

James Gorst Architects
3 Fitzroy Square

Design and Access Statement

July 2021

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0.0 Introduction

This report has been prepared in support of a Section 19 application to vary the approved drawings of the Listed Building Consent REF: 2019/3818/L at 3 Fitzroy Square.

The proposal is for minor alterations to the new build Grafton Mews elevation to the rear of the property.

The proposal includes:

- Aligning the proposed parapet with the neighbour
- Raising the proposed boiler flue

Proposed drawings:

LKBo9_201E - MEWS HOUSE ELEVATION
LKBo9_202E - MEWS HOUSE ELEVATIONS - RENDERS
LKBo9_902E - VIEW FROM MEWS - PHOTOGRAPH

Consented drawings superseded by proposal:

LKBo9_201D - MEWS HOUSE ELEVATION
LKBo9_202D - MEWS HOUSE ELEVATIONS - RENDERS
LKBo9_902D - VIEW FROM MEWS - PHOTOGRAPH

1.0 Existing site

Existing house:

3 Fitzroy Square is formed of two parts, a Grade I Listed Georgian townhouse facing Fitzroy Square and a new build mews house facing Grafton Mews (construction commenced but not completed). This report relates exclusively to the new build mews house facing Grafton Mews.

Planning history:

- 1995: Permission granted for change of use from office to residential
- 1999: Listed Building Consent granted for internal alterations to second and third floor
- 2012: Planning Permission, Listed Building Consent and Conservation Area Consent (refs. 2011/4445/P, 2011/4485/L & 2011/4486/C) granted for demolition of the unlisted mews, construction of a new mews building, extension of the existing basement and refurbishment of the historic house. These works were commenced by the previous owner but not substantially completed.
- 2019: Certificate of Lawfulness granted to confirm commencement of 2011/4445/P & 2011/4485/L.
- 2020: Variation to the original 2012 consent (2011/4445/P) and a new Listed Building consent (2019/3818/L) granted for a number of small changes primarily to the new mews building including change of roofing material, change of window arrangement and a new link to the historic house at first floor.

Current works:

Construction works began on site in accordance with the current permission in September 2020 and are scheduled for completion in April 2022.

2.0 Proposal

This application makes two proposed changes:

- Aligning the proposed parapet with the existing neighbour, by raising it 287mm
- Raising the boiler flue from 500mm to a height of 1000mm

Mews parapet

The consented scheme presents an unusual junction where the party wall is higher than the street-facing parapet (see image on page 8). This presents a confused appearance and is more complex to build. The proposal is to align the new parapet with the neighbour to create a neat appearance and ease construction. This also subtly calms the composition of the façade and improves the general appearance from the street.

Following consultation with the contractor, Conservation Officer and with the agreement of the neighbours, all agreed that this would present a small but worthwhile improvement to the consented scheme.

Please note that this proposed change does not affect any other aspect of the consented design including internal configuration, roof pitch or roof level.

Boiler Flue

The original consent keeps all significant pieces of plant and serviced areas out of the historic house. The house is currently serviced by a single large boiler housed within a plant room below the mews. The flue was originally expected to be 500mm high however following further load calculations since planning, consultation with Building Control and confirmation from the Local Authority's Technical Team, there is now a requirement for this flue to stand 1000mm above the roofline. This has been kept to an absolute minimum following detailed co-ordination.

However, the proposed flue remains proportional to the proposed building (see pages 10-13), is not out of keeping with the character of the backlands environment and is significantly set back from the facade and street (see image on page 9).



Consented elevation (2019/3818/L)



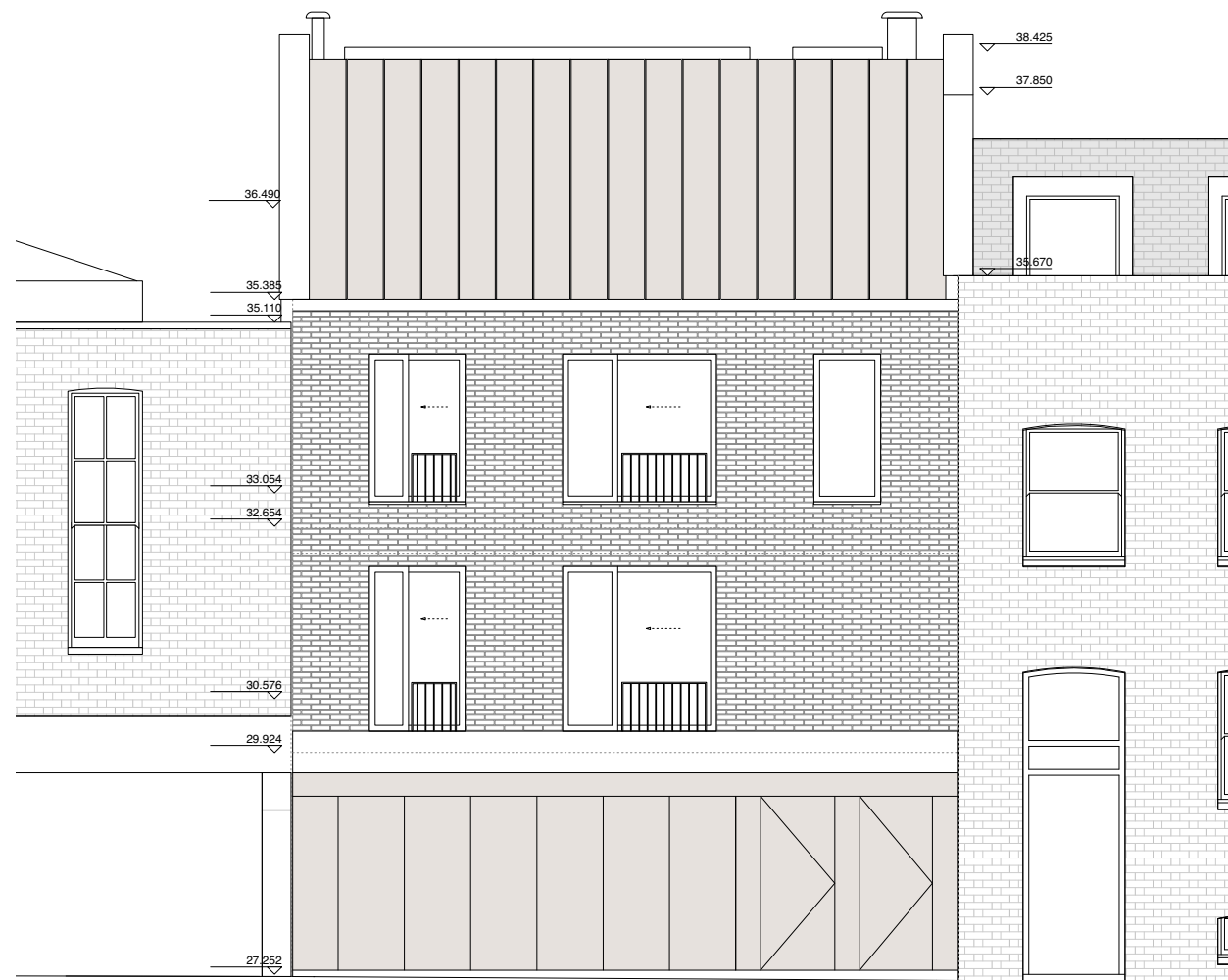
Proposed elevation



Consented elevation (2019/3818/L)



Proposed elevation



Consented elevation (2019/3818/L)



Proposed elevation

3.0 Conclusion

These proposed minor changes have been developed in consultation with a number of stakeholders and are deemed to improve the appearance and operation of the proposed mews building.

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