

**ALTERATIONS AND EXTENSION**

**TO GLEBE HOUSE**

**15 FITZROY MEWS**

**LONDON W1T 6DP**

**TO FORM AN ADDITIONAL 3 BED FLAT**

**AT FIFTH FLOOR LEVEL**

**DESIGN AND ACCESS**

**AND HERITAGE STATEMENT**

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## 1.0 The Site

- 1.1 Glebe House lies to the west side of Fitzroy Mews. It consists currently of fourteen one and two-bed flats over four storeys, from first to fourth floors with an entrance from Fitzroy Mews at ground level, and a smaller fifth floor giving roof access and plant space.



Site location plan

- 1.2 The ground floor of the building forms four commercial units, no's 92, 94, 96 and 98 Cleveland Street. Cleveland Street lies parallel to Fitzroy Mews to the west. The building fronts both forming a long narrow plan form. No's 94 and 96 Cleveland Street both have additionally small basement areas extending under the adjacent no's 92 and 98. To their rear, fronting Fitzroy Mews, are four garages and a shuttered rear entry to one of the commercial units.
- 1.3 The site lies on the western edge of the Fitzroy Square Conservation Area with Cleveland Street forming it's boundary and also the borough boundary. The City of Westminster commences to the western side of Cleveland Street. Fitzroy Square itself is situated some 40 metres to the east. The Victoria Line runs close to the southern edge of the site at a depth of some 20m.

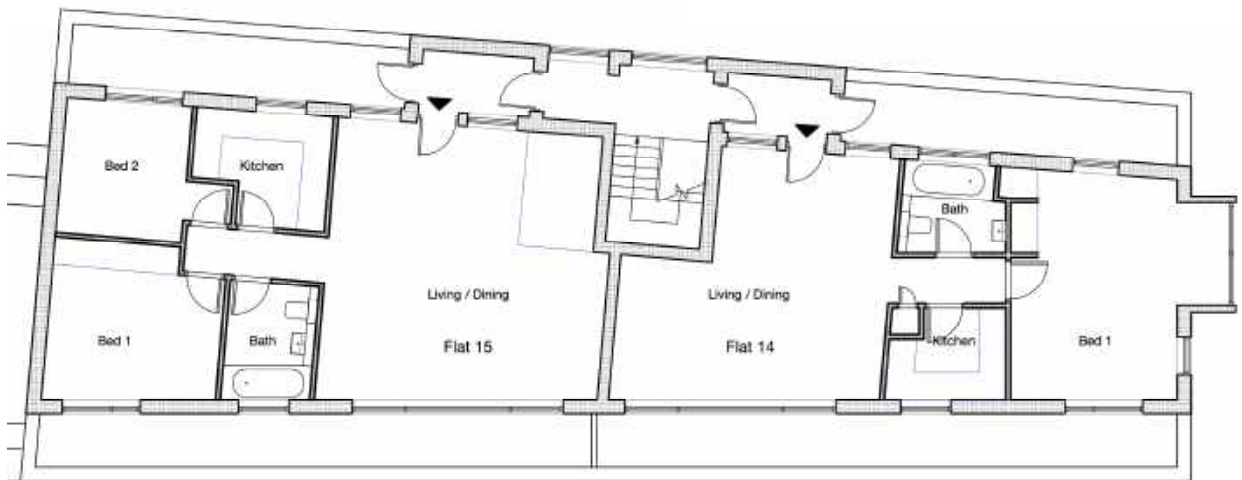
## 2.0 The Building

- 2.1 The building was probably constructed in the early 1970's. It is of a concrete frame with simply supported dark red facing brickwork and some rendered areas to the rear. Feature windows to the Cleveland Street elevation are in faced projecting concrete frames. Fenestration is of aluminium casements and fixed light spandrel panels. To the rear the central access core extends to six storeys serving the residential and it is emphasised in a cream render. At ground level a dark brown facing brick has been utilised to differentiate the commercial elements from the residential over, with separation given by a slightly inset expressed concrete beam painted dark grey. Over time there has been some alterations to the lower level at the rear, the addition of a variety of garage and security shutters and ducting.



