

James Gorst Architects
3 Fitzroy Square

Planning, Heritage and Design Statement

March 2020

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0.0 Introduction

This application seeks to vary the approved basement design (LKBO9_100B-BASEMENT PLAN, Appendix 1) attached to the listed building consent 2019/3818/L, granted on 11th February 2020.




This proposal is for a new 4m² shower room within the existing front basement.

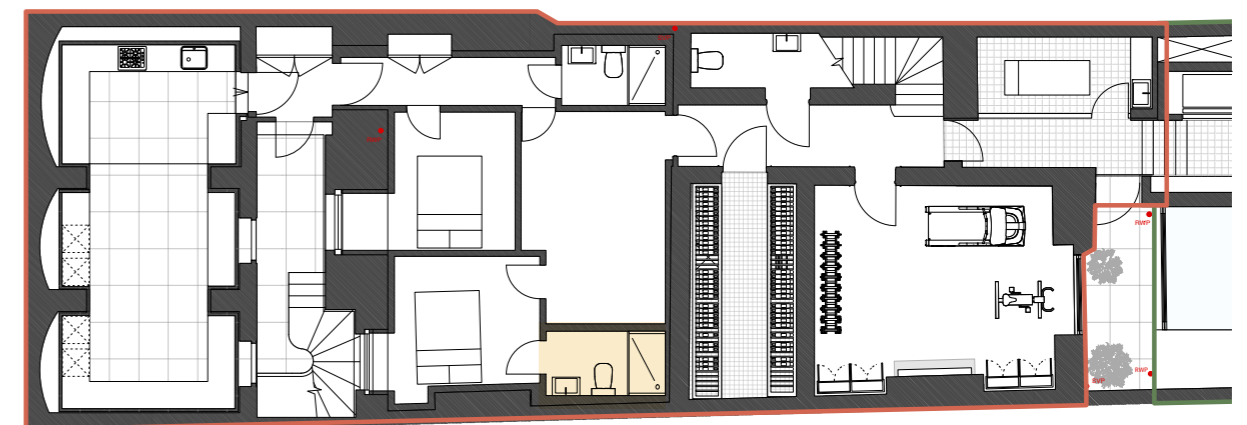
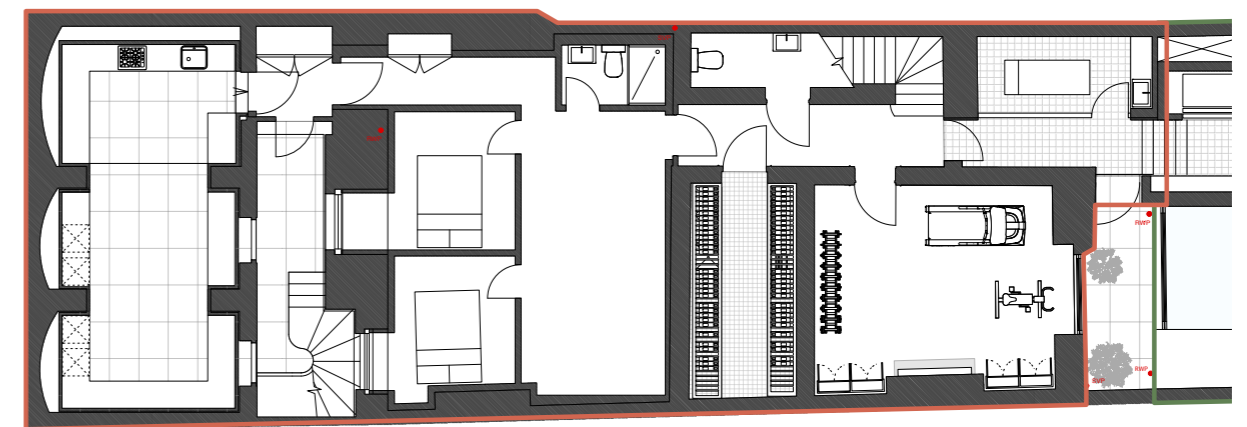
This report provides a description and heritage assessment of the proposed design.

