



54 WARREN STREET, W1T 5NN

DESIGN AND  
ACCESS  
STATEMENT

AUGUST 2022

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# Design & Access Statement for 54 Warren Street, London W1T 5NN:

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## 1. Context, Background and Site description

1.1) No.54 is located on the northern side of Warren Street close to the junction with Fitzroy Street. The street comprises a mixture of largely three, four and five storey Georgian houses, many of which have commercial units on the ground and basement levels as is also the case with the applicant building. Most of the houses in the street date from the late 18th Century (1770's - 1790's).

1.2) The property is located within the Fitzroy Square Conservation Area and is not listed. The Fitzroy Conservation Area Statement includes the property as making a *"positive contribution contribution to the character of their immediate surroundings and to the Conservation Area as a whole."*

1.3) No. 54 is a five storey property, containing four storeys of vacant flats (four in total) over a commercial unit on the ground floor and basement. The street elevation is faced in yellow stock bricks, with with gauged arches to the heads of the timber sliding slash windows typical of the Georgian architecture of the street. The fifth floor is contained within a traditional slate finished mansard roof and traditional style shopfront that was added to the building in the 1980s. The rear elevation is generally similarly treated in the same architectural language.

1.4) The property was renovated in 1988 by CGHP Architects for Circle 33 Housing Trust (CGHP being an earlier incarnation of Monahan Blythen Hopkins Architects) from a derelict building in very poor state of disrepair.

1.5) Fitzrovia Trust own the whole building and the upper parts were originally let to Clarion Housing Association (previously Circle 33). Clarion have returned their lease to the Trust who now wish to implement the upgrade of the upper floors including the conversion of the top two flats into single larger dwelling. The accommodation will remain socially rented.



## 2. Relevant Planning Policy

2.1) The relevant policies in Camden's Local Plan (2017) that the proposed works are in accordance with are:

2.2) Policy H3 'Protecting existing homes' aims to "ensure that existing housing continues to meet the needs of existing and future households" with clause c) stating that although the Council should resist the net loss of two or more homes, unless the proposals "*create large homes in a part of the borough with a relatively proportion of large dwellings*" and "*enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed*". (please note that only one dwelling is proposed as being lost under this application).

2.3) The policy document goes on to state:

*(3.75) Net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative. Within a block of flats or apartments, such a change may not constitute development.*

2.4) In summary, the applicant proposals to combine the third and fourth floors into a single larger dwelling are therefore in accordance with Camden policy with the loss of one unit being acceptable to allow the improved housing accommodation that will result which will assist the borough in its need to provide larger dwellings suitable for families to assist in easing housing demand.

## 3. Relevant Planning History

3.1) A number of applications have previously been made with regard to the property.

3.2) Full planning permission (Application number 8701938) was granted in 1988 for Change of use works conversion alteration and extension associated with the formation retail/light industrial workshop unit on the ground and basement floors and a self contained flat on each of the first, second, enlarged third and new fourth floors. Permission under this

application was also given to proposed alterations to 57, 59 and 62 Warren Street as the properties were under the same ownership (Fitzrovia Trust/Circle 33 Housing Trust).

3.3) Listed Building and Conservation Area consent (Application number 8770274) was also granted to 54 Warren Street (along with 57, 59 and 62 Warren Street) in 1988 for the proposed alterations.

3.4) The Council also granted permission (Application number 2021/3280/TC) for the placement of tables and chairs on either side of the road for the restaurant 'Easy Tiger' on the ground and basement floors.

## 4. Proposal Description

4.1) The proposal that forms this planning application is to provide a larger self contained 4 person family flat on the third floor and fourth floors by converting the 2 bed 2 person flats on these floors into a single maisonette over two floors. No alterations to the external fabric are proposed as they are not required so there will be no external changes to the building at all. The first and second floor plans will remain as 2 person dwellings but will have a double bedroom to both these dwellings in place of the two smaller bedrooms currently constructed. Again, there will be no external alterations to the first and second floor dwellings. There are also no works proposed to the basement and ground floors.

