



**Fitzroy Hotel,
41 Fitzroy Street, Camden.
London. W1T 6DZ**

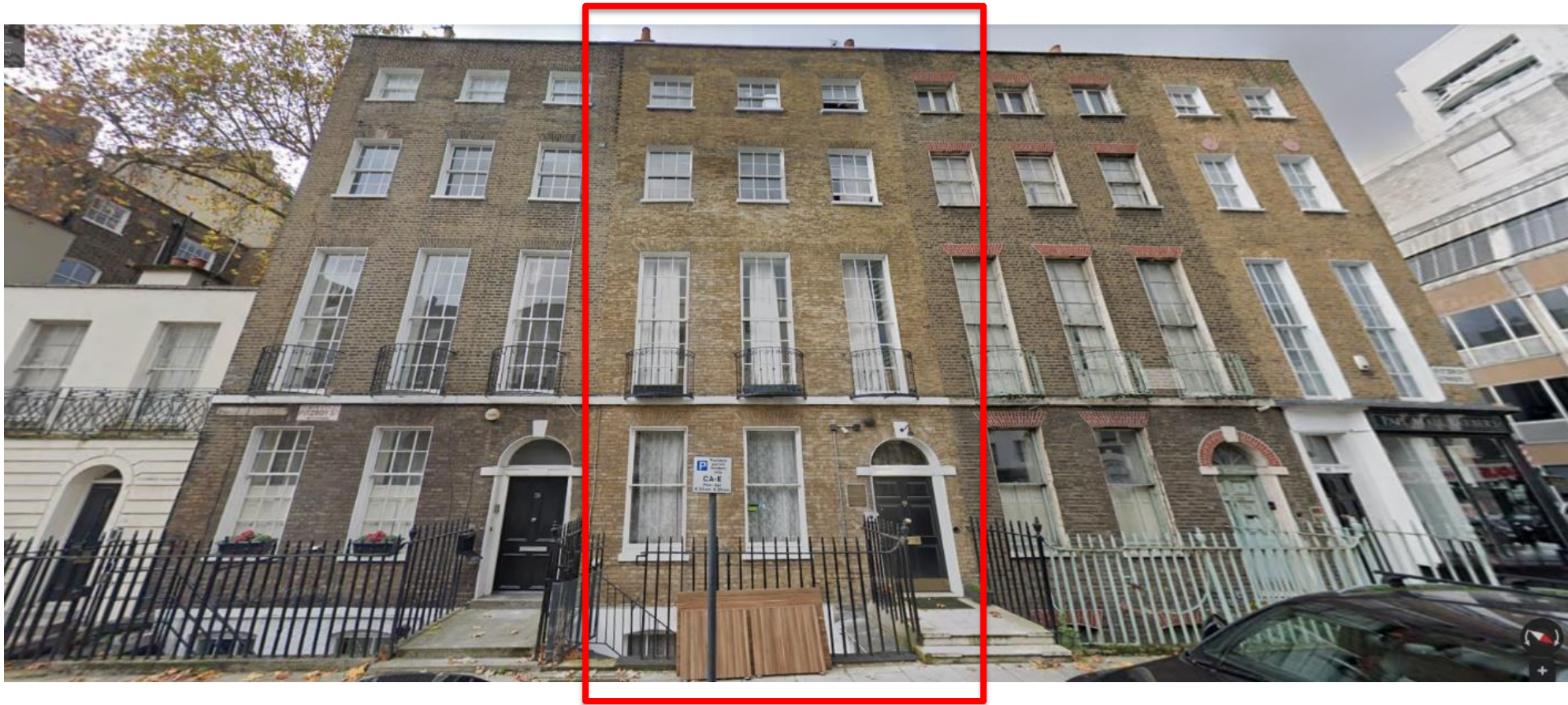
Design and Access Statement,

**Application for removal of modern
partitions, internal re-arrangement.
Repair and restoration of windows
and front door. Re-instatement of
historical features. Retain existing
hotel use.**

DRYARCHITECTS

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Figure 1

1.0 Introduction:

We hereby submit a full plans submission and listed building application with respect to proposed changes to the above listed building. The changes proposed are predominantly internal, comprising reconfiguration of modern partitions, renovation throughout, including restoration of period features, repair of sash windows, with some renewal, Rooflight inside slope of butterfly roof to act as smoke vent to the main staircase.

The building was fire damaged in July 2020, which has subsequently led to rainwater ingress and further damage. Our client, Fitzroy Hotel Ltd, has now acquired the building in February 2022 with a view to sensitively restoring the building for continued visitor accommodation use.

Whilst some of the building's original fabric and layout remains, the majority of it is the subject of fairly major interventions in 1971 and 1994. The windows are in poor state of repair and most would appear to be later replacements. This is all explained in detail within the accompanying architectural drawings and Heritage Statement. The latter concludes that:

“Given the baseline against which to assess the proposals, it is clear that many of the works will deliver direct heritage (public) benefit through the repair and restoration of the building. The proposals will restore this building which has suffered extensive loss and is currently not in any usable condition, putting it back into a viable use that will fund both its repair and ongoing maintenance.

It is recognised that a degree of reconfiguration is required, predominantly to spaces that have already been re-planned and/or have suffered from extensive loss which minimises the potential scale of impact. These works need to be balanced against the countervailing benefits both to the interior and exterior of the listed building, which are considered to be substantial given the building's current poor condition.