0.1 Summary of proposal

This proposal is for a new 4m² shower room within the existing front basement. It seeks to provide the correct proportion of essential facilities in a part of the house where it will have the least impact on the historic fabric.

Consented basement plan, granted February 2020 (top)
Proposed basement plan (bottom)

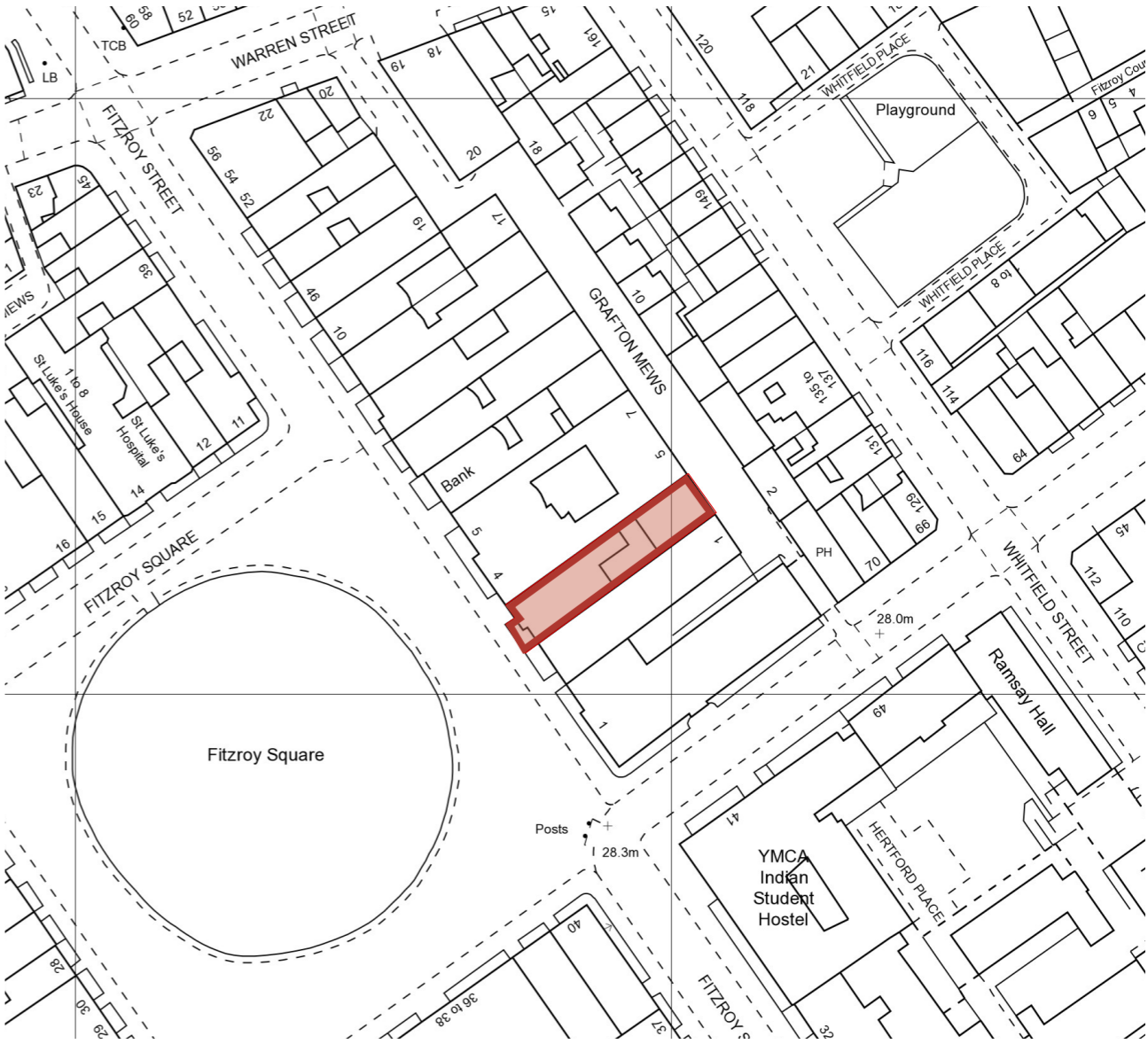
-  Listed house
-  Unlisted mews
-  Proposed new shower room



