

TC

A

Flat C,
25 Fitzroy Square
London, W1T 6EU

Thomas Croft Architects
Studio 117
Great Western Studios
65 Alfred Road
London, W2 5EU
United Kingdom

Design and Access Statement
Listed Building Application 02

+44 (0)20 8962 0066
email@thomascroft.com
www.thomascroft.com

London
December 2021

-
1. Introduction
 2. The Design Proposals
 3. Conclusion

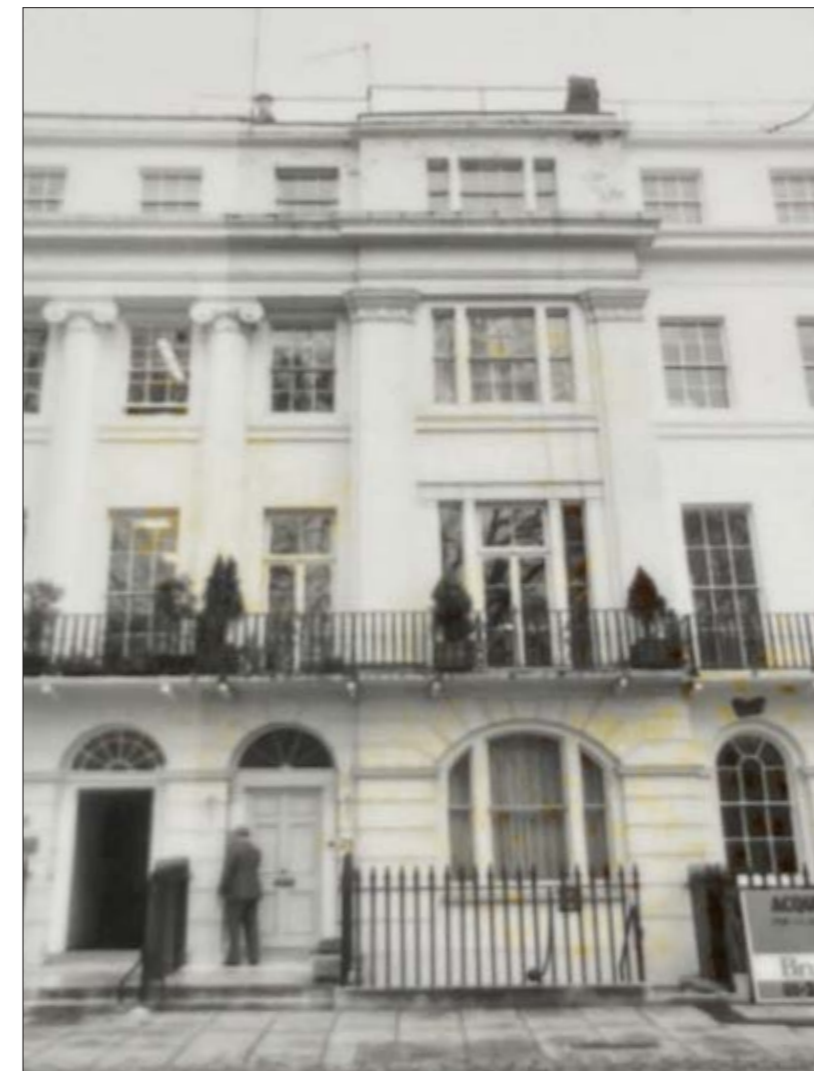
1. Introduction

This document supports an application for listed building consent for internal works to Flat C, 25 Fitzroy Square, a maisonette within a Grade II* listed stuccoed terrace (the Site) dating from 1832-35.

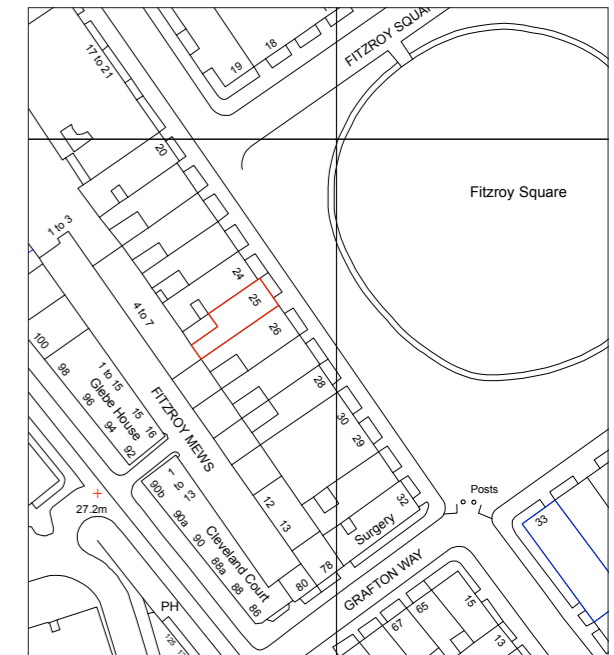
Flat 25C is a maisonette at first and second floors connected by an internal staircase dating from the 1980's. The changes over time have meant that there are only very few original features and fabric remaining. These include some decorative plaster cornices.

Proposals for the replacement of the 1980's staircase was recently granted Listed Building Consent by Camden Council - Application Ref: 2021/0574/L.