View south along Cleveland Street towards building

- 2.2 The existing fourth floor forms only two flats, instead of the typical four below, slightly set back to both the Cleveland Street frontage and to either side of the rendered core to the Fitzroy Mews frontage. These set backs are clad vertically in an imitation white horizontal timber boarding within which are set larger areas of fenestration giving balcony access, particularly to the Cleveland Street aspect.



Existing fourth floor plan

- 2.3 The southern end elevation fronting the small entry to Fitzroy Mews incorporates a cantilevered bay element with a mansard profile to the existing top storey. The northern end elevation matches this profile above its junction with no 100 Cleveland Street which adjoins to the north. Again these elevations are in a dark brown facing brick where at low level with dark red facing brickwork over.
- 2.4 The building is of no architectural merit, and in fact the rear at low level is rather messy detracting from the appearance of the Mews. Within the Conservation Area Appraisal Glebe House is considered of neutral contribution. There are also a number of individual aerials at roof level which are quite prominent.



View south along Fitzroy Mews towards building

### 3.0 The Character of the Surroundings

3.1 Both Cleveland Street and Fitzroy Mews have a varied character which Glebe House contributes to and each will now be considered in turn.

3.2 Whilst Cleveland Street has a number of four storey very early Victorian houses, now usually incorporating conversion to commercial premises to the ground floor and often divided into smaller flatlets, this rhythm is often punctuated by larger buildings. To its north eastern end has just been completed a large prominent two storey roof top extension to a four storey building, clad in a vibrant copper, to the south of which at no's 108-134 Cleveland Street is a five storey building. This adjoins the northern most original four storey house, which forms the first of a terrace of fourteen houses. The six storey Glebe House and adjoining Cleveland Court lie each side of the Fitzroy Mews entry. Beyond the Grafton Way junction, further to the south of Cleveland Court, lies another larger four storey property, the former Bromley Arms with further three and four storey terraced properties beyond terminating at the junction to Maple Street. At which point is situated the BT Tower, which remains very prominent from all southerly views down Cleveland Street as it extends some 177m in height.



View north along Cleveland Street towards building

3.3 Fitzroy Mews is more varied in its character with the rears of four and five storey properties terminating at each end, Glebe House and Cleveland Court to its western side and smaller two and three storey mews type properties to its eastern side. Whilst it retains a mews like feel, particularly with cobbling to the road surface and garage entrances along its length, most buildings are actually fairly modern concrete framed with painted brick infill and as a result the majority of the buildings do not make any positive contribution to the Conservation Area. Again the BT Tower is very prominent to the south.