4.2) The upper floors are currently unoccupied and have been vacant for a number of years and urgently require refurbishment as although the building is currently in fair condition, some repairs are required to the fabric to ensure that the building's condition does not decline. The repairs will again not alter the external appearance of the building and include some minor repairs to timber sash windows.

4.3) These proposals are detailed in the following drawings which are included with this application submission:

Drawing 54WS/P/01: Existing Floor Plans  
Drawing 54WS/P/02: Existing Elevations & Section  
Drawing 54WS/P/03: Demolition Plans  
Drawing 54WS/P/04: Proposed Plans  
Drawing 54WS/P/05: Location Plan

4.4) The 2 person flats on each of the first and second floors are to be improved and upgraded by converting the two small single bedrooms in the existing arrangement into a larger double bedroom.

4.5) With the attached proposals, the accommodation is being upgraded to meet modern general housing needs so the internal arrangements are improved with larger bedroom and bathroom spaces and improved services and bathrooms etc.

4.6) The proposed conversion works will result in the loss of one dwelling (currently 4 No. x 2 Person 2 Bed Flats) into the following mix:

2 No. x 2 Person 2 Bed Flats  
1 No. x 4 Person 2 Bed Maisonette

4.7) The loss of a single unit is compensated by the fact the top two floors would be converted into a single large family maisonette providing much needed family accommodation in line with Camden planning policy.

## 5. Demolition Statement

5.1) Please note that that there is no major demolition work to be carried out at the property merely stripping out and minor alterations to the internal stud partitioning. Only very minor internal stripping out is required out to improve the residential accommodation of the building as detailed on the attached drawing Drawing 54WS/P/03: Demolition Plans. As set out elsewhere in this document, none of the internal stripping out will effect the external appearance of the building. Please note that there are no existing original internal features so all elements being stripped out are not original.

## 6. Access and Accessibility Statement

6.1) The building is a typical Georgian terrace with a single staircase so that making the building accessible to contemporary standards is not a practical option (no alterations to the existing access are proposed) however improvements as regards to door opening sizes to the proposed upper dwelling can be achieved.

## 7. Heritage Statement

7.1) No original features either internally or externally are to be removed and therefore neither the external appearance nor the heritage of the building is being altered in any way as described elsewhere in this statement.

## 8. Conclusion

8.1) The proposal for the upgrading of the flats and the conversion of the two top 2 person flats into a larger 2 bed 4 person maisonette would result in the provision of vastly improved family accommodation which is much needed in Camden and in strong accord with the Council's policy.



## 9. Site Photographs



Image 1) Street view of 54 Warren Street. Picture also shows commercial use to the ground floor and basement level. The building is a common Georgian house typical of the area with yellow stock bricks, gauged arches to the windows, timber sash windows and traditional style slate and lead finished mansard roof with timber dormer windows. None of the existing features are to be altered.



Image 2) Rear Elevation View looking East toward No. 55 Warren Street.



Image 4) Rear Flat roof at first floor level (for information only - no alterations).



Image 3) Rear Elevation View looking up at the second and third floor windows. Note the gauged arches to the windows and timber sliding sash windows. Again, none of the existing features are to be altered.



Image 5) Rear Flat roof at first floor level (for information only - no alterations).