1.0 CONTEXT

1.1 Site location

The house stands on the east side of Fitzroy Square in Fitzrovia, West London, close to the western boundary of the London Borough of Camden. It is 150m metres south of Euston road and 200m west of Tottenham Court Road.



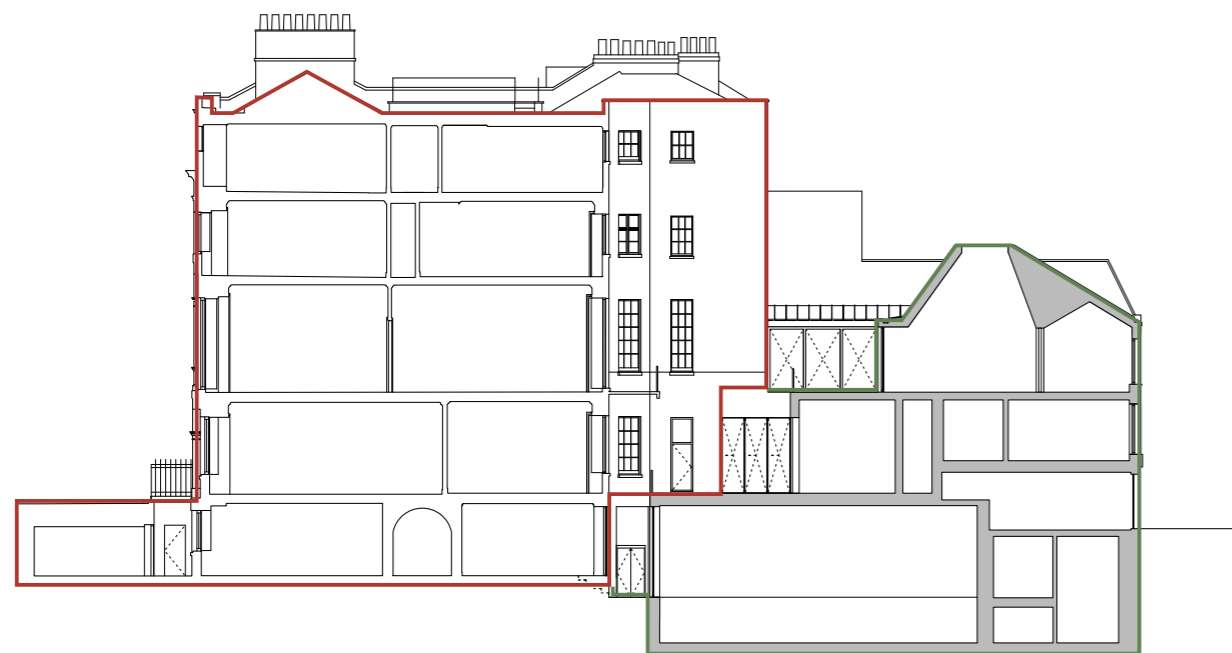
1.2 The house

The site is split into two parts, the Grade I listed townhouse facing Fitzroy Square and the consented new mews building facing Grafton Mews (not relevant to this application).

The historic house is Grade I listed with a Palladian facade designed by Robert Adam shortly before his death in 1792. The house behind was built by Robert Adam's brothers William and James Adam between 1792-1794.

Within the listed building, original features include the cantilevered stone stair, chimneypieces and decorative cornicing on the ground and first floor. The finishes in the basement, on the third floor, in the bathrooms and throughout the closet wing are significantly altered since its construction. The house has not been lived in for many years and certain parts including the basement are in a state of some neglect.