View north along Fitzroy Mews towards building



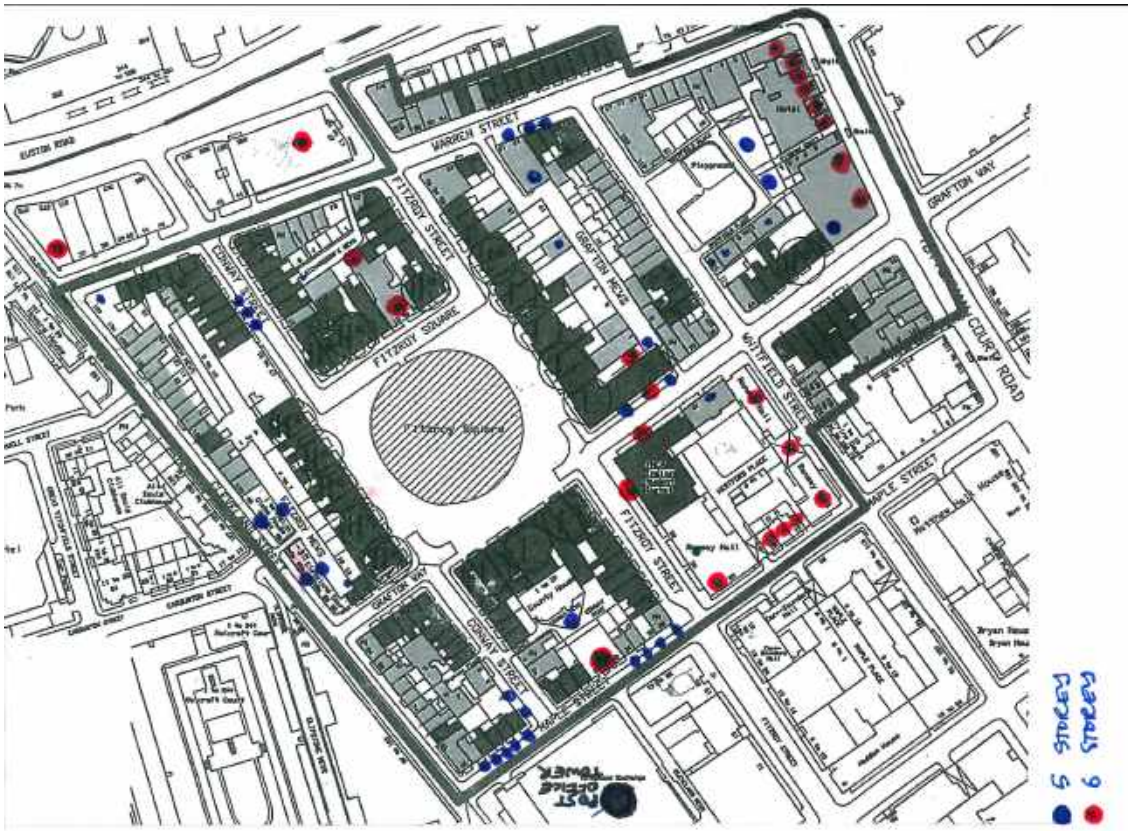
## 4.0 Heritage

- 4.1 The existing heritage assets that the context of any proposed development should be considered within are the Conservation Area, its positive contributors, and those listed buildings within it. Also should be considered buildings beyond which affect it in which regard there has been recent developments immediately to the north and west. The Fitzroy Square Conservation Area covers nearly 7 ha extending from Tottenham Court Road in the east to Cleveland Street to the west and from Euston Road in the north to Maple Street in the south.



View of Fitzroy Square

4.2 The area was originally developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The buildings vary in size and status and are punctuated by a number of larger later buildings, as has already been described in considering the immediate surroundings to the proposal to Cleveland Street and Fitzroy Mews. Within the Conservation Area the number of larger buildings that punctuate has been assessed. There are a considerable number dispersed throughout. Many buildings also have in addition rooftop plant and accesses some of which are quite noticeable.



Conservation Area plan with taller buildings indicated

- 4.3 Fitzroy Square forms the principal focus with its circular garden of mature trees enclosed by the grandest terraces, nearly all of which are listed. Other streets are relatively long narrow spaces bordered by terraces either side, many of which are positive contributors but less so within the periphery of Cleveland and Maple Streets. These two streets also have the most prominent views of the 177m high BT Tower, although it can also be seen from most parts of London. Few of the early two storey mews properties generally remain having been replaced by larger buildings.



View of larger buildings in Conservation Area

- 4.4 Prevalent materials are Portland stone to the most prestigious buildings, stucco, London stock bricks and Welsh slates to roofs. Red brickwork was introduced into later buildings.
- 4.5 The form of development is very urban and very dense. It retains a broad mix of uses, residential, small commercial, and retail premises. Apart from Fitzroy Square itself it is a vibrant if slightly run down area generally.
- 4.6 The Appraisal does distinguish Glebe House as an 'out of keeping modern brown block' and notes that both Glebe House and Cleveland Court 'are of a different scale of materials'. Whilst Fitzroy Mews 'has no buildings of note'. It also mentions that 'ventilation equipment and trunking' detract. All of which has been noted above.
- 4.7 As Cleveland Street lies on the western edge of the Conservation Area it is also affected by buildings immediately beyond it and the Appraisal acknowledges the importance of such views into and out of the Conservation Area. We have noted the effect of the copper clad two storey roof addition at the junction with Warren Street to the north. An adventurous design but striking a distinct contrasting character to Cleveland Street from where it is very visible.. Likewise there has been recent development to the western side of Cleveland Street with increases in height and bulk all of which contributes to a greater narrowness of the street scene.