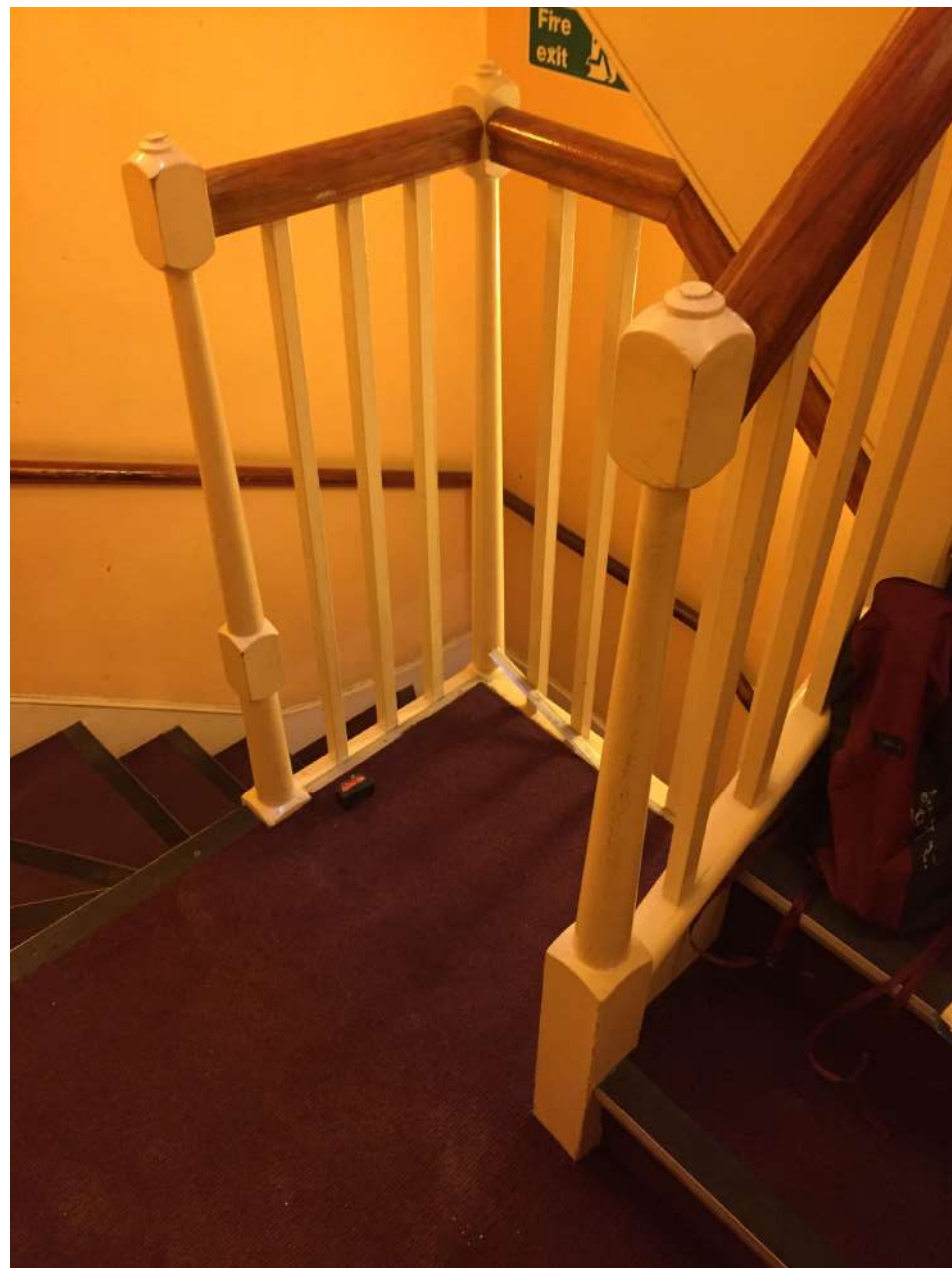


Image 6) Existing Staircase and balustrading- note this not original but is to be retained and are included here for reference only. The stairs and balustrading all date from the 1988 conversion and have approval.