Section of consented scheme (below):



historic house

consented mews

The listing, which is for 1, 1A and 2-8 Fitzroy Square focuses on a description of the west facade designed by Robert Adam. Of the interiors, the listing states *"INTERIORS: mostly plain with enriched ceiling cornices. Stone staircases with iron balusters and some marble fireplaces."*



1.3 The basement

The existing front basement has been significantly altered since its original construction and is in a state of neglect. Rising damp is visible (image 4), services and distribution boards are surface-mounted and congested (image 3, 5 and 6) and the finishes are in a poor state of repair throughout.



1.



2.



3.



4.

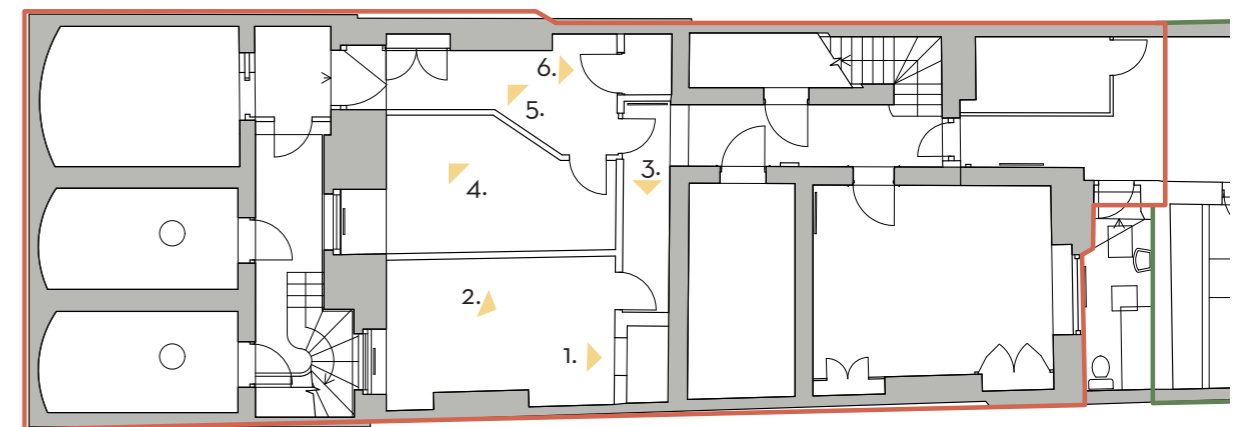
The existing front basement is deemed to be detrimental to the character of the historic building in its current state.



5.



6.



2.0 PROPOSAL

2.1 The Proposal

The existing front basement is in a poor state of repair (see page 12-13, and 1. Existing front basement plan right).





The consented scheme proposed to stem further decay and return the front basement to its supposed original intended use as accommodation. It creates a tidy and comfortable habitable space within a 90m², 2-bedroom suite for staff or guest accommodation (see 2. Consented front basement plan right). This scheme however, does not currently provide adequate facilities for future occupiers as two double bedrooms are serviced by 1no. small shower room.

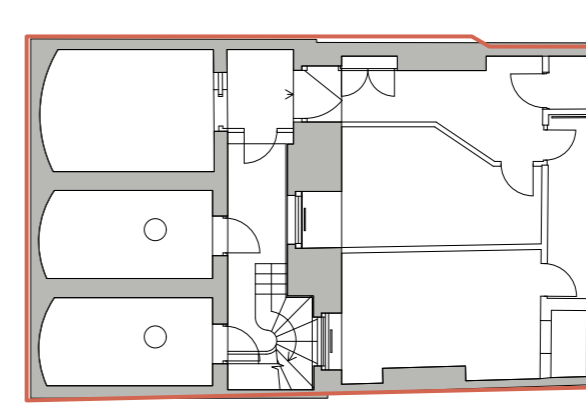
This application seeks to provide an additional shower room to relieve pressure on the single small shower room in this area (see 3. Proposed front basement plan right). This will have the following benefits:

- It will provide facilities proportional to the proposed accommodation - if both bedrooms are being used, occupants will avoid having to share one small shower room.
- It will improve the habitation of the building without having an adverse impact on the historic fabric.