This application seeks approval to revise the design of the maisonette's stairhall, staircase and door opening into the living room.



25 Fitzroy Square in 1980



OS Plan

2. The Design Proposals

The proposals focus primarily on the design of the staircase and internal partitions within the maisonette.

The interior layout of the maisonette will remain as per the recent Listed Building consent.

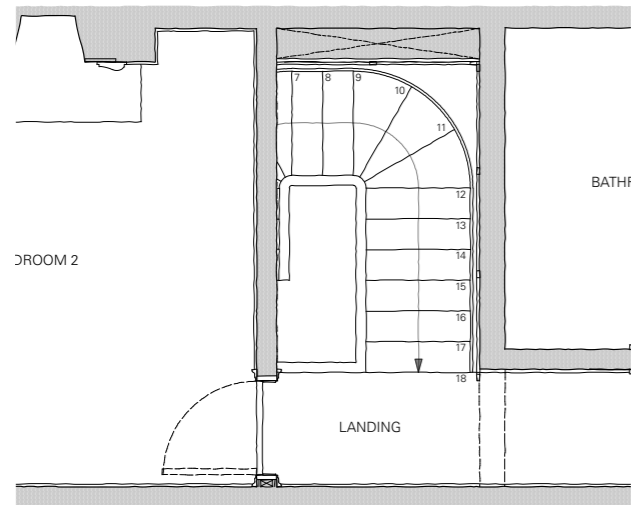
It is acknowledged the property has undergone various alterations over the decades and because of its multiple ownerships is unlikely to be restored to its original status anytime in the near future. As such, the design proposals seeks to re-address the C19th fabric by placing against it new interventions that have contemporary aesthetics.

The proposal is predominantly to use timber and employ craftman's detailing for the new staircase and joinery so that it juxtaposes coherently with the existing building fabric.

A non-expert when viewing this duplex flat for the first time would probably assume that both the existing stair & the consented design for a new stair were original C19th features because of the way they are designed, although this reading obviously wouldn't be true. As architects we worry that this misleading reading of the stair is actually a significant negative in heritage terms & that a stair which looks sympathetic but which doesn't attach itself quite so firmly to the historic fabric might be a more appropriate way of linking these 2 floors.

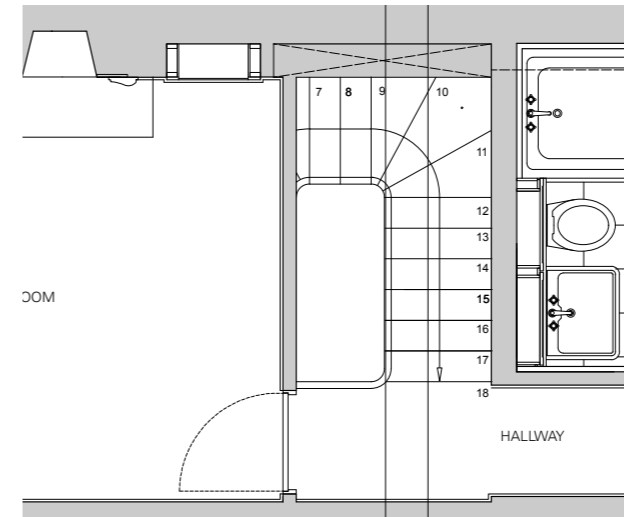
This design approach would also allow the stair to be disengaged from the re-opened opening between the 2 primary piano nobile rooms & this works a lot more fluently in design terms (the consented version constricted this new opening somewhat because of the way it collided with the opening's top corner). We have also combined this with a simple panelled wall solution that makes architectural sense of the various room functions & a virtue out of the unusual existing layout.