With regards to other designated heritage assets, the proposals will enhance the front elevation through the refurbishment and reinstatement of historic detailing that will deliver enhancement to the character and appearance of the Fitzroy Square Conservation Area and setting of nearby listed buildings including the remainder of the listed terrace”.



Figure 2

2.0 Existing site context & access

Number 4 Fitzroy Street forms part of a Grade II listed terrace within the Georgian town scape of Fitzrovia, Camden, which is designated as a conservation area. The building has formally been used as a hotel, but is currently uninhabitable due to fire and flood damage.

It sits as the middle property of a row of three identical buildings, on the busy mixed use street of office , retail and residential and hotel use.

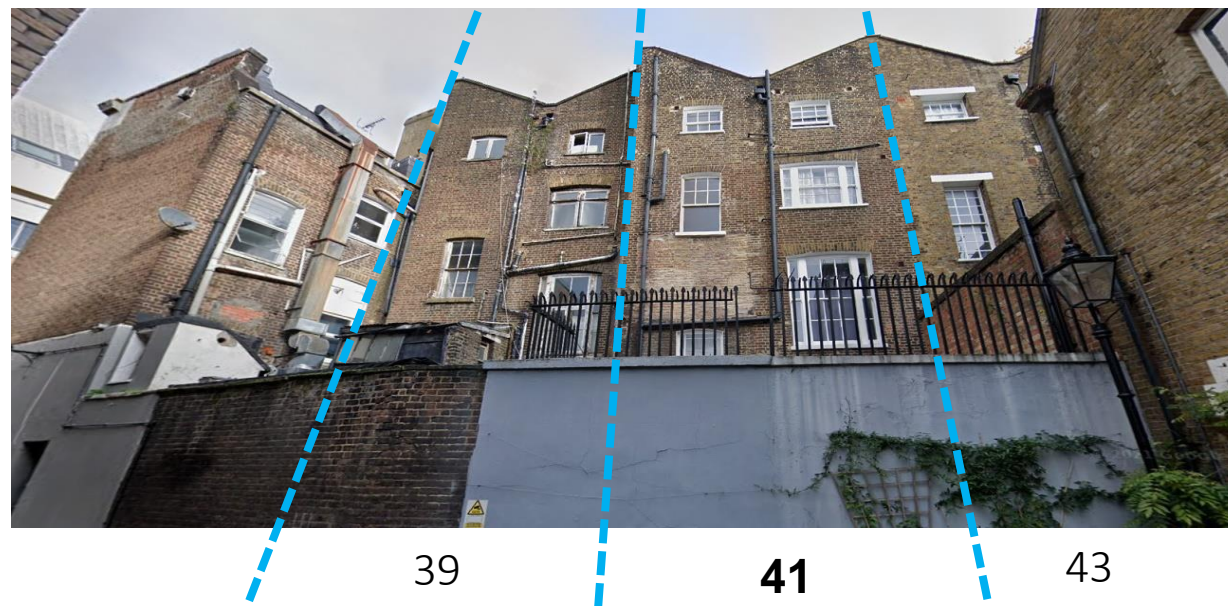
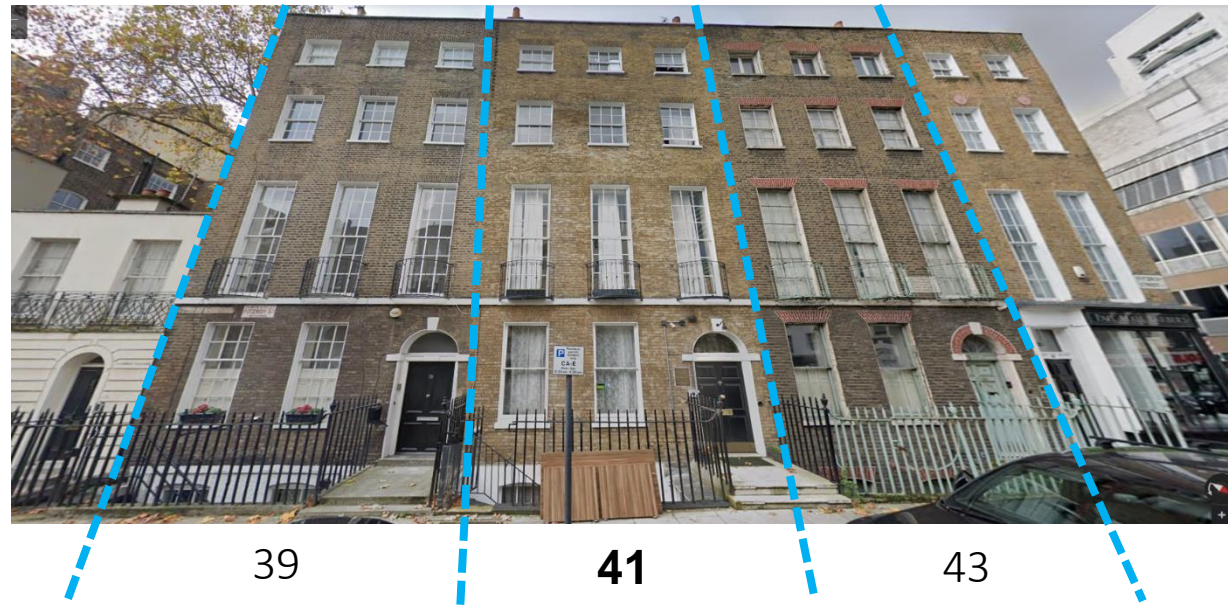
In terms of boundary enclosures, the property forms part of a mid terrace and fronts directly onto Fitzroy Street, , enclosed at the rear by a mews houses, via Richardson's Mews.