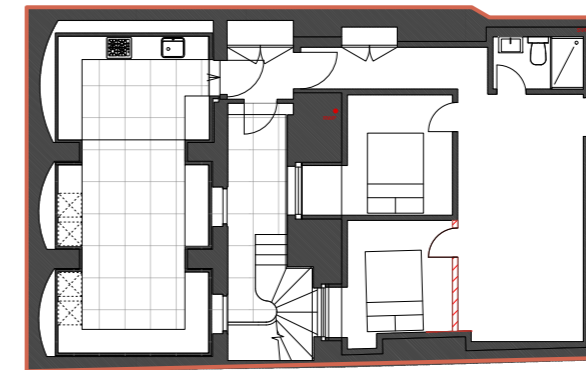
NB the application also seeks to change the position of two new consented doors within new partitions. This is to increase useable wall space within the basement room and improve escape routes.

Key

- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------|---------------|
|  | Proposed omissions from consented |  | Listed house |
|  | Proposed amendment |  | Unlisted mews |



1. Existing front basement plan



2. Consented front basement plan (changes proposed for this application in red)



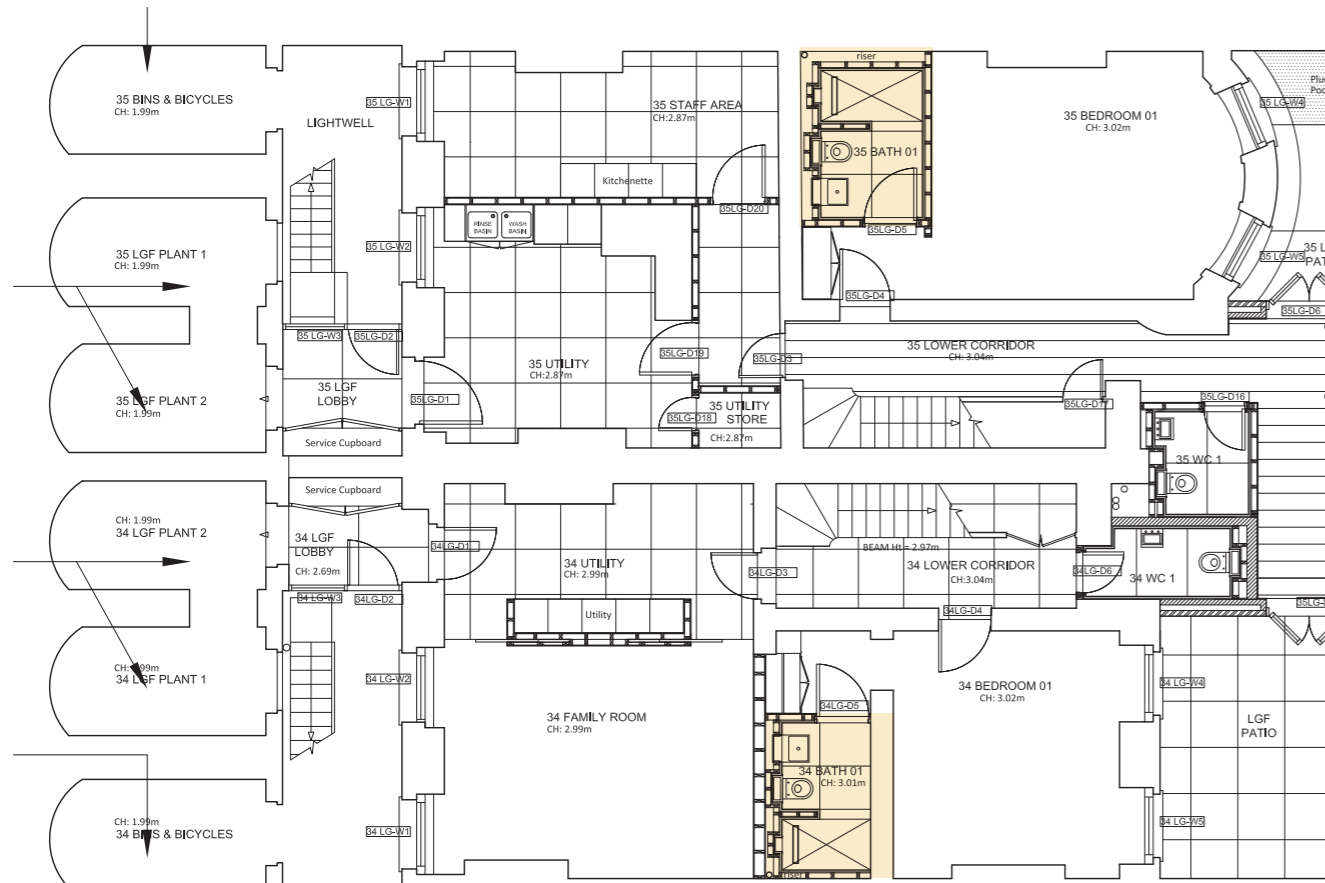
3. Proposed front basement plan

2.2 Precedents

There are a number of precedents around Fitzroy Square for new compact inboard shower rooms supporting bedroom and living spaces within basements.

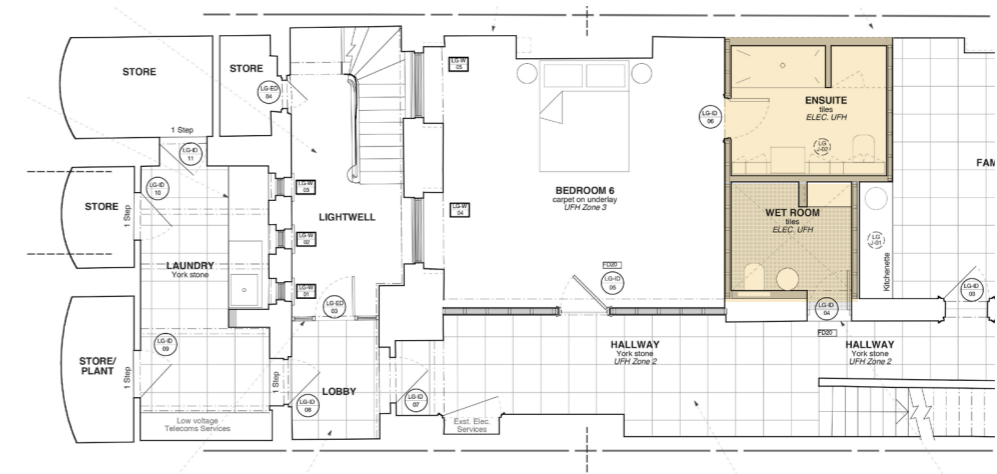
Precedent 01: 34-35 Fitzroy Square, Robert Adam (1792-1794)

Grade 1 listed house by Robert Adam. Listed Building Consent granted for new inboard basement shower rooms in March 2011.