Proposed



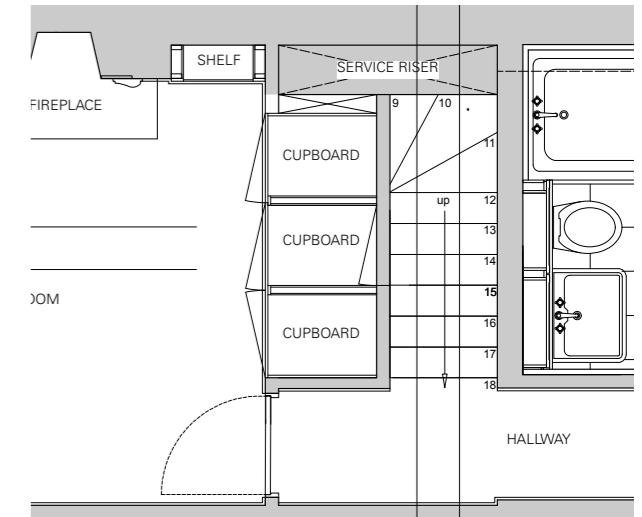
Upper Floor plan

Consented

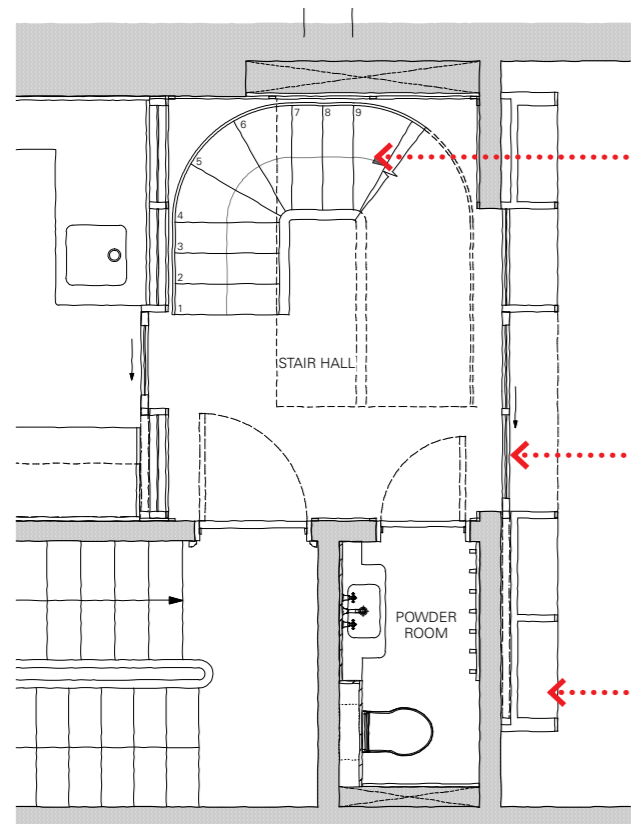