There are no proposed changes to surface materials relating to access. There is no proposed change of use and the existing access arrangements will be retained. There is a one step up to entrance door level and steps down to the front basement access.

- The property provides 3670ft² /341m² area of hotel accommodation.
- There is no outdoor area , except to the front lightwell.



Figure 3



3.0 Historical significance

The English Heritage listing

Location

Statutory Address: NUMBERS 39-45 AND ATTACHED RAILINGS, 39-45, FITZROY STREET

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 29104 82177

Details

CAMDEN

TQ2982SW FITZROY STREET 798-1/93/455 (West side) 14/05/74 Nos.39-45 (Odd) and attached railings

GV II

Terrace of 4 houses. Late C18. Darkened multi-coloured stock brick with some later patching. Plain stucco band at 1st floor level. 4 storeys and basements. 3 windows each except No.45 with 2 windows and 3-window, 3 storey return from splayed corner. Round-arched doorways with stucco impost blocks and keystones, cornice-heads, fanlights and panelled doors. No.45, wooden shopfront with pilasters carrying entablature with projecting cornice. Gauged brick (some reddened) flat arches to recessed sash windows, the 1st floor with cast-iron balconies (except No.45). Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 45).

Figure 4

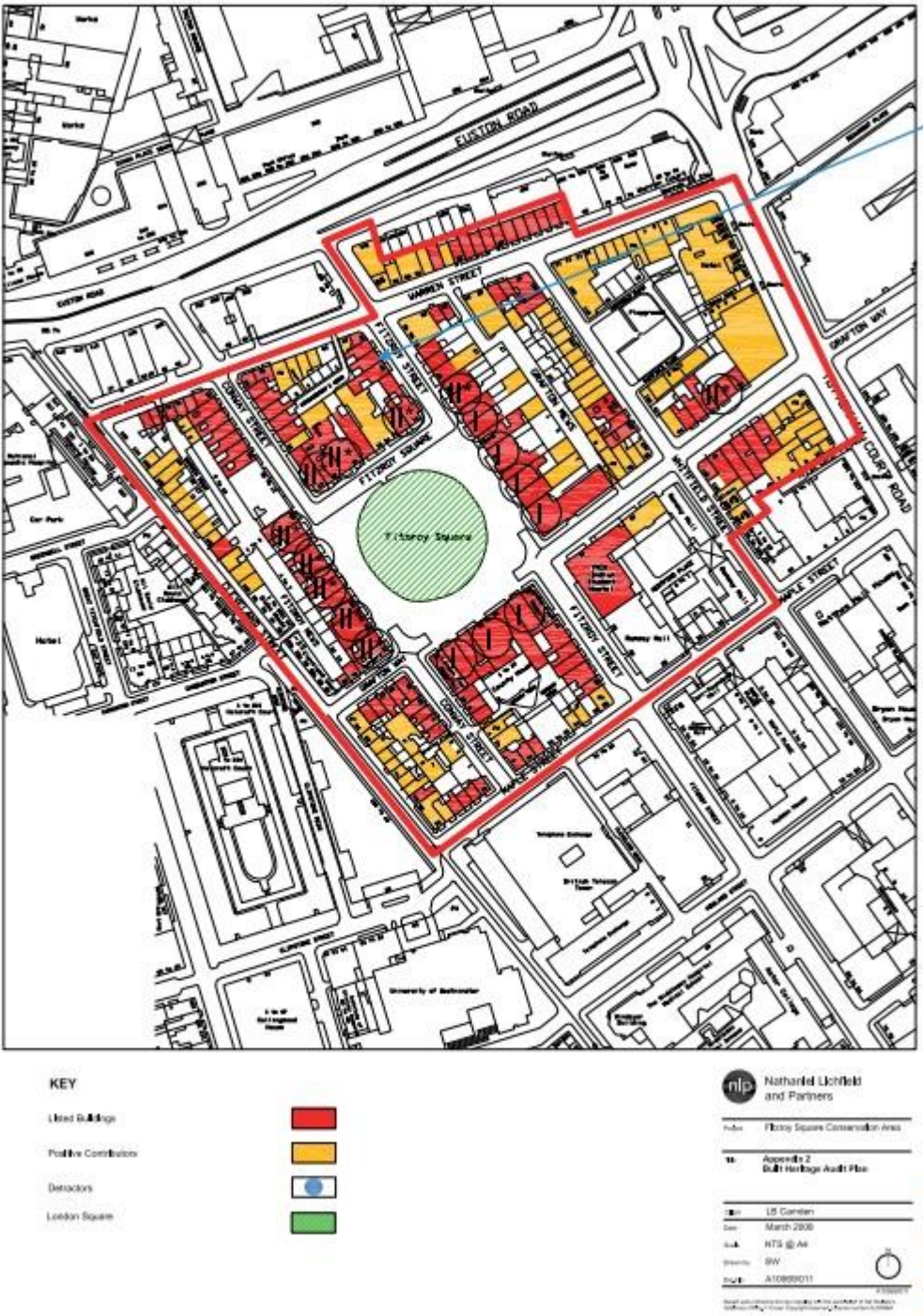
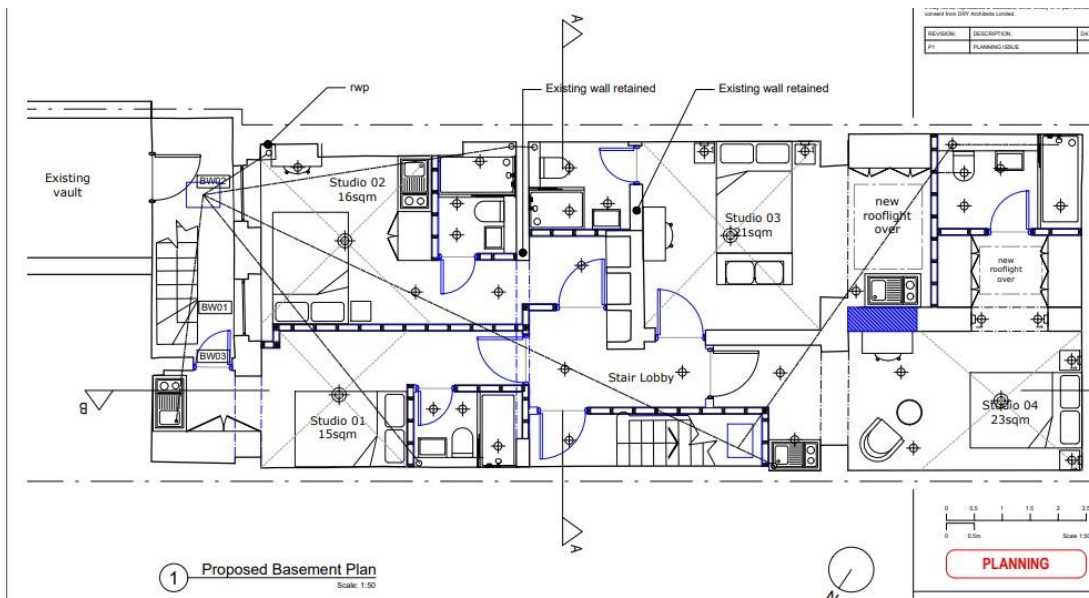


