

Heritage Statement for the Alterations to
9 Fitzroy Mews
London W1T 6DJ



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Introduction

This statement has been prepared by Somorjay & Talliss, Architects, on behalf of L5 Partnerships Ltd, of Hornchurch. It is in respect of an application for Planning Permission and Conservation Area Consent, relating to the creation of a terrace on flat roof the property. In addition there would be associated internal interventions to both facilitate and complement that feature.

Heritage Statement

9 Fitzroy Mews is a terraced mews house located within the Fitzroy Square Conservation Area, which is centred around the classic Georgian square. The Mews is directly attached to the rears of the properties forming the south-western side of the square and comprises houses and live/work units, which were converted from B1 use in the first decade of this century. The property is not Listed nor a Building of Townscape Merit.

The house characterised by its external expression of the concrete frame with light painted brick spandrel panels and black painted metal features under a parapet concealing a flat concrete roof. Windows and doors are made of painted timber including the timber clad oriel windows, which are a particular feature of the residential conversion mentioned above.

The street itself is paved in various sizes of granite setts laid in no particular pattern.



Image No. 1 General view along Fitzroy Mews



Image No. 2 Looking through the existing rooflight to the rear of Fitzroy Square

It is important to stress that the property has only one elevation, the south-west elevation to the mews itself. The other three sides of the property are concealed by the adjoining properties, 8 and 10 to the north-west and south-east respectively and the Fitzroy Square property to the north-east - the last being remarkable for its full plot coverage, that is to say there is no apparent outdoor amenity space that could be compromised by the proposal. No alterations will be visible from the public realm. Accordingly, there will not be an adverse impact such as loss of amenity or overlooking. From a pigeon's perspective it will be an enhancement of the Conservation Area as the utilitarian flat roof covering will be replaced by quality external finishing materials and plants.

Amount of Demolition

One small area of demolition is proposed and that is the area of glazed roof light above the existing stair. This can be seen on drawing 225 E 01. The illustration above shows the outlook from the underside of this rooflight.

Amount of new build.

Once the existing rooflight has been removed, it will be replaced by a box style sliding roof light. This is slid open when access to the roof terrace is required and moves to ensure there is always two metres clear headroom above the pitch line of the proposed stair. And that is it, save the perimeter balustrading described below.

Materials

In addition to the fully glazed box sliding rooflight, the new work will comprise a 1.7m high obscured glass screen on the party wall on the north-east boundary, in order to protect the mutual privacy of adjoining properties, along with black painted galvanised steel balustrading to match that used on the adjacent properties in the Mews.



Image No. 3 Balustrading to the existing adjacent roof terraces.

Summary

The proposal will provide enhanced amenity for the property, by way of the creation of enjoyable outdoor space, where currently there is none. It is necessary to travel quite some distance from the property to reach public green space, and this is particularly problematic whilst the current distancing guidance remains in place. Thus the proposal provides an opportunity for the occupants to access fresh air and scope for limited forms of exercise - clearly these are much needed commodities especially during the current public health crisis. It will have a negligible impact in the Conservation Area and simply follows the precedent set by neighbouring properties.

In view of the modest nature of the proposal and the clear improvement to provision of scarce outdoor amenity in the heart of the city, we trust the Authority will be pleased to grant full planning approval and Conservation Area Consent.