Upper Floor plan

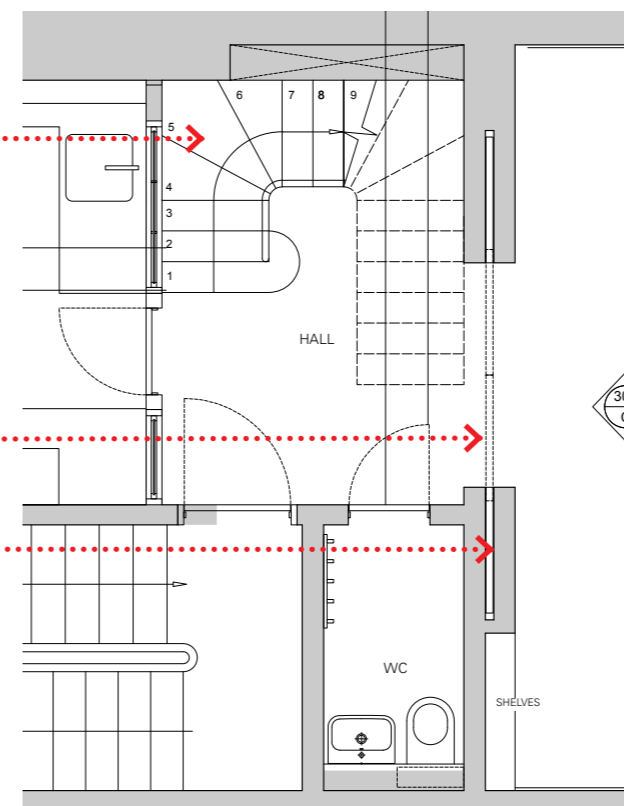
Existing



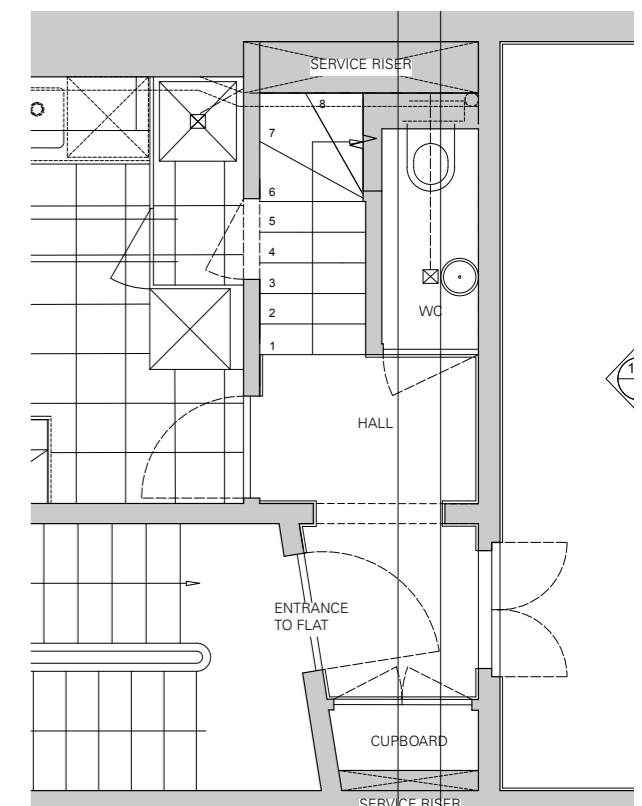
Upper Floor plan



Lower Floor plan