Figure 5
Map identifying buildings listed for their historic importance and significance.

5.0 Design proposals

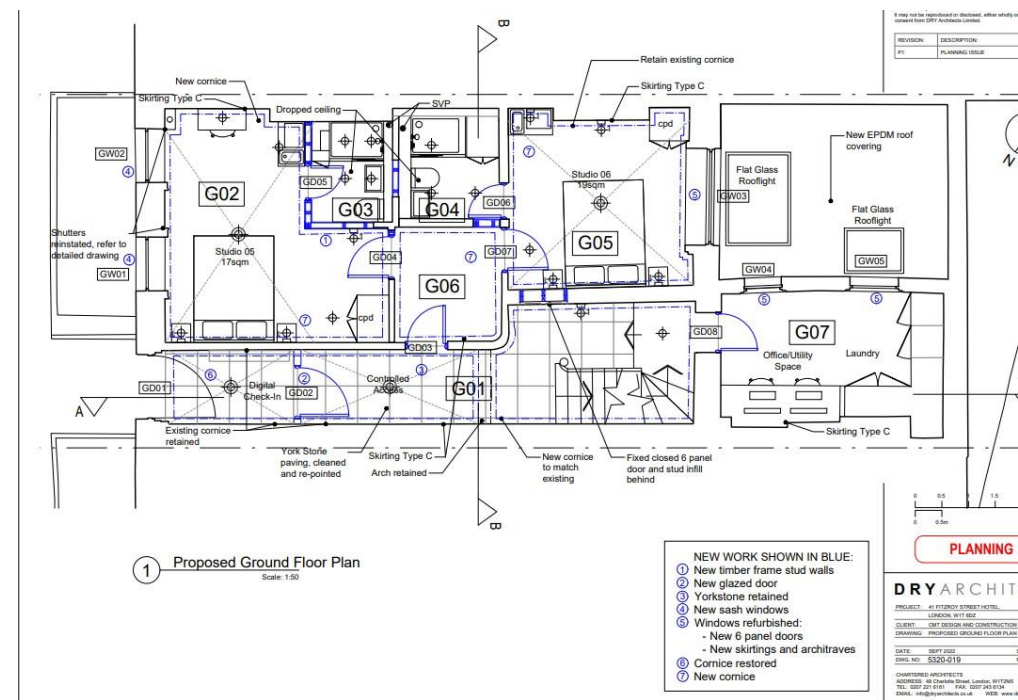
Basement floor

- Brick wine store retained
- Defective plaster removed and replaced
- Bin refuse storage provided in vaults
- Joinery renewed, skirtings and doors reinstated.



