

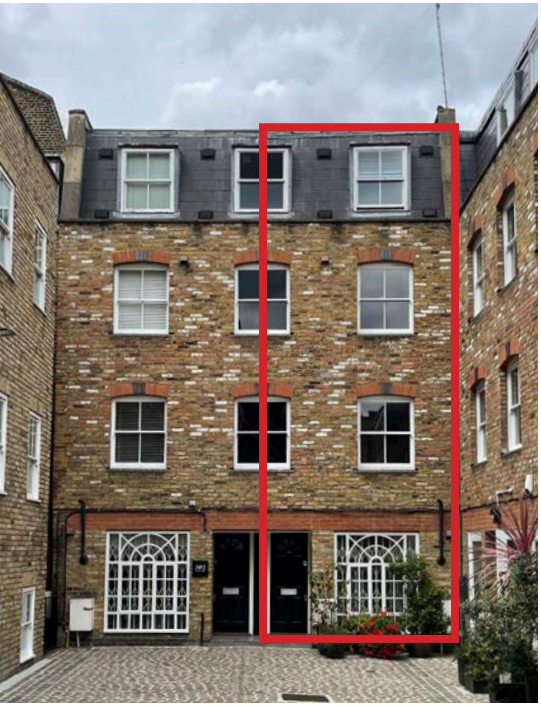


Proposal after planting



**Planning Application for 1B Fitzroy Mews
Design and Access and Heritage Statement**

1B Fitzroy Mews lies at the north end of Fitzroy Mews, being the east half of 1 and 1B Fitzroy Mews as converted in 2006/7 from office to residential use. The building comprises ground, first and second floors plus a third mansard roof floor.



1B Fitzroy Mews - existing

Background

It has been found necessary to re-build the separating wall between houses 1 and 1B Fitzroy Mews. The existing wall was constructed by the previous owner and approved by LB Camden in 2006/7. As constructed, it does not provide suitable fire, smoke and sound separation between the two residential properties in accordance with Building Regulations. The resolution involves cutting through the floor and roof joists and re-supporting them on the new wall. There is also a need to provide adequate fire separation at the building's brick elevation where the separating wall abuts and blanks out the central windows.

The reconstruction is a highly disruptive activity, and it is proposed to take the opportunity to make further changes to the front elevation and mansard roof to improve the amenity of 1B Fitzroy Mews. It is proposed to recover the natural light in the first, second and third floors, which was lost when the central windows were blanked off, and to further improve the amenity of the property by providing outdoor balcony space at the third floor.

The proposal has considered the Camden Planning Guidance, the Camden Local Plan and the Fitzroy Square Conservation Area Appraisal and Management Strategy.



Proposal before planting

Conservation Area Status

The Camden Fitzroy Square Conservation Area Appraisal and Management Strategy states:

Building Typology and Form
3.11 Few of the original two-storey mews properties remain. These have been replaced by a combination of three-storey warehouses and workshops built during the 19th and 20th centuries, which are characterised by large windows, hoists and loading doors on upper floors.

3.18 The mews properties were built to a more modest scale, and are characterised by large door openings at ground floor level and smaller window openings on the upper floors. However, a number of former warehouse buildings are characterised by large windows, hoists and doors at upper levels.

Townscape Character
6.33 Fitzroy Mews retains its granite sett surface but has no buildings of note. The three-storey 20th century houses and offices on the eastern side take on a mews character and have large ground-floor openings with timber doors. Some of the brickwork has been painted and cedar cladding has been applied to articulate elements of the facades as part of a recent upgrade. There is also a three-storey late 20th century mews house built in stock brick to a neo-Victorian style that terminates the view to the north. These buildings are constructed from a buff brick consistent with the character of the area.

The proposal has been designed to both reflect and enhance the architectural character and language of Fitzroy Mews in accordance with the adjacent buildings and the wider character of mews properties in the Fitzroy Square Conservation Area.

Proposal Design

The proposal adopts the heritage features of local mews architecture, while also recognising that the mews ends are most frequently closed by buildings of a unique form, distinct from the continuity of the buildings that define the long sides of the mews. In so doing it also takes due cognisance of the particular ensemble in which the building lies.

The proposal recognises and maintains the continuity of existing heights of the mansard and parapet lines that visually connect 1 and 1B with 2-3 Fitzroy Mews and align with those to the Fitzroy Mews façade of 102 Cleveland Street.

The mansard balcony retains the roof edge line, the external space being partly recessed into the existing living area and sitting wholly behind the line of the parapet.