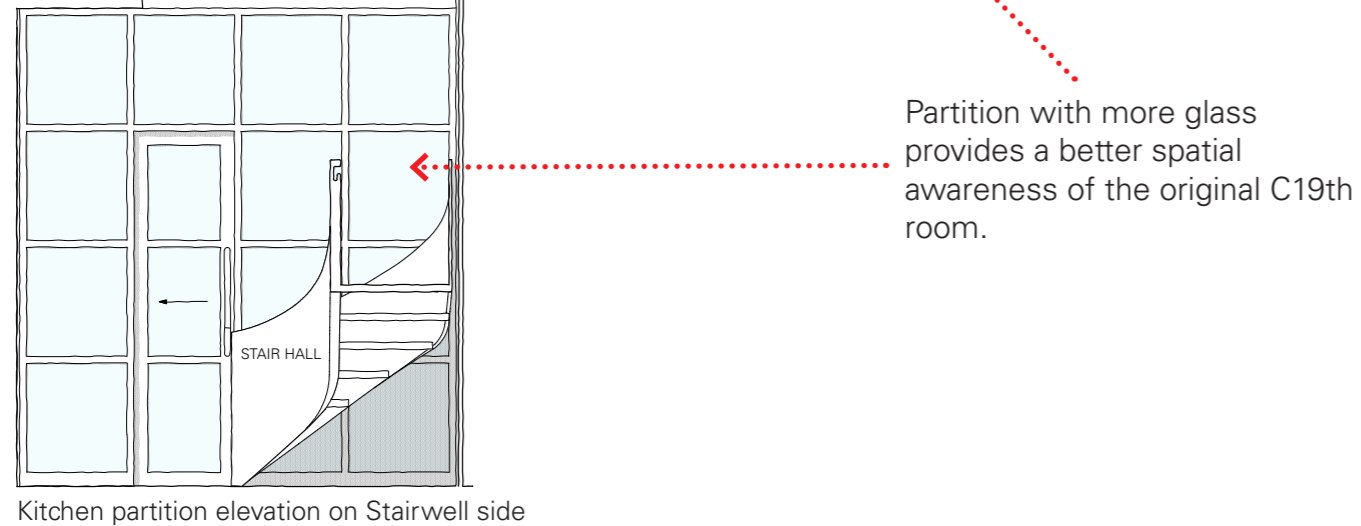
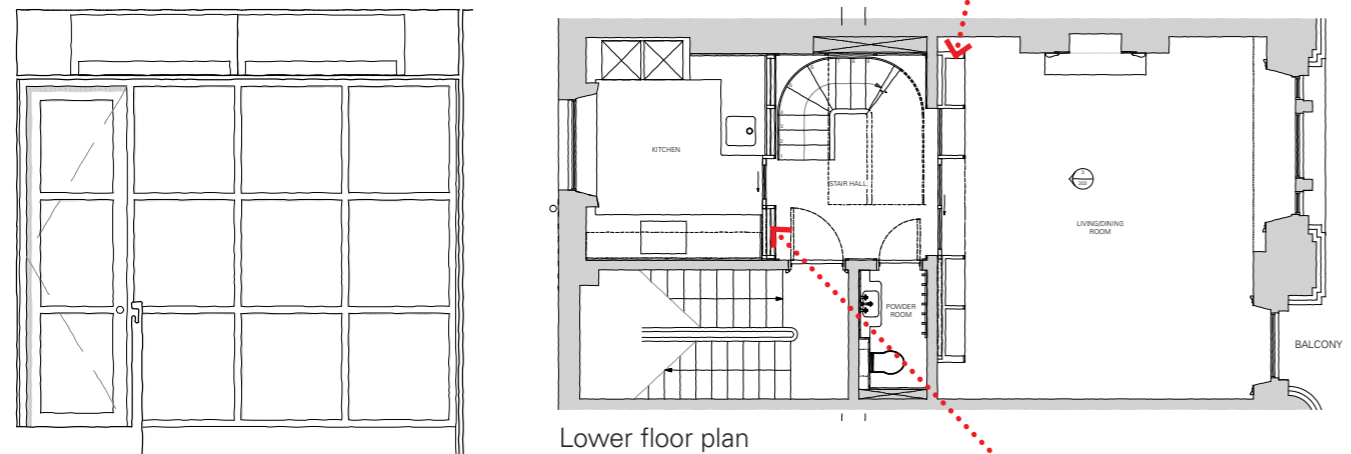
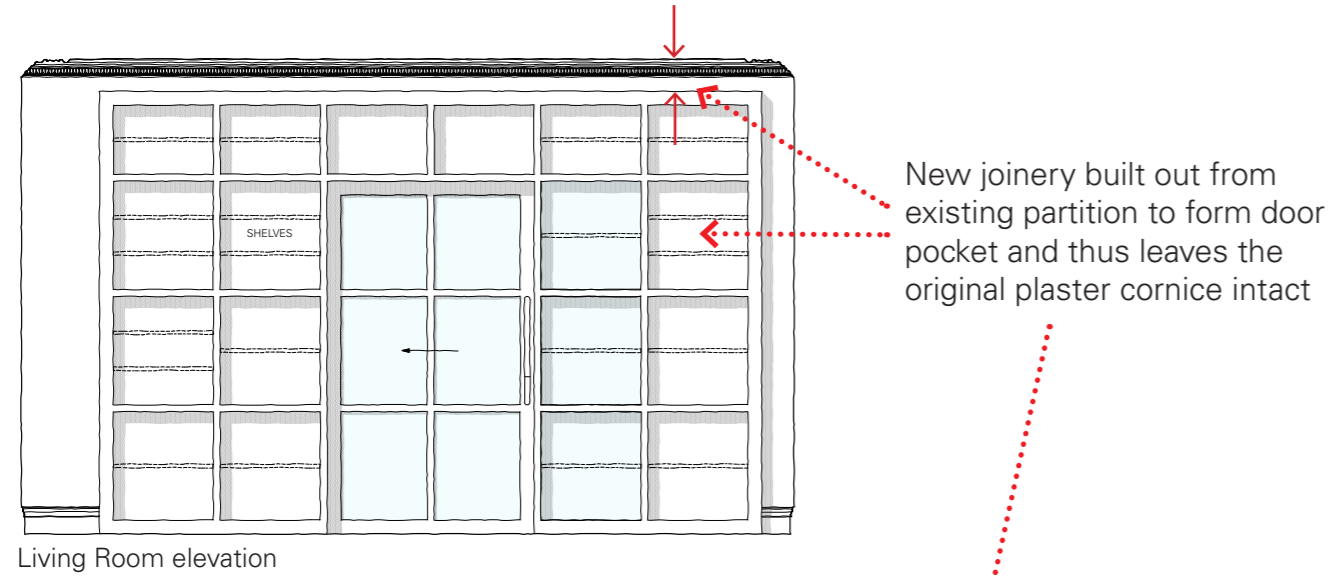