Ground floor

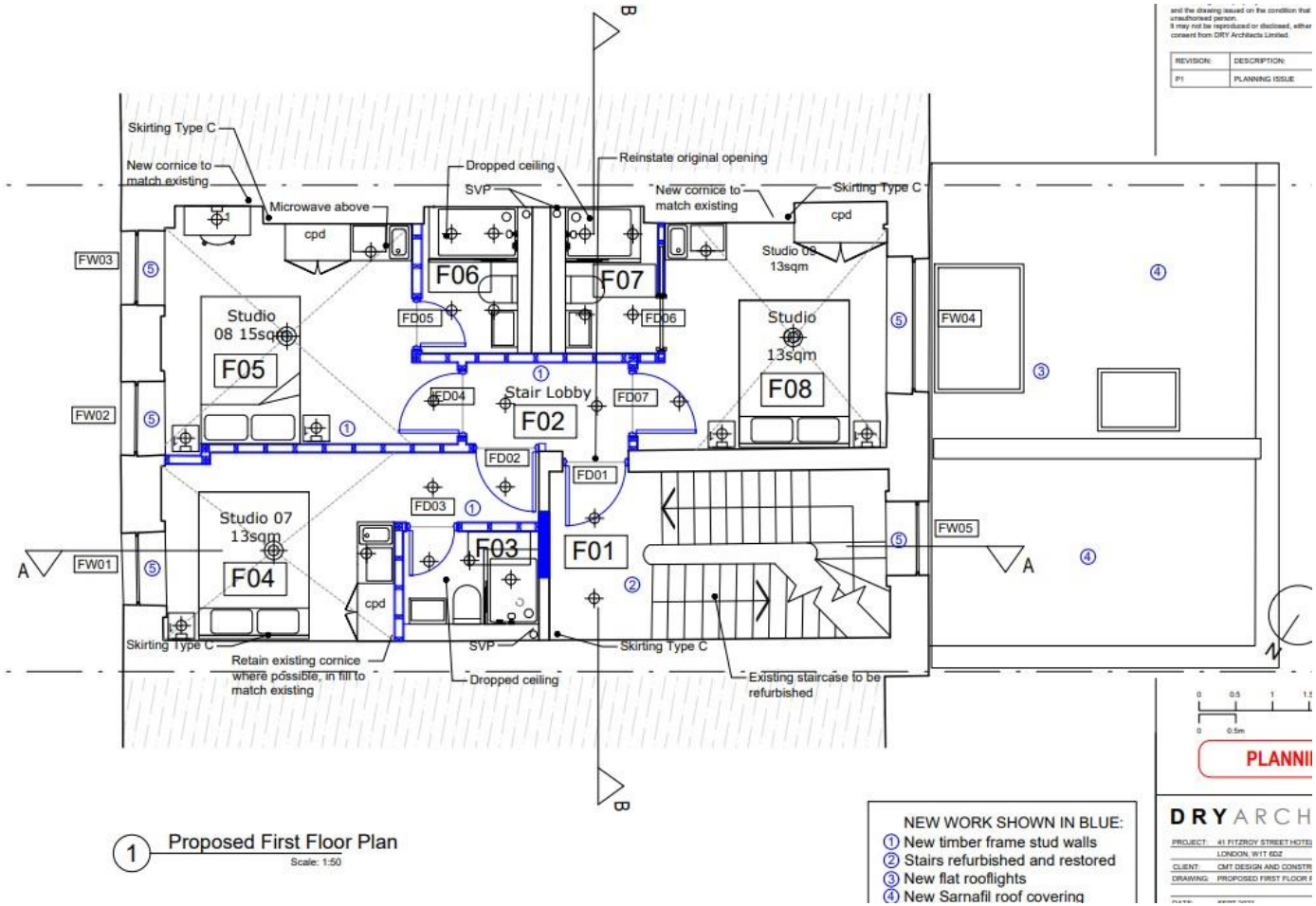
- Removal of C21st century partition walls ,
- reinstatement of historic cornice
- Shutters reinstated to front windows
- Front windows replaced to reinstate original design



