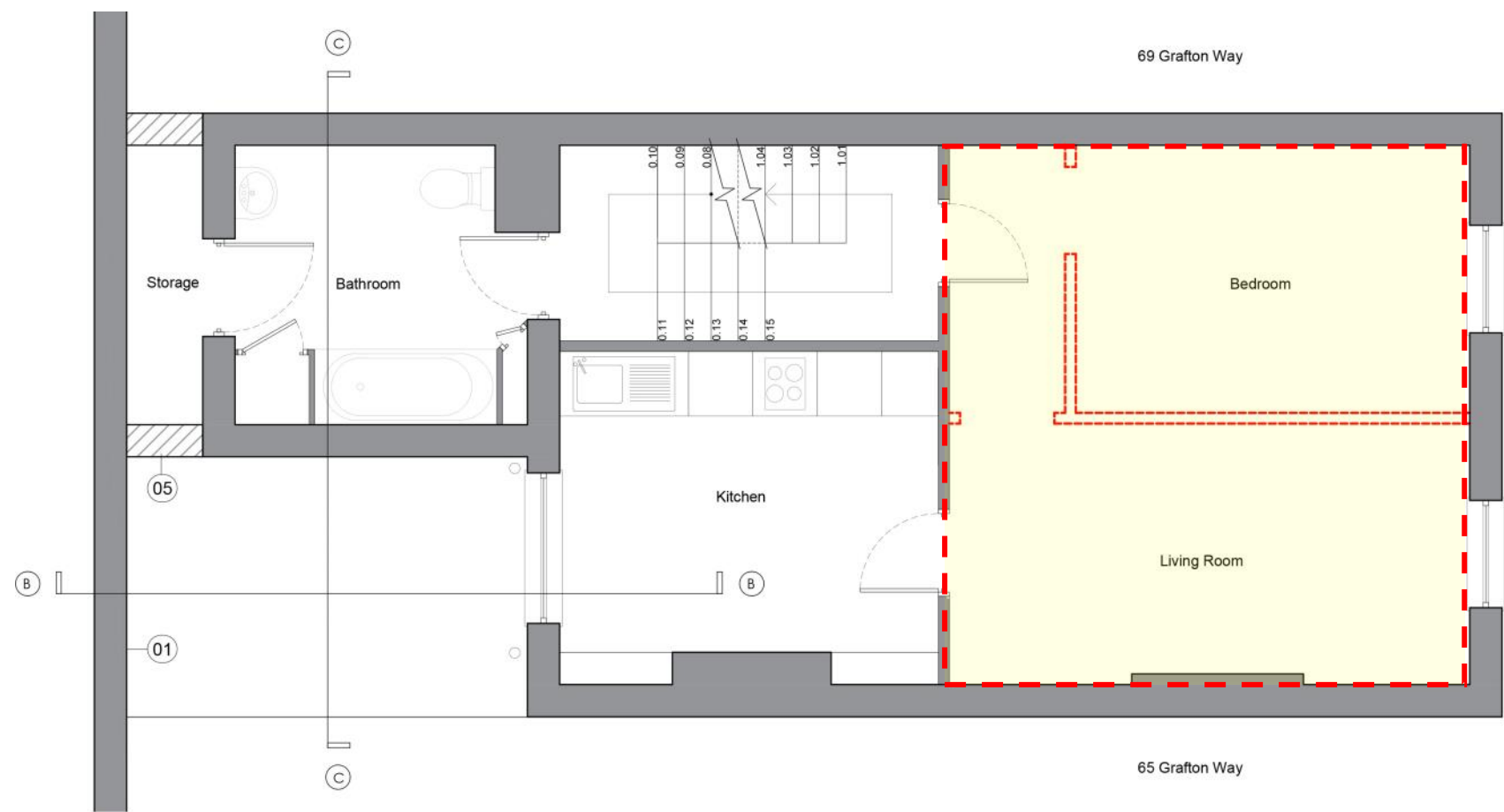
The existing roof covering currently in poor condition, will be replaced with new durable tiles placed on support pedestals. This will provide level access from the internal floor finish and will also create a void beneath the tiled surface, allowing rainwater to run between and under the slabs. This will ensure that there is no standing water left on the surface, improving health and safety by making the surface less slippery.

4.2.2 - Brick Parapet Guarding Wall

The existing railings to the rear terrace are currently not in good conditions and aesthetically not pleasing, taking away from the historical character of the building.

During the pre-application process we proposed to replace the existing railings with powder coated black metal railings. However, with further design consideration and review of the Planning and Conservation Officer's Pre Application comments, we have proposed a 1.1m high brick guarding wall above the existing parapet wall.

The guarding wall will be constructed using brickwork to match that of the existing building, and therefore will not materially harm the values of the place. For aesthetic consistency the terrace parapet guarding wall are to be finished with a coping.



First Floor: Internal alteration

4.3 - Internal Partitions Removal

The client intends to restore the existing listed building to its original state.

On the first floor front room, it is proposed to remove non-original internal partition walls to restore spatial quality to the room. The existing historic fabric will be retained and made good. Subsequent wall and floor finishes will have to be repaired because of the demolition works.



