

FITZROVIA AREA ACTION PLAN

**SCHEDULE OF MODIFICATIONS PROPOSED –
MAP MODIFICATIONS APPENDIX**

SEPTEMBER 2013



Public examination

On 19 April 2013 we sent the Fitzrovia Area Action Plan to the Government for independent examination. Planning Inspector Louise Crosby MA MRTPI was appointed to examine the Area Action Plan on behalf of the Government.

Pauline Butcher is the Programme Officer for the examination. Any communications with the Inspector must take place through the Programme Officer, including communications from the Council and from people who have made representations on the Plan. Her contact details are:

email ldfprogrammeofficer@tiscali.co.uk

post: The Programme Officer, c/o Culture & Environment, London Borough of Camden, 6th Floor, Town Hall Extension, Argyle Street, London WC1H 8EQ

Proposed main modifications

As part of the examination, public hearings about the Area Action Plan were held from Tuesday 2 July to Thursday 4 July 2013. A further part of the examination is consultation on Main Modifications to the Plan. This consultation is taking place from Friday 27 September to Friday 8 November 2013.

The Main Modifications have been prepared in the light of public representations made about the Plan up to 31 January 2013 and discussions at the public hearings. Alongside the Main Modifications we have also prepared this Map Modifications Appendix and a Sustainability Appraisal of the Main Modifications.

Map modifications appendix

This Map Modifications appendix has been prepared to illustrate how the maps will look if we make the changes described in the schedule of Main Modifications proposed. We are seeking your views on the Main Modifications until Friday 8 November 2013, including Main Modifications to the maps. Details of the consultation and how to respond are given at the front of the schedule of Main Modifications proposed.

Further information

The Inspector will consider the Main Modifications and any comments you make about them before the examination ends. She will then complete her report of the examination. The report is likely to be issued in December 2013.

We have also prepared two further documents along with the Main Modifications. The schedule of Minor Modifications contains factual updates, points of clarification and other minor changes which do not, when taken together, materially affect the policies set out in the Plan. The tracked changes version of the Plan shows how the Plan will read if all the Main and Minor Modifications are made.

N.B. Page numbers given in this appendix relate to the Fitzrovia Area Action Plan December 2012 as sent to the Government, and not to the September 2013 tracked changes version.

Find out more at www.camden.gov.uk/ldf or email us via ldf@camden.gov.uk

Strategic Planning and Implementation
September 2013

Main Modification 1 – *map originally published in a separate Policies Map Changes document*

Amend "Map 2: Proposed designations" in the submitted "Policies Map Changes" (FAAP6) to show:

- the northern boundary of the Plan area running along the back edge of the pavement on the south side of Euston Road;
- the modified boundary of Opportunity Site 1 (shown as F1) incorporating the garden area to the rear of Astor College; and
- the modified boundary of Opportunity Site 14 (shown as F14) incorporating the single storey retail unit on the site of 7 Goodge Street.

(See next page)






Main Modification 2 – *Proposed Submission Plan page 6*

Amend the map "Area covered by this Area Action Plan" to show the northern boundary of the Plan area running along the back edge of the pavement on the south side of Euston Road.

(See next page)