View of copper clad two storey addition on Cleveland Street / Warren Street

## 5.0 The Proposals

- 5.1 The proposal is to add to the existing sixth floor area to create a further three bed roomed flat. A structural appraisal of the existing building has been prepared and should be read in conjunction with this Statement. It shows that such an extension is feasible subject to load taken to the external walls of the main element of the building at the front and at the rear. Hence an extended sloped mansard roof form has been developed to the Cleveland Street frontage with an expressed structural frame. This expressed frame also helping to contribute a greater vertical rhythm to this elevation. A similar, but vertical, treatment is undertaken to the rear. The flank wall to the south is extended within this profile but that flank to the north is reduced in further extent by the insertion of a stepped back terrace.



Proposed fifth floor plan

- 5.2 Alterations are also sought at ground level to Fitzroy Mews to improve the appearance to the mews. This includes a rationalisation of the security screens to the garages and general redecoration. Improvements would also be made by introducing a common aerial at roof level in a more inconspicuous location.



Proposed rear elevation (Fitzroy Mews)

- 5.3 Elevationally it is proposed that the alien white horizontal cladding is removed from the existing fourth floor and replaced with an integral lightweight vertical seamed metal cladding treatment matching that above and giving an improved and more coherent appearance at roof level in materials more in sympathy with the Conservation Area. Metal cladding being recently used elsewhere along Cleveland Street and a dark zinc colour being similar to lead or slates.



Proposed front elevation (Cleveland Street)

- 5.4 Internally the lift access, currently only the ground to third floors would be extended throughout the building.
- 5.5 The dwelling size proposed meets London Plan required space standards.

## 6.0 Impact of the Proposals

- 6.1 Whilst the proposals extend the sixth storey it is not considered that this adversely affects the nearby surroundings nor the character of the Conservation Area.
- 6.2 There is no great consistency of roof line to the eastern side of Cleveland Street as has already been shown. It is not a uniform terrace but one of lengths at varying heights accentuated by recent alterations to existing to the north at the Warren Street junction and new development to the west. Views along Cleveland Street are very foreshortened due to its length and narrowness and recent development adds to this. The additional height of the proposal has little effect on these views particularly in a mansard roof form. Unlike the recent extension at the Warren Street junction it is not a prominent corner building. The added vertical articulation of the expressed structure is considered beneficial. Likewise the removal of alien white plastic cladding and aerials.