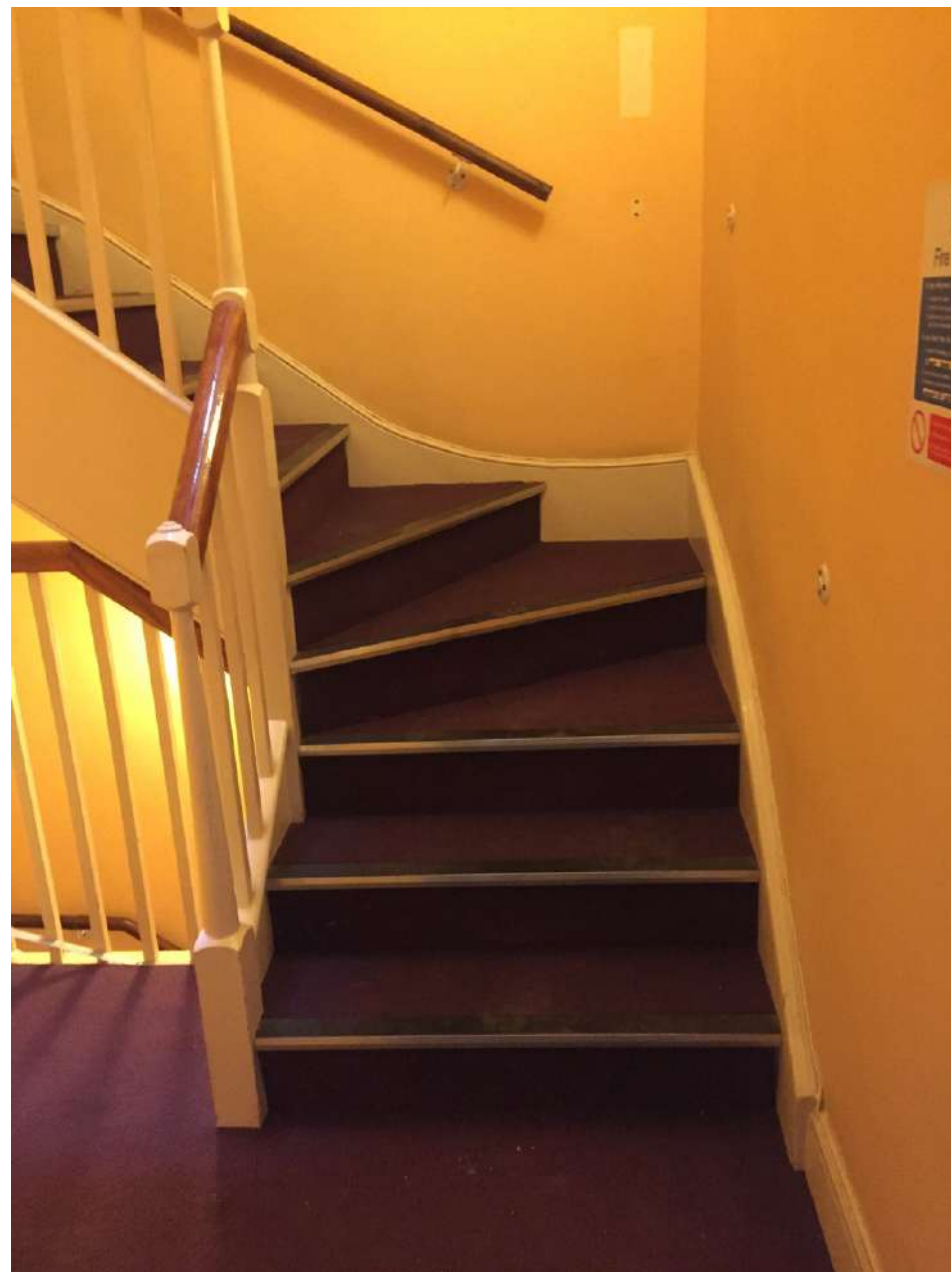


Image 7) Another image of the existing Staircase and balustrading - note this is not original but is to be retained and are included here for reference only. The stairs and balustrading all date from the 1988 conversion and have approval.