Lower Floor plan

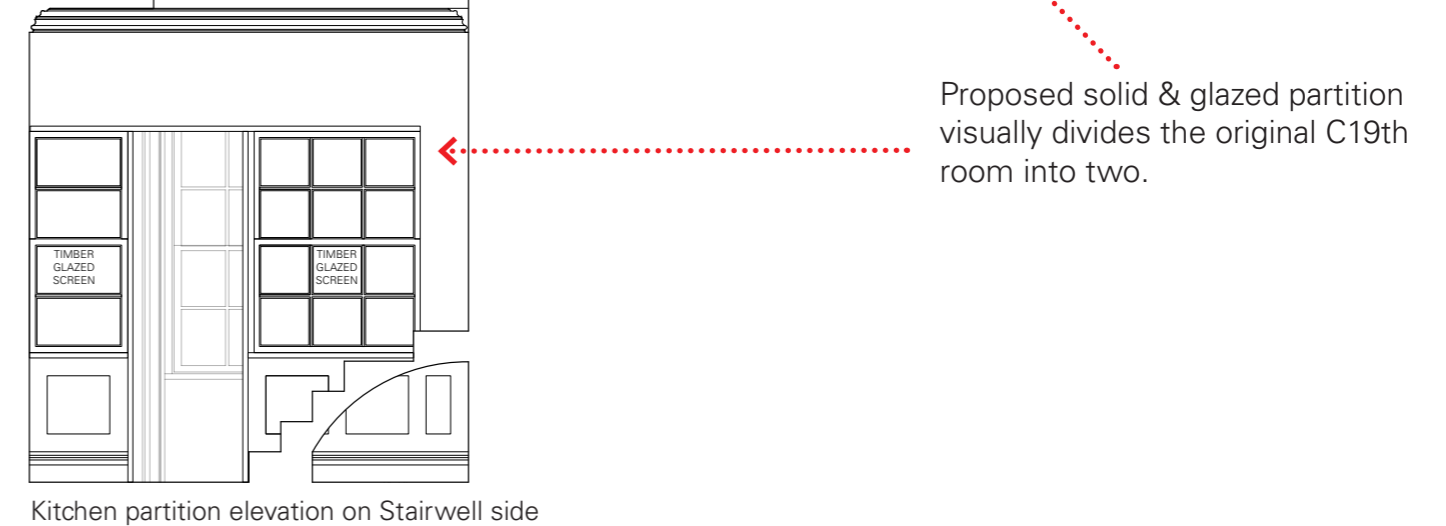
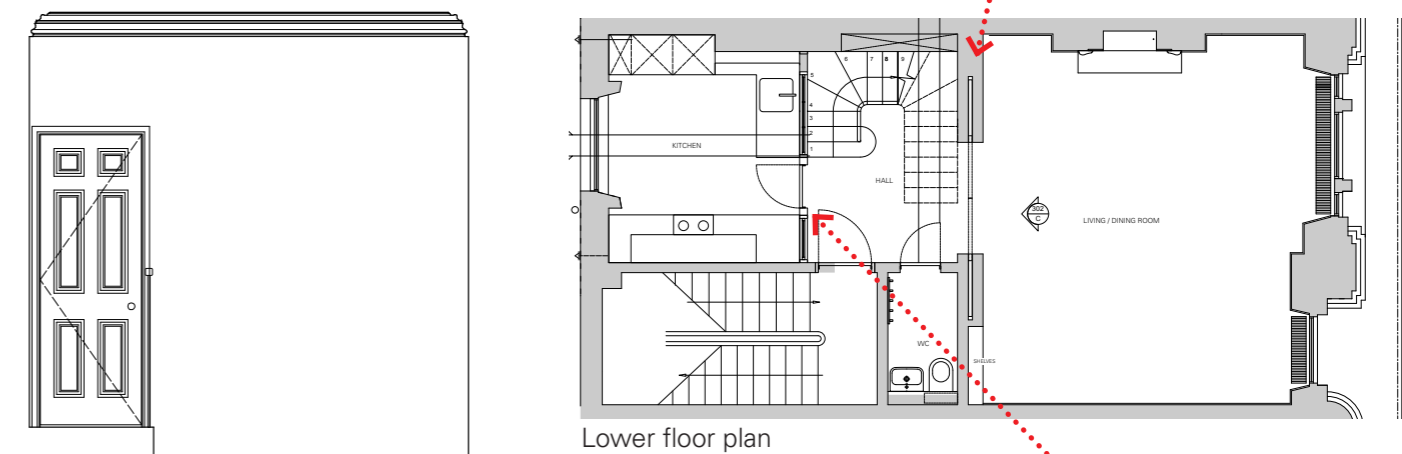
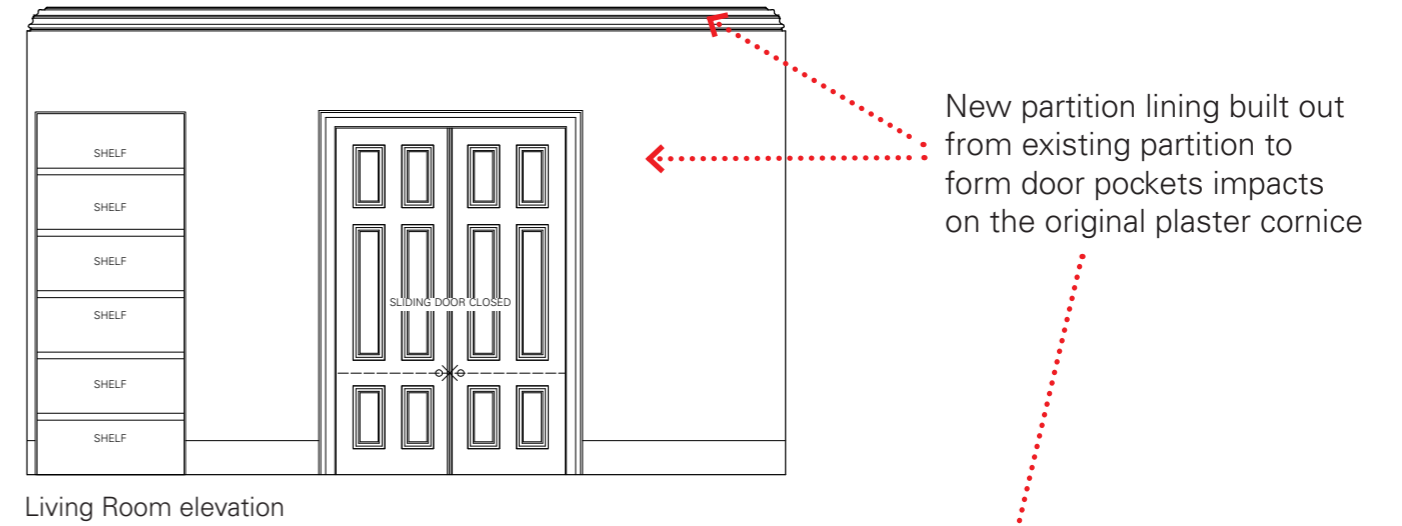