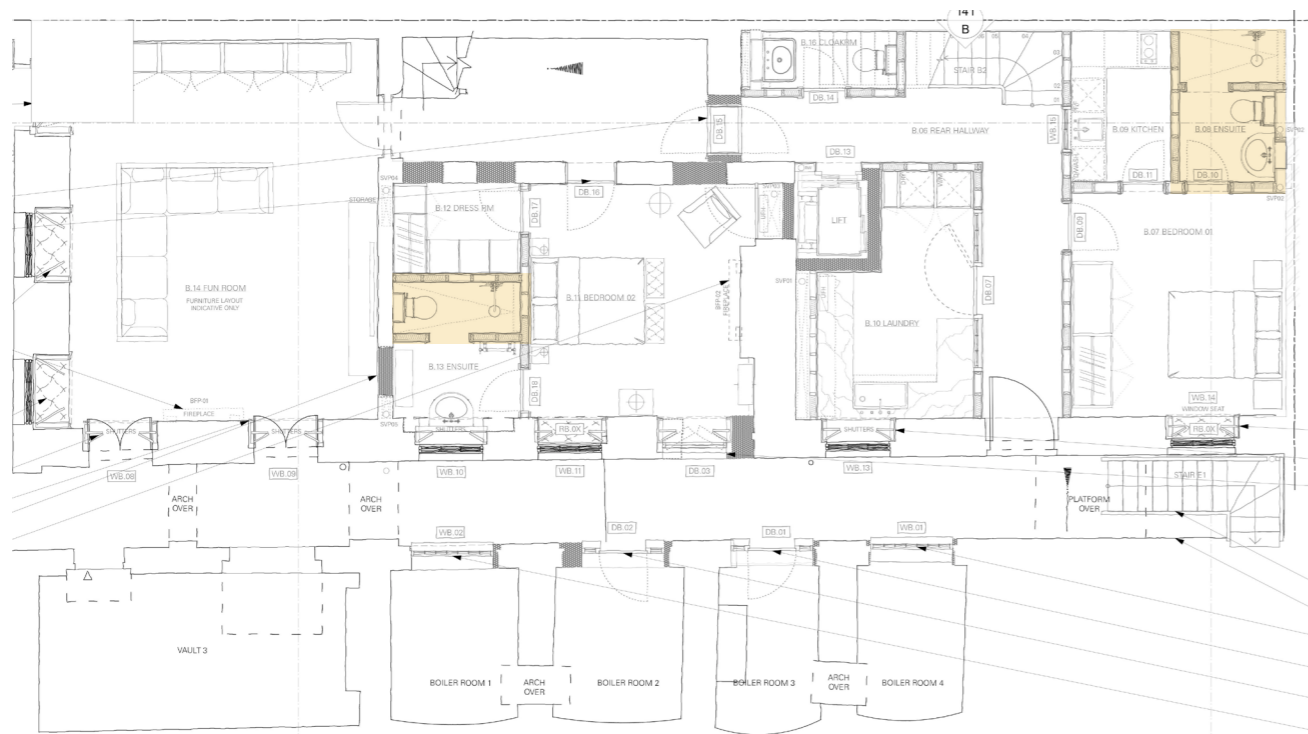
Precedent 02: 8 Fitzroy Square, Robert Adam (1792-1794)

Grade 1 listed house by Robert Adam. Listed Building Consent granted for new inboard basement shower rooms in September 2015.



Precedent 03: 33 Fitzroy Square, Robert Adam (1792-1794)

Grade 1 listed house by Robert Adam. Listed Building Consent granted for new inboard basement shower rooms in May 2018.



2.3 Summary of historic impact

This summary along with the relevant parts of the Statement examine the historic impact of the proposal.

The history of the property was described in detail in the Historic Building Statement that accompanied 2011/4485/L, produced by John Martin Robinson of Historic Buding Consultants (2010). The contents of that document are still relevant to the current scheme.

The significance of the site as a heritage asset, as defined in the National Policy Framework, derives from the architectural interest, being designed by Robert Adam, and the quality of the exterior and interior, as explained in section 1.2 and the original Historic Building Statement. The house lies within the group of listed buildings in Fitzroy Square, and this contributes positively to the heritage asset of the Conservation Area.

The existing front basement is deemed to be detrimental to the character of the historic building in its current state. It is damp with surface finishes in a poor state of repair. Due to ongoing decay and congested services it may also pose a future risk to adjacent areas of historic significance. Proposals to create useable spaces will enhance the character of this area and will help to safeguard the adjacent areas.




The consented proposal does a great deal to enhance the historic character of the front basement by rendering the area habitable as originally intended. Waterproofing measures will arrest further decay and reorganisation of services will significantly reduce the risk posed to adjacent areas. The consented scheme however, does not currently provide adequate facilities for the future occupiers. Two double bedrooms are serviced by 1no. small shower room.