Image 8) Another image of the existing Staircase and balustrading - note this is not original but is to be retained and are included here for reference only. The stairs and balustrading all date from the 1988 conversion and have approval.





Image 9) One of the kitchens to a living space. Note the absence of any original features



Image 10) Any view of the kitchens. Note the absence of any original features



Image 11) A view of the kitchen at fourth floor which is the flat which is proposed to be combined with the third floor to form the maisonette. Note the absence of any original features



Image 12) A view of one of the rear bedrooms dormer windows at fourth floor which is the flat which is proposed to be combined with the third floor to form the maisonette. Note the absence of any original features



Image 13) A picture of one of the bathrooms which is to be increased in width to allow an improved more generous space to bathrooms on the first and second floor.





Image 14) A picture of one of the existing sliding sash windows for reference only. All the existing sliding sash windows to the building including the mansard roof dormers sash windows are to be retained and repaired/adjusted where required.

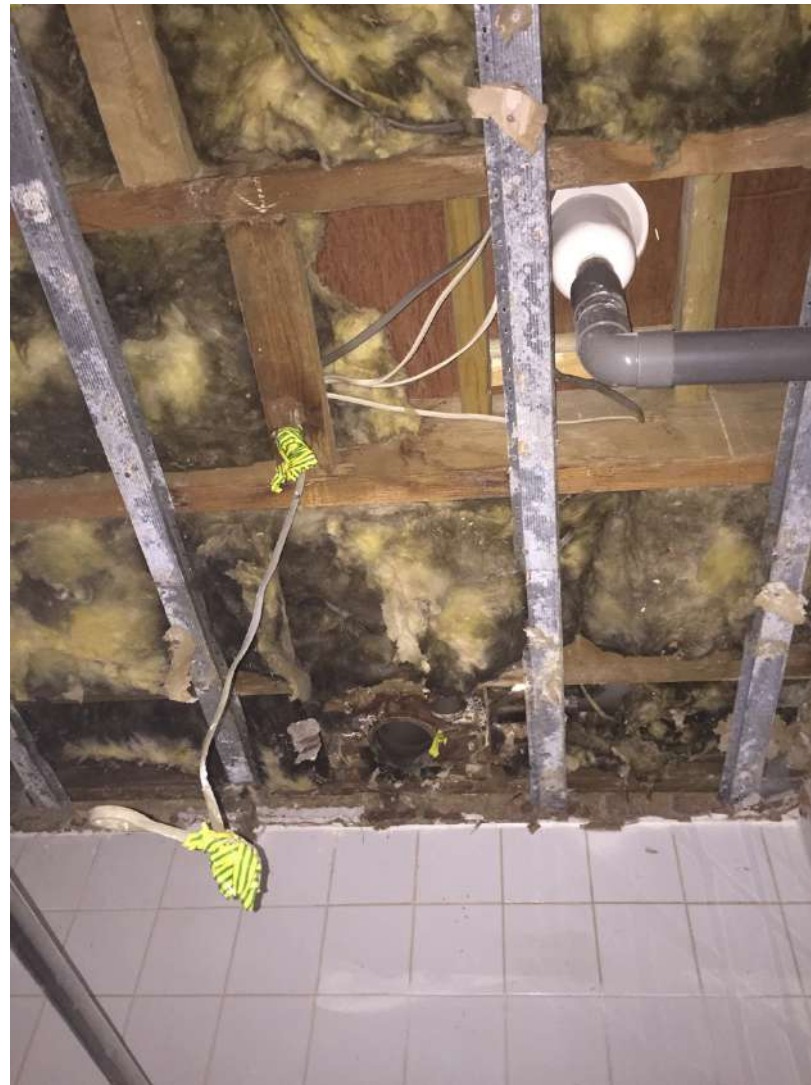


Image 15) A picture of some areas of ceiling that require repairs (not original and are for information only).



Image 16) A picture of the existing flat roof between the sloping mansard roofs to both sides (no change - for information only).

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