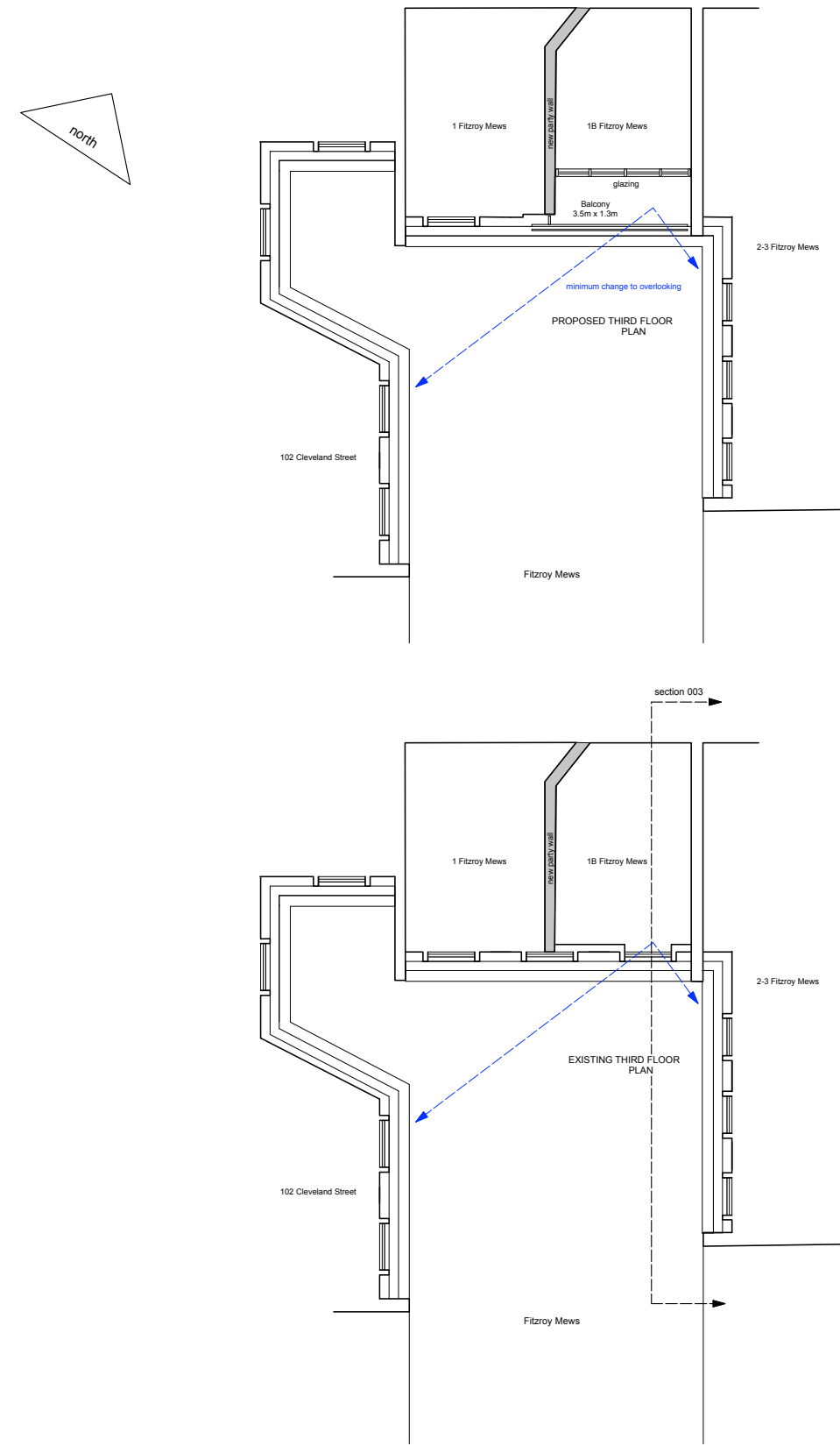
The balcony enables the recovery of the internal daylight at third floor level. At second and first floor level the daylight recovery is assisted by making the windows taller, so retaining the width proportions within the ensemble and suggesting the light industrial aesthetic of other local mews properties.

In requiring the blank windows at first and second floor levels to achieve adequate fire separation, it is proposed that the elevation is best resolved by replacing the windows with matching façade brickwork, retaining a memory of the lintol arch. For the blank mansard window at third floor level it is proposed that the overall proportions are best resolved by retain the opening width in the roof slates as existing. The balcony is contained within the 1B Fitzroy Mews plan area.

Materials

There is no change proposed to the existing buff brickwork and black slate elevation materials of 1B Fitzroy Mews. Matching brickwork will be extended to within the area of the two blanked windows. It is proposed that the new windows will be specified to meet improved environmental criteria, being insulated steel framed and double glazed.

Plans 004



Sunlight and Daylight

The proposal recovers the sunlight and daylight of 1B Fitzroy Mews lost by the original conversion. The proposal does not increase the height or plan area of the existing property and so has no effect on the sunlight and daylight of any surrounding properties.

Outlook and Overlooking

The proposed extended windows at the first and second floor are of the same width and in the same elevation plane as the existing windows. The balcony area is behind the existing parapet and predominantly behind the existing window plane. The balcony window is 1.2m behind the existing window plane.

The facades of the adjacent properties are perpendicular to 1B Fitzroy Mews. They comprise the rear of 102 Cleveland Street and the front of 2-3 Fitzroy Mews, which is presently used as offices.

The proposal does not substantially alter the outlook from the adjacent properties.

The proposal does not significantly change the existing overlooking of and by the adjacent properties.

Internal Planning and Access

There is no change proposed to the building entrance or the interior staircase layout of 1B Fitzroy Mews.

Utilities

There is no change proposed to the building utilities and drainage of 1B Fitzroy Mews.

Use

There is no change proposed to the residential use of 1B Fitzroy Mews.

Elevations 002



Sections 003