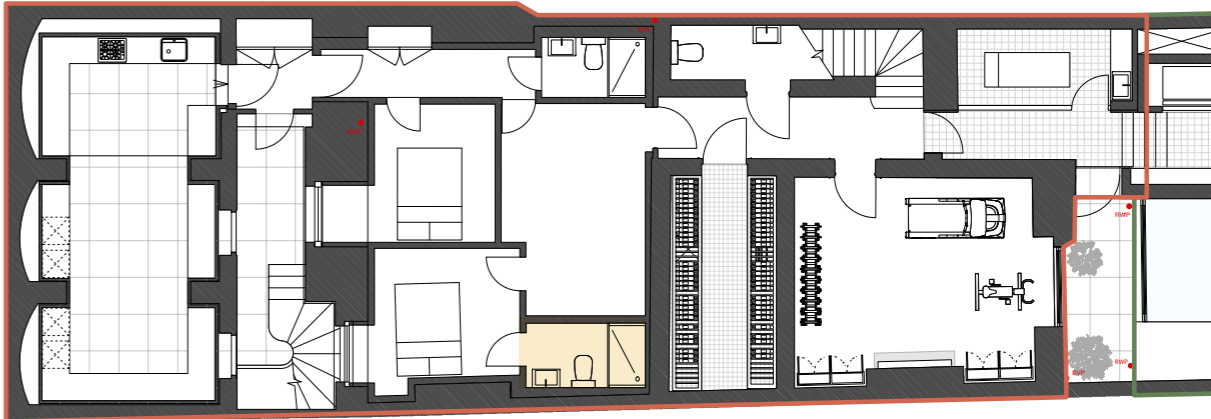
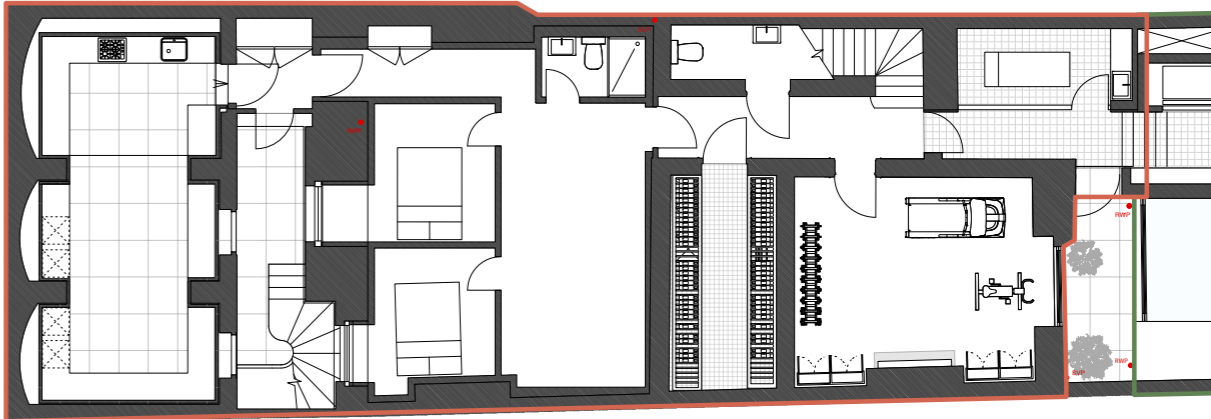
The current proposal will continue the enhancements already permitted by providing adequate provisions for occupiers without impacting an area of historical significance.

3.0 Summary of proposal

This proposal is for a new 4m² shower room within the existing front basement. It seeks to provide the correct proportion of essential facilities in a part of the house where it will have the least impact on the historic fabric.

Consented basement plan, granted February 2020 (top)
Proposed basement plan (bottom)

-  Listed house
-  Unlisted mews
-  Proposed new shower room



4.0 Appendix

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