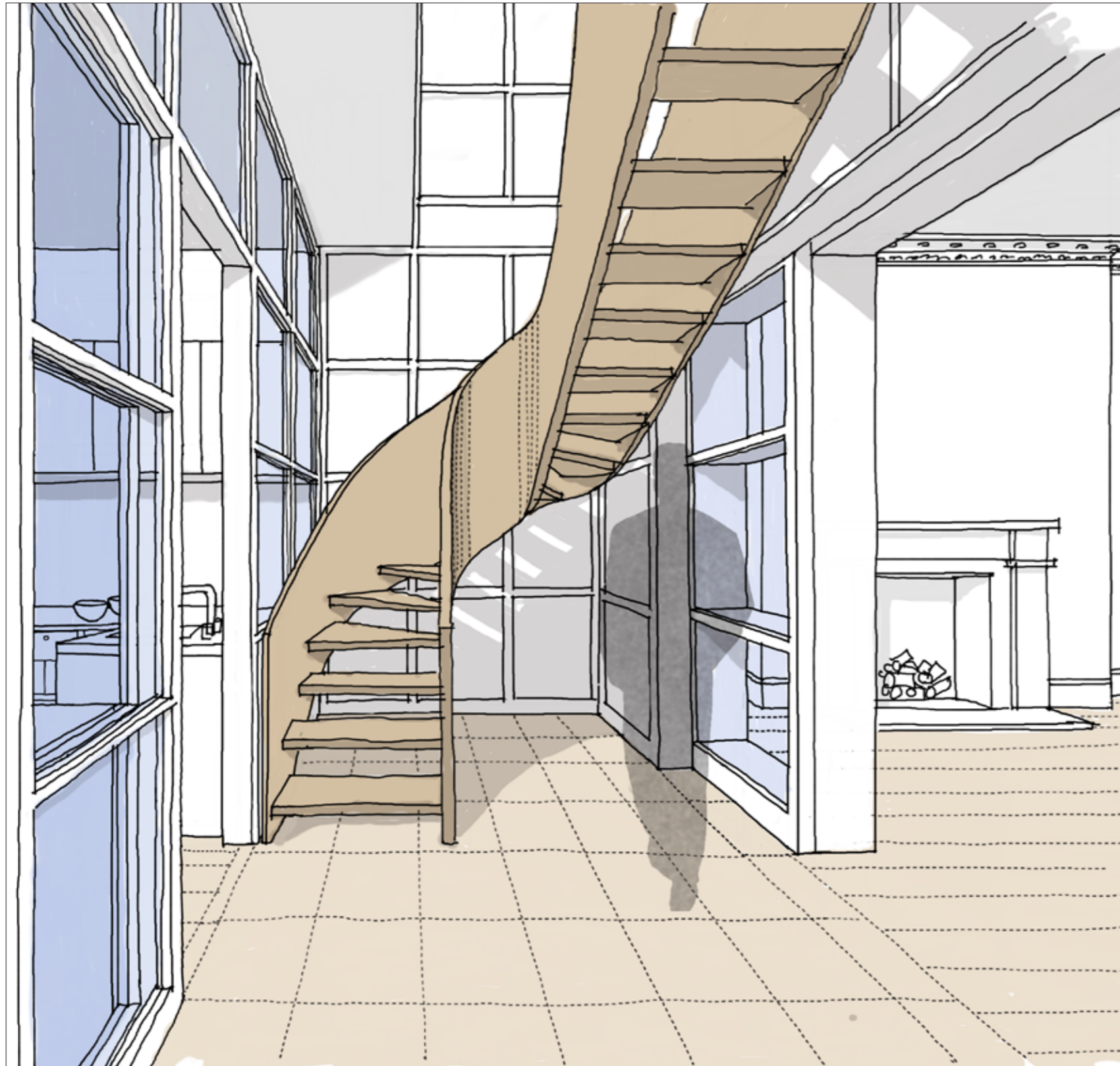
Lower Floor plan

Proposed



Consented





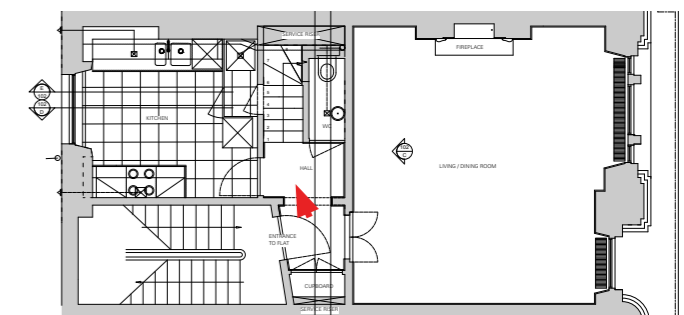
Perspective of revised proposal



Perspective of Consented proposal



Approximate existing view



Key plan



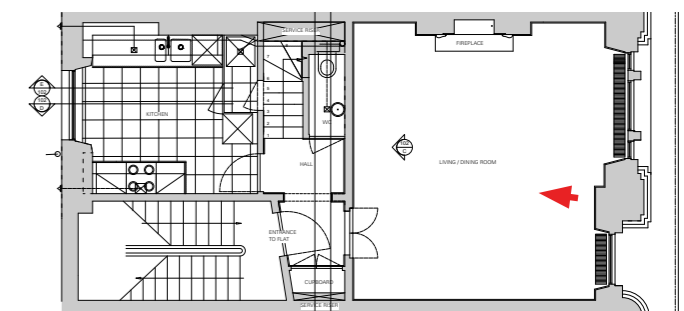
Perspective of revised proposal



Perspective of Consented proposal



Approximate existing view



Key plan



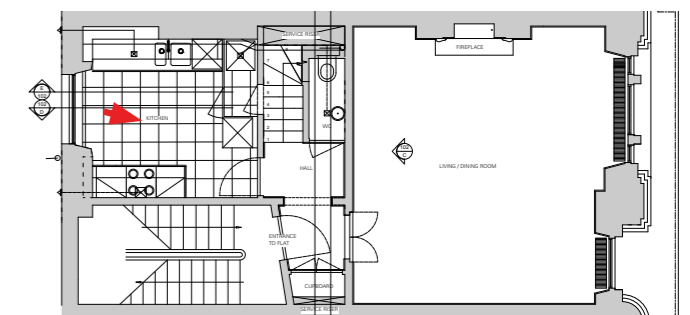
Perspective of revised proposal



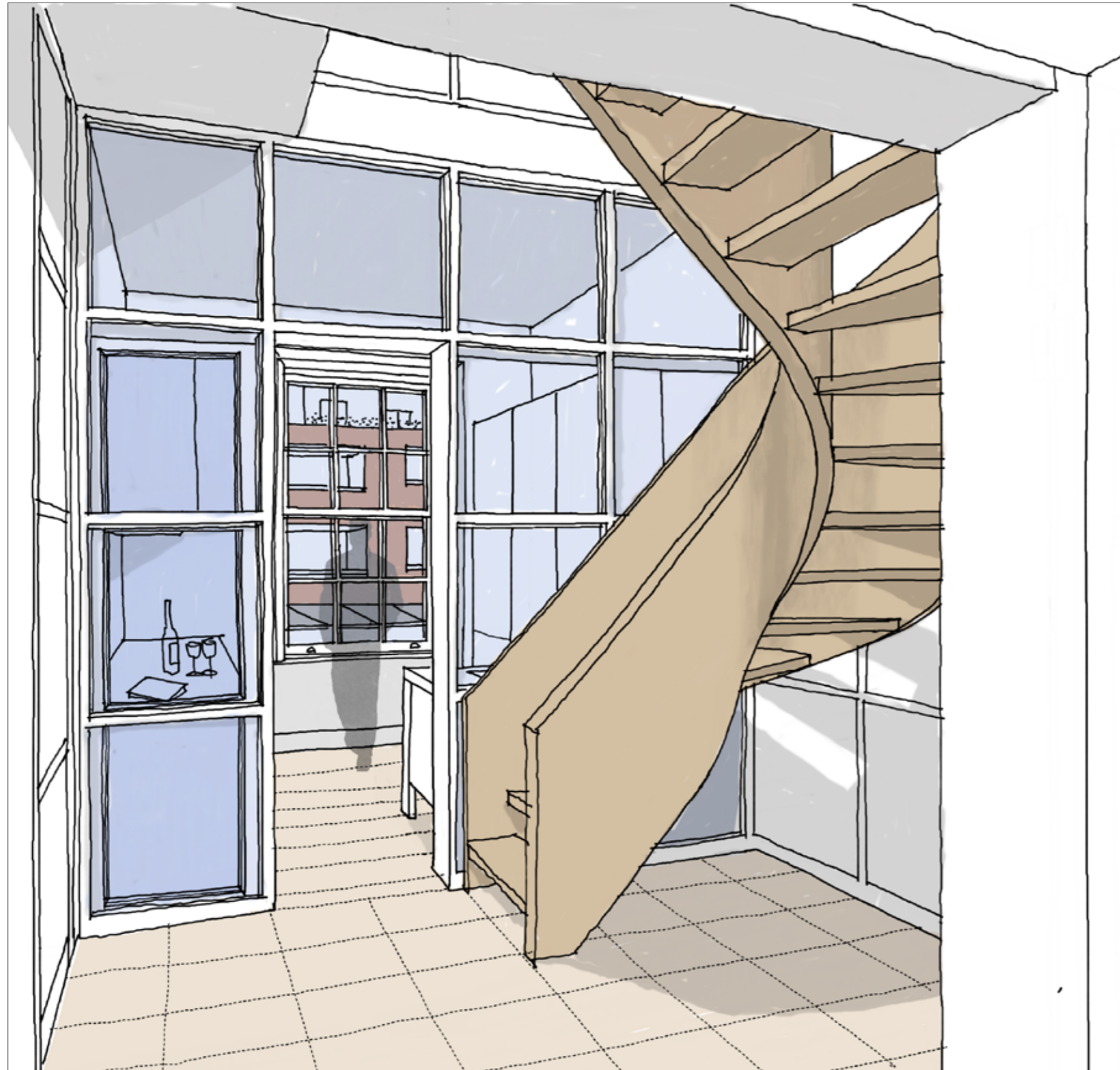
Perspective of Consented proposal



Approximate existing view



Key plan



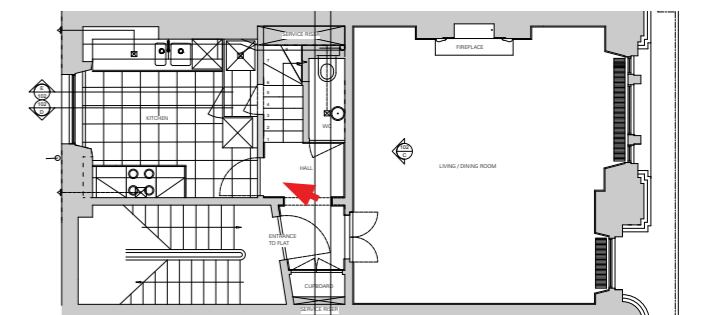
Perspective of revised proposal



Perspective of Consented proposal



Approximate existing view



Key plan

3. Conclusion

We are proposing these minor changes to the proposals that were recently granted Listed Building consent in a Grade II* listed property.

The changes and impact are limited to the interior and confined to the maisonette staircase and internal partition.

The key aspects of the revised design proposal include:

- a more glazed kitchen/stairwell partition to provide better visual connection of the contemporary layout and the original C19th room.
- contemporary design of the staircase and joinery with traditional craftsmen details to clearly define the modern interventions from the few original Georgian elements.

- The design approach seeks to provide a clear reading of the new stair and also allow it to be disengaged from the re-opened opening between the 2 primary piano nobile rooms & this works a lot more fluently in design terms, the consented version constricted this new opening somewhat because of the way it collided with the opening's top corner.
- The simple panelled wall solution also combines to make architectural sense of the various room functions & a virtue out of the unusual existing layout.
- There are no other impacts and does not cause any harm on the remainder of the building, the terrace, or on this part of the Fitzrovia Square Conservation Area.