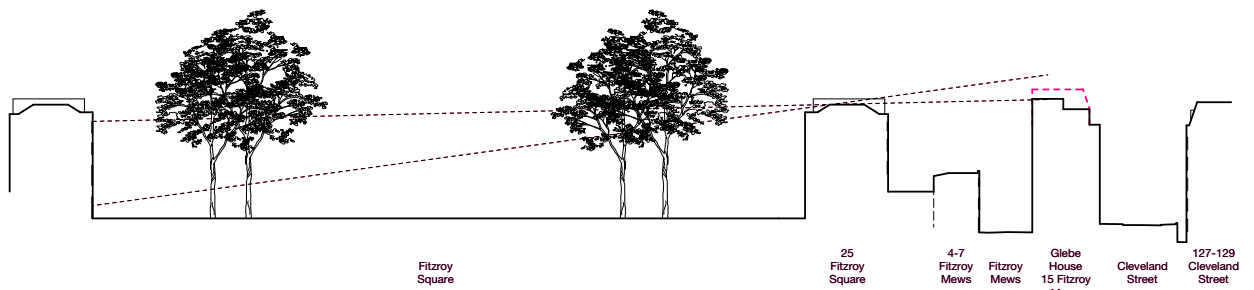


View south along Cleveland Street towards building



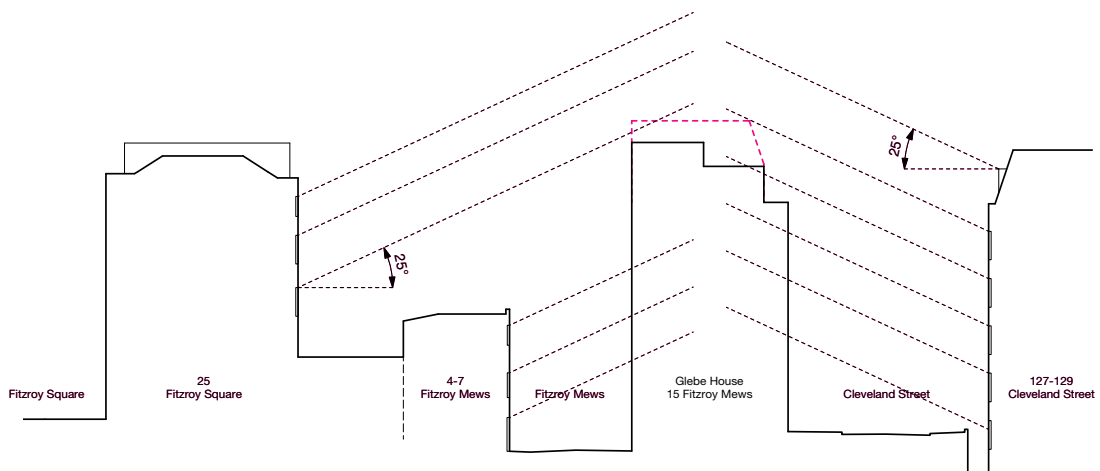
6.3 The impact to Fitzroy Mews is similarly not adverse. There are no long views possible as the mews is very narrow and with substantive end terminations. Therefore improvements at low level will be far more noticeable than roof level alterations. The additional floor is again given a roof like zinc clad treatment.

6.4 Longer views from within and outside the Conservation Area have also been considered. Whilst only of five storeys generally the terrace to the west side of Fitzroy Square is of the grandest proportion and height and as can be seen from submitted sections views of the proposal cannot be seen from across the square at ground level, due to the height of that intervening terrace and trees. Nor is the proposal greatly visible from Carburton Street opposite.



Sightline diagram through Fitzroy Square  
(proposed building extension shown in dotted red line)

6.5 Surrounding amenity has also been considered and sunlight and daylight 25 degree angles applied as a rule of thumb. Whilst there is some impact to a few windows at certain floor levels as shown this is not considered such as to be an unreasonably adverse impact. However more detailed studies could be undertaken should they be required.



Site section diagram indicating 25 degree angles  
(proposed building extension shown in dotted red line)

6.6 Within Glebe House itself the lower level residential units are not affected at all. The two existing upper level flats will maintain their amenity terraces overlooking Cleveland Street westward and the larger extent of fenestration to this elevation for these units maintained. To the Fitzroy Mews elevation the proposal will extend to the rear walls but the windows to the floor below, with one exception, are only to non-habitable rooms, and supplementary. The two residents living immediately below have been consulted. Prior to any full application all residents will be consulted.

## 7.0 Accessibility

7.1 The insertion of extended lift access to the existing fifth floor and proposed sixth floor improves current accessibility. Accessible thresholds will be provided to the proposed additional dwelling throughout and bathrooms and toilets will be to accessible standards also.

7.2 Roof top safety will be significantly improved by providing better accessibility and a fall restraint system which currently is lacking to the existing roof.

## 8.0 Summary

8.1 Whilst an extended sixth floor is proposed it is not considered inappropriate as it does not interrupt the consistency of a uniform terrace to Cleveland Street. Nor is it overly prominent within the street scenes to Cleveland Street nor to Fitzroy Mews. Views of it being quite limited due to the narrowness of these spaces.

8.2 It is considered that improvements to the visual rhythm and at ground level to the rear will provide enhancement to both Cleveland Street and Fitzroy Mews.

8.3 Accessibility for residents is improved to the fourth floor and the proposed dwelling is fully accessible.

8.4 An additional family sized dwelling, adding to housing stock, is beneficial and addresses need.