5.0 Design proposals

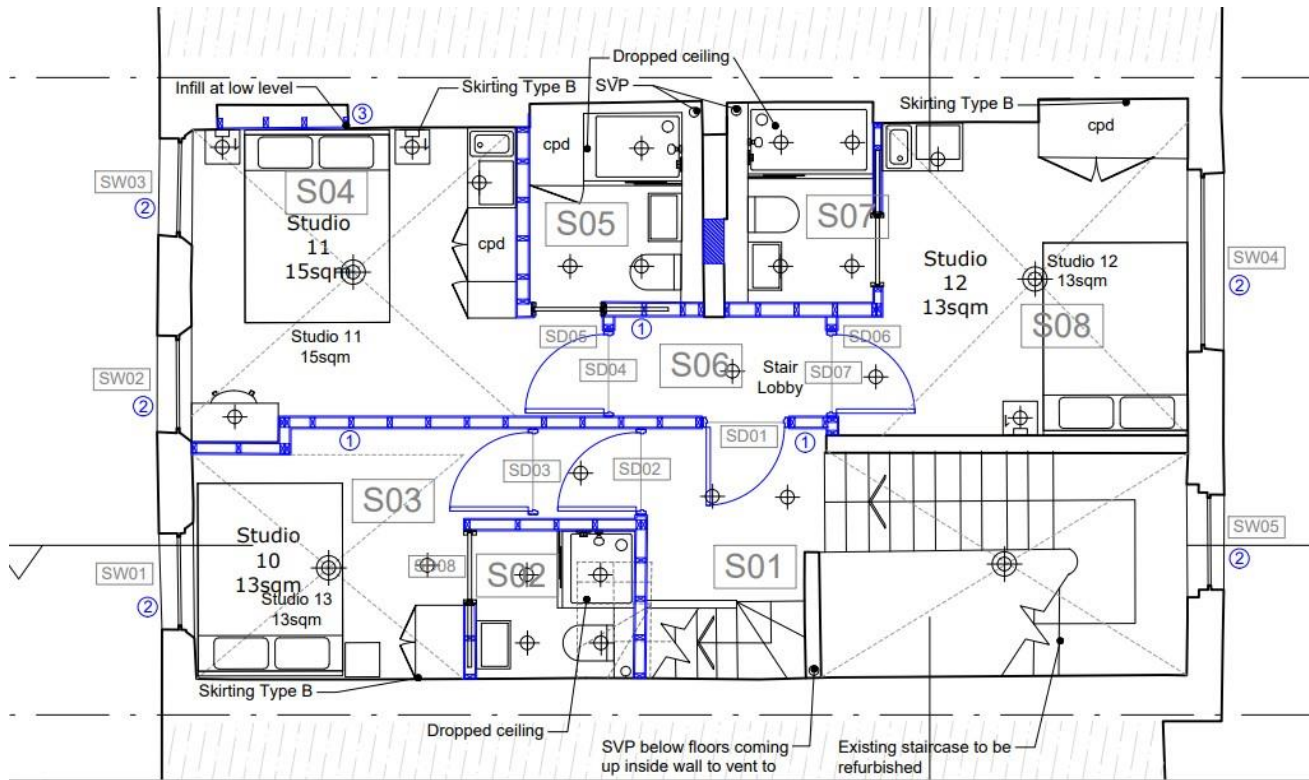
First floor

- Windows restored,
- Cornices reinstated
- Modern partitions reconfigured.
- Main staircase restored
- Six panel doors reinstated



Second floor

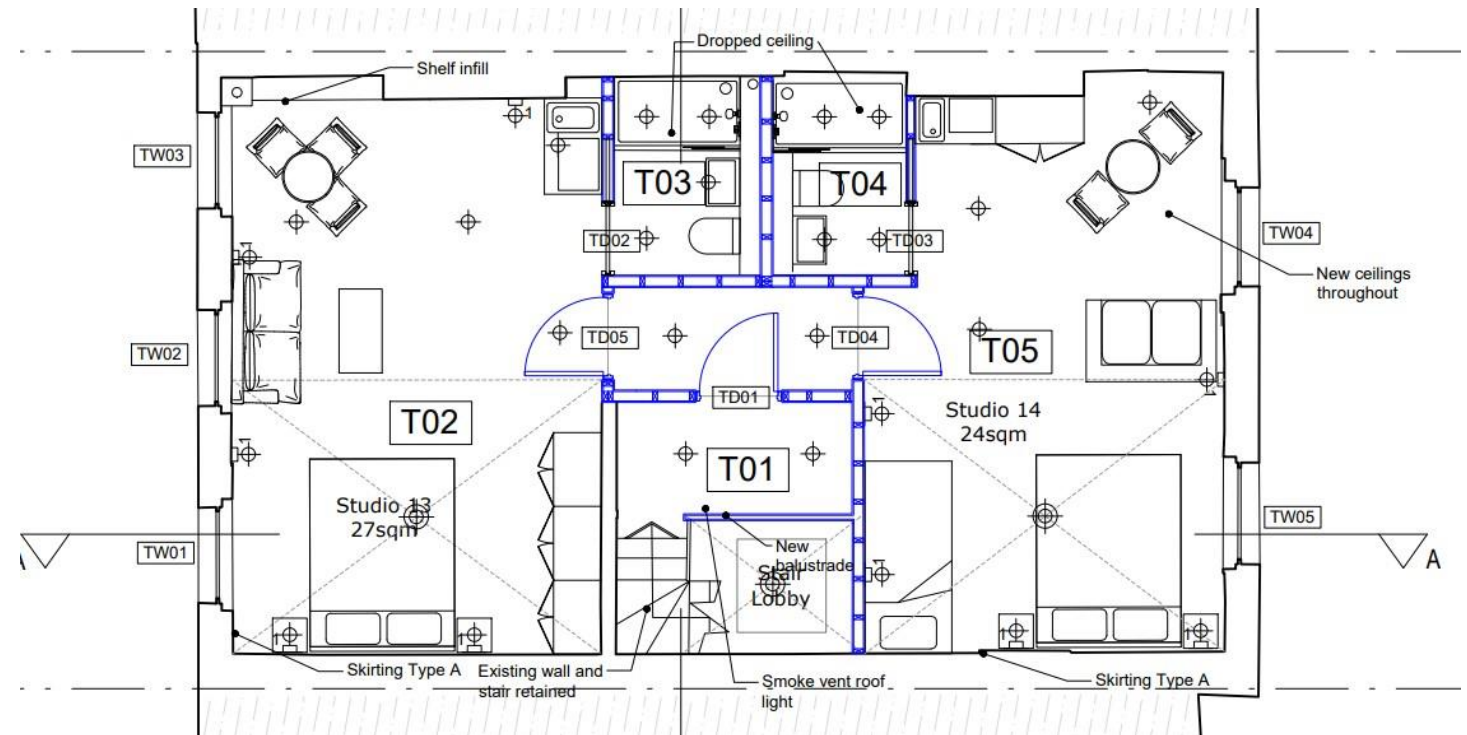
- Windows restored,
- Cornices reinstated
- Modern partitions reconfigured.
- Main staircase restored
- Six panel doors reinstated