Existing windows to be repaired



Key to Image 76

1. Holes drilled in frame for cable entry may admit water and cause decay.

2. Deformation of window caused by structural movement in wall; sashes no longer fit or slide properly.

3. Broken sash cords.

4. Breakdown of paint and putty caused by lack of regular maintenance; this allows water to penetrate and become trapped, causing decay.

5. Glass displaced or broken due to deformation of sash.

6. Failure of joints, caused by timber decay due to water penetration.

7. Opening parts of window jammed due to accumulation of paint.

8. Worn or damaged beads, causing rattles and draughts.

9. Decay of stile (or jamb) and outer lining at junction with cill due to water penetration.

10. Decay of cill caused by water penetration after breakdown of paint. Water may also creep into the joint between the timber cill and the masonry sub-cill.



Images 76-78

76. Some of the problems to look out for when inspecting older windows.

77. A double hung sash window lacking maintenance but still easily capable of being overhauled.

78. Lack of maintenance has resulted in lost putties to glazing and rot at the base of the window frames all capable of repair. Cables fed through the base of the frame have allowed water to enter and contribute to the rot.

4.5 - Window Refurbishments

At the rear of the façade, the top two rear facing timber windows are in a state of disrepair and will therefore need to be restored. This will improve the rear façade and in turn enhance and preserve the character of the building and conservation area.

The client has taken on the advice from the Conservation Officer during the Pre-Application stage, not to replace the existing windows with double glazed units.

Prior to repair of the existing timber windows further investigation will be undertaken to ascertain whether there is:

- Any evidence of structural movement which is deforming the opening and damaging the window – but note that some signs of movement may be so old that they have long since been stabilised or repaired, leaving the window in working order: its deformation expresses its age and character
- Evidence that the pointing between the frame and the wall opening is cracked, loose, or missing, allowing moisture and draughts to penetrate around the sash-box or window frame
- Sashes that do not move properly, or at all. This may be due to:
 - over-painting of the joinery
 - stop beads that have been fitted too tightly



92

92. If paintwork is allowed to deteriorate on timber windows this can lead to decay of the timber as shown here to the lower more vulnerable parts of the window.



93

93. The decayed parts of the window being filled and primed ready for repainting.

- pulley wheels that have seized up because of over painting or lack of lubrication
- broken sash cords
- swelling due to water absorption (see below)
- inadequate lubrication between the sash and the pulley linings
- thicker and heavier replacement glass
- failure of hinges on casement sashes
- Evidence of water absorption, indicating possible wood decay (wet rot). The signs to look for are:
- interior paint failure caused by condensation
- exterior paint failure
- opening of the frame joints
- degradation of the wood surfaces (where paint has flaked off) or depressions in the wood surface
- cracked, loose, or missing putty
- standing water, especially on the cills.

- Faults with flashings or water shedding features associated with windows

4.6 - Preparation of surface

For good adhesion a coating must be applied to a clean, dry surface. Any areas of loose paint or rust and decay need to be removed. It is rarely necessary to strip back to bare wood. Not only does this destroy any earlier paintwork but it can damage the surfaces and profiles of the window joinery. There are also potential health hazards associated with removing old paint layers that may contain lead. Heat strippers should be avoided where historic glass is being retained in-situ.

The areas to be painted should then be cleaned with sugar soap as this improves the key.

4.7 - Repainting

Painting needs to be carried out in the appropriate conditions for the particular coating being applied. Ideally it will be carried out in workshop conditions and with the glazing removed, but this may not always be practicable. Care needs to be taken to ensure that no paint gets onto fixtures such as window sash cords and pulleys. In the case of puttied windows, the paint should cover the putty to prevent it drying out and be taken very slightly onto the glass to ensure that the joint is waterproofed. New putty needs to be allowed to cure before being painted, otherwise it will shrink.

5.0 - Materials

The following materials will be utilised:

- Extension to first floor and parapet wall to use brick to match existing
- Drainage of terrace will utilise existing gulley
- Terrace flooring will incorporate a bitumen roofing membrane below tiles placed on spacers
- Existing external door on second floor will be replaced with a panelled part glazed timber door
- Existing party wall will be made good
- Existing timber windows to be restored

6.0 - Access

The property is in close proximity to several transport links and has a PTAL rating of 6b. The closest stations are Great Portland Street and Warren Street, both of which are within a 5-minute walk away. Euston Station is also only 10 minutes away, providing Underground, Overground and rail service to travel around the city and beyond. It also benefits from several bus routes and cycle docking stations within a 5-10-minute radius.

The property also provides easy access to local shops and local amenities in the area, such as Fitzroy Square Garden.

The proposed development does not affect the current car parking facilities.

7.0 - Summary

This proposal seeks to extend, refurbish and enhance some elements of the existing terrace to improve the development and its appearance.

We believe the design proposed works contextually with the existing character of the conservation area with a respectful and modest proposal while the occupiers will enjoy good quality amenity spaces.

Together with accompanying drawings, this report is being submitted to the Camden Council for a Full Planning and Listed Building Consent.

8.0 - Sources of Guidance

- Historic England: Traditional Windows Their Care, Repair and Upgrading
- Historic England Conservation Principles, Policies and Guidance
- Fitzroy Square Conservation Area Appraisal and Management Plan