5.0 Design proposals

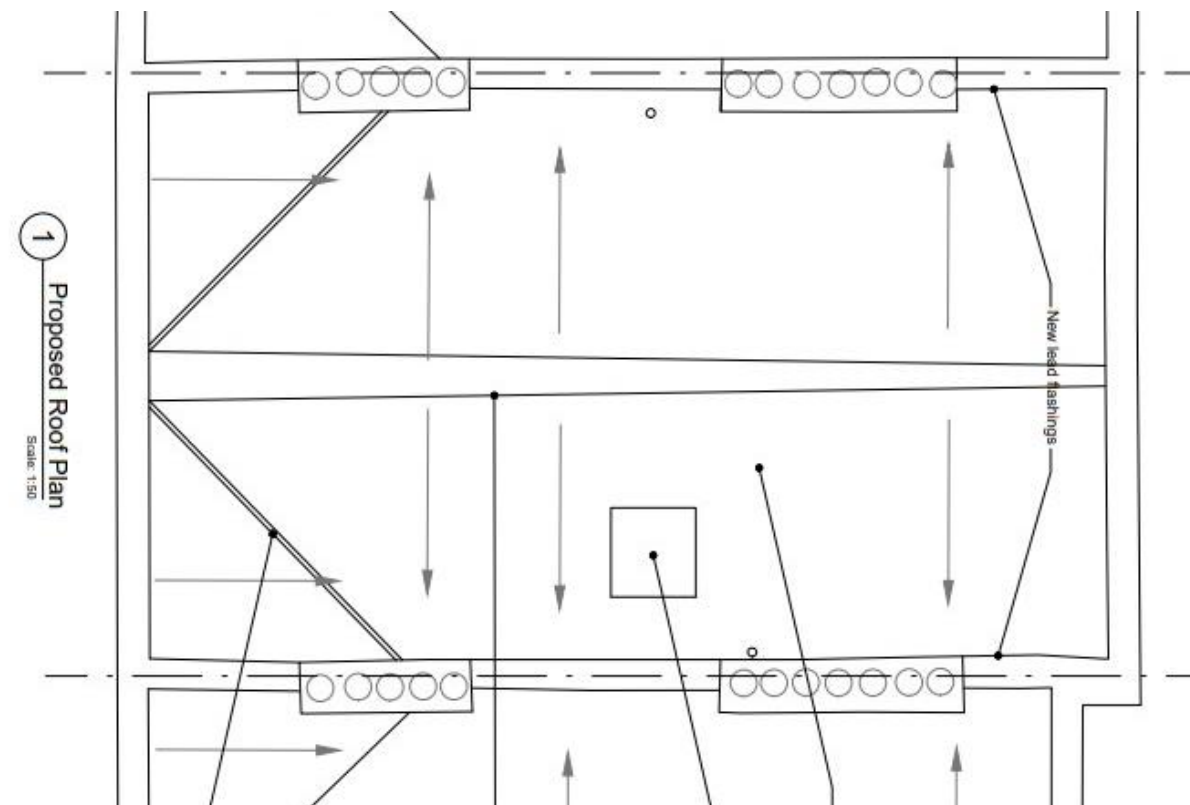
Third floor

Windows restored,
Cornices reinstated
Modern partitions reconfigured.
Main staircase restored
Six panel doors reinstated



Roof plan

Fire and flood damaged timber replaced like for like ,
roof stripped, reinstated and new lead flashings



6.0 planning History

Relevant planning history

1971- 11559/M12/28/5/1112 “change of use from rooming house to basement storage and filling, ground floor offices, 1st,2nd and 3rd floor flats with alterations to form mansard roof to provide fourth floor flat and rear extension

1994 -9470320. Works for internal alterations to provide en-suite bathrooms to bedrooms including the formation of an additional bedroom in the basement.

7.0 Landscaping

There are no proposals for landscaping

8.0 Response to –application- 2022/2705/PRE: 41 Fitzroy Street

Site and significance No. 41 Fitzroy Street forms part of a Grade II listed terrace within the Fitzroy Square Conservation Area. Its significance includes its architectural design and materials, evidential value as an early 1800s terraced house, what remains of its historic fabric and plan-form, and its townscape contribution, including its strongly positive contribution to the character and appearance of the conservation area and the setting of neighbouring listed buildings.

Existing condition The building has been in lawful use as a hotel but has been vacant for some time and is in deteriorating condition due to a fire at roof level leading to water ingress. It is currently uninhabitable and it is agreed that a programme of extensive restoration is required to bring the building back into occupancy. Due to many years of hotel use the historic plan form has been extensively altered, particularly at the upper floor levels, with some loss of historic partitions and especially the addition of more recent partitions, largely to create bathrooms. The existing planform is lawful, having received consent in the 1970s but with further alteration approved in 1994 under application 9470320. There is no question that the provision of bathrooms has harmed the historic planform of the existing building, but it is lawful harm. The proposals present the case that the reinstatement of a viable use is also necessary to fund the repair and restoration of the building. While hotel use is not the ideal use for this building, which was designed as a single house, the existing use is lawful and the proposals largely re-provide the existing condition of the building in terms of sustaining the hotel use.

General fabric and repairs The principal stair and secondary stair to third floor level will be retained and repaired. This is supported as they represent an important element of the building's significance and represent the historic vertical circulation. Throughout the building extensive repair works will be undertaken to reinstate plasterwork to walls and ceilings where missing or in poor state of repair. Joinery will also be replaced and/ or reinstated throughout, with the detailing proposed reflecting the status of the different locations within the building

Architects response

No comment necessary

No comment necessary

All repair works and reinstatement has been noted on the drawings.

Noted

8.0 Response to -application

.Works of reinstatement and repair to pre-C20th fabric is supported and encouraged.

The majority of the windows are in poor state of repair and most would appear to be later replacements. It is proposed to replace the windows with timber double-glazed slim line sashes with integral glazing bars with a fine lambs tongue profile. The use of double glazing cannot be supported, but the use of a thermal single glazed pane, such as Histoglass Mono Laminate could be supported, as could single glazing with internal secondary glazing. Some of the window frames appear to be possibly historic, indeed these are largely the ones in better condition. A window audit should accompany any application for listed building consent identifying which windows are historic (and should be retained) and which are more modern (and can be replaced providing they match the historic glazing profiles).

The roof is in a derelict state and will be repaired with replacement timbers and natural slates. This is supported, and encouraged as a matter of urgency.

A decorative fanlight will be reinstated above the main door, which is supported subject to detail. The repair and repainting of the metal balconies is supported and would likely fall under the definition of like-for-like repair.

Alterations by floor Ground floor At ground floor, the existing plan form will be retained, maintaining the historic arrangement of a principal room to the front with secondary room to the rear, with the addition of an en-suite within the front room. Ordinarily this would not be acceptable, but it is accepted that the front room has already been altered and that the original chimneypiece has been removed. The existing ensuite has already compromised the legibility of the chimneybreast. The existing en-suite will be retained and re-used to serve the studio located in the rear room, and the proposed lobby arrangement is largely what exists at present. It is not usually acceptable to consolidate harm in a front room, but it is accepted that the net result would not realistically obscure the historic planform any more than the existing arrangement, although it would not necessarily better reveal or enhance significance either. There are works of restoration proposed to the front room, including the reinstatement of shutters. The entrance hall will be restored with the existing cornice and York stone floor retained and repaired. It is accepted that the entrance hall is one of the more significant spaces within the building, having undergone the least alteration. The proposal to remove the doorway from the hall to the rear room would not be supported, but an appropriately detailed door (6 panel) which was fixed shut would be acceptable.

Architects response

The proposals to replace all the windows with double glazing has been removed. A detailed schedule of the windows has been included in this application. Where windows can be repaired, they will be and the glazing replaced with 4mm Histoglass. Where the windows are to be replaced due to modern replacement or beyond repair, these will be replaced with single glazed box sashes with 22mm fine lambs tongue glazing bars.

A full structural survey of the roof has been undertaken by a structural engineer (report attached). The main beam that supports the butterfly roof will be retained and the remaining charred and damage roof structure will be re-built, like for like.

Noted

The door way between the hall and the rear room has already historically been blocked up. It is not proposed to block up any original openings.

8.0 Response to -application

First floor

The blocked doorway will be opened giving access from the stair and the existing doorway will be blocked up. The front room will be retained as two rooms as per the existing arrangement, but with a slightly different configuration. This will not entail the loss of historic fabric save for a modest section of wall to create the stair lobby. A downstand will be retained at ceiling level to enable the retention of the cornice which will be retained and repaired. Where sections of cornice are missing, these will be pieced in like for like. The proportions of the spaces at this floor level have already been compromised through the insertion of the corridor and ensuites such that it is considered less sensitive to further change. Internal shutters will be reinstated to the sashes on the front elevation, which is supported as reinstating some significance.

Second floor Like the first floor, the second floor has already been comprehensively reconfigured to create the current arrangement of three rooms, two with en-suite bathrooms and corridor. The scheme maintains the sections of historic partitions that do survive, with a slight reconfiguration of the modern partitions to create three en-suite bedrooms with stair lobby. No historic partitions will be removed.

Third floor The third floor is in very poor condition with no surviving historic partitions and areas of ceiling having been lost. The floor will be re-planned to create two larger studios to the front and rear respectively with ensuite bathrooms. Given the extent of loss of historic fabric and plan form, the proposals are not considered to result in any further loss of significance.

Basement The basement level is proposed to be more comprehensively re-planned. It is accepted that this is a space which has suffered extensive loss of historic features. The proposals at this level are likely to be broadly acceptable, apart from the loss of what appear to be historic wine bins within an original storage area, which is one of the few remaining historic features at this level. If a window is to be proposed under the area steps it will need to read as a traditional timber door with some (limited) glazing.

Architects response

A drawing noting the cornices has been attached with the application

A drawing of the internal shutters to be reinstated has been included with this application

The door way between the hall and the rear room has already historically been blocked up. It is not proposed to block up any original openings.

8.0 Response to -application

Architects response

Summary

Summary The repair of historic fabric is welcomed and it is accepted that the proposals will restore the building. The repair of the damaged fabric is not justification for otherwise unjustified harm, given that any reasonable owner of the site would be likely to restore the fabric. The level of intervention proposed, especially to plan-form, is certainly greater than would usually be acceptable in a listed building of this nature. However, it is recognised that the majority of the proposed alterations are predominantly to spaces that have already been re- planned and/or have suffered from loss of historic fabric. Therefore the proposals modestly better reveal and enhance significance and, subject to the revisions discussed above, are likely to result in an impact which is marginally better than, or no more than equal to, the existing level of harm. With regards to other designated heritage assets, the proposals will enhance the front elevation through the refurbishment and reinstatement of historic detailing that will deliver enhancement to the character and appearance of the Fitzroy Square Conservation Area and setting of nearby listed buildings

All comments have been taken on board and additional information provided to ensure the heritage asset is restored.

9.0 Conclusion:

Given the baseline against which to assess the proposals , it is clear that many of the works will deliver direct heritage(public) benefit through the reinstatement of historic features and removal of unsympathetic ones.

The proposals will restore this building which has suffered extensive loss of the current plan form and historic detailing.

There is a degree of reconfiguration but this is to spaces already re-planned and the scheme aims to reintroduce some of the lost plan form. These works need to be considered and balanced against the benefits both to the interior and exterior of the listed building.