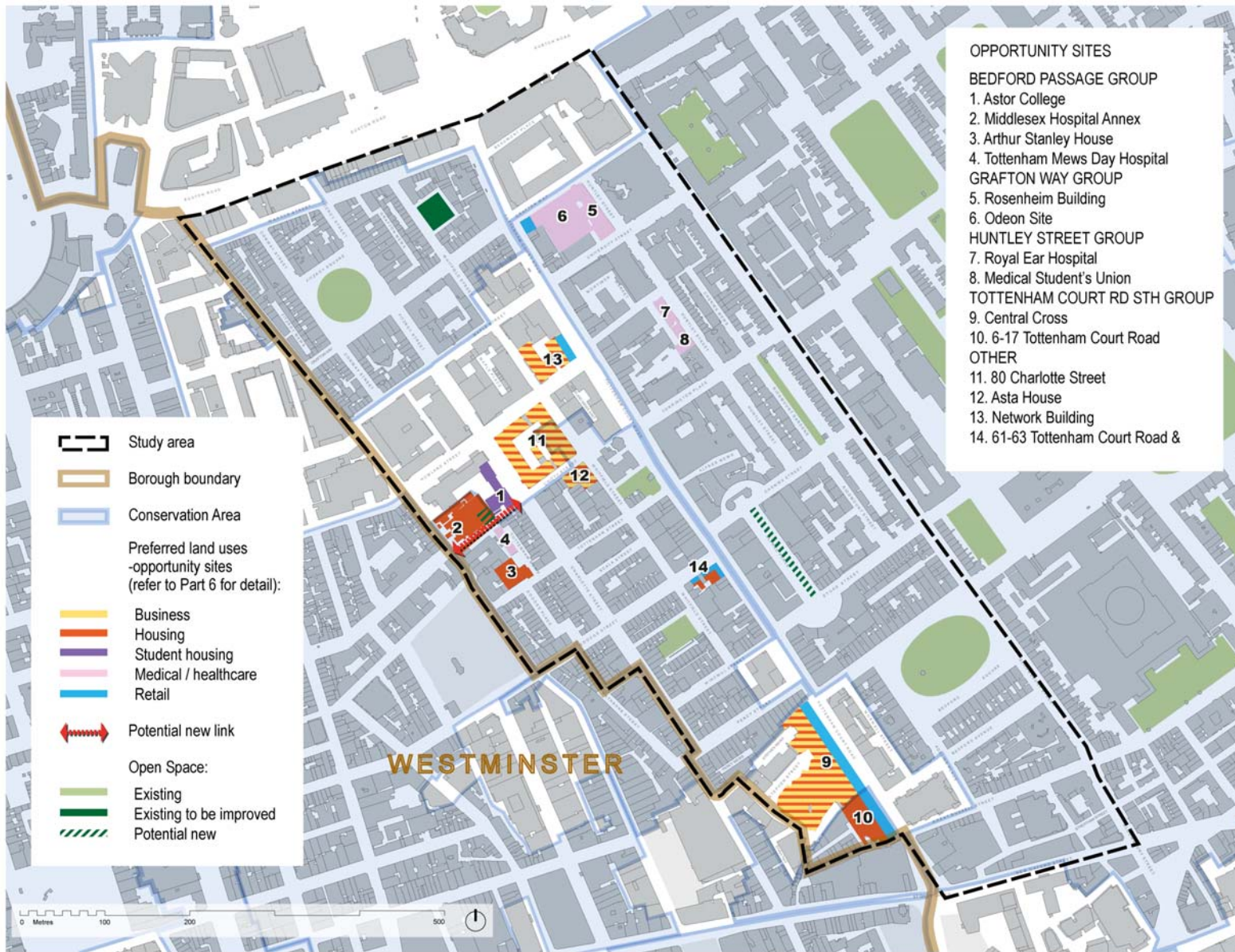
-  Fitzrovia Area Action Plan boundary
-  Area known as Fitzrovia in Westminster
-  Borough boundaries

Main Modification 6 – Proposed Submission Plan page 13

Re-title the map to read "Area Action Plan Key Directions Key Diagram", and amend to show:

- the amended northern boundary of the Plan area;
- the amended preferred land uses for Sites 2 and 3; and
- the corrected boundary of private open space at Fitzroy Square.

(See next page)



Main Modification 7 – Proposed Submission Plan page 20

Amend the map "Heritage Assets" to show:

- 52 Tottenham Street (immediately west of Arthur Stanley House) and as making a positive contribution to the character of the Charlotte Street Conservation Area;
- other adjustments to properties in Percy Street, Colville Place, Goodge Street, Fitzroy Square, Grafton Mews and Warren Street for consistency with the Charlotte Street Conservation Area Appraisal and Management Plan and Fitzroy Square Conservation Area Appraisal and Management Strategy;
- the amended northern boundary of the Plan area; and
- the corrected boundary of private open space at Fitzroy Square.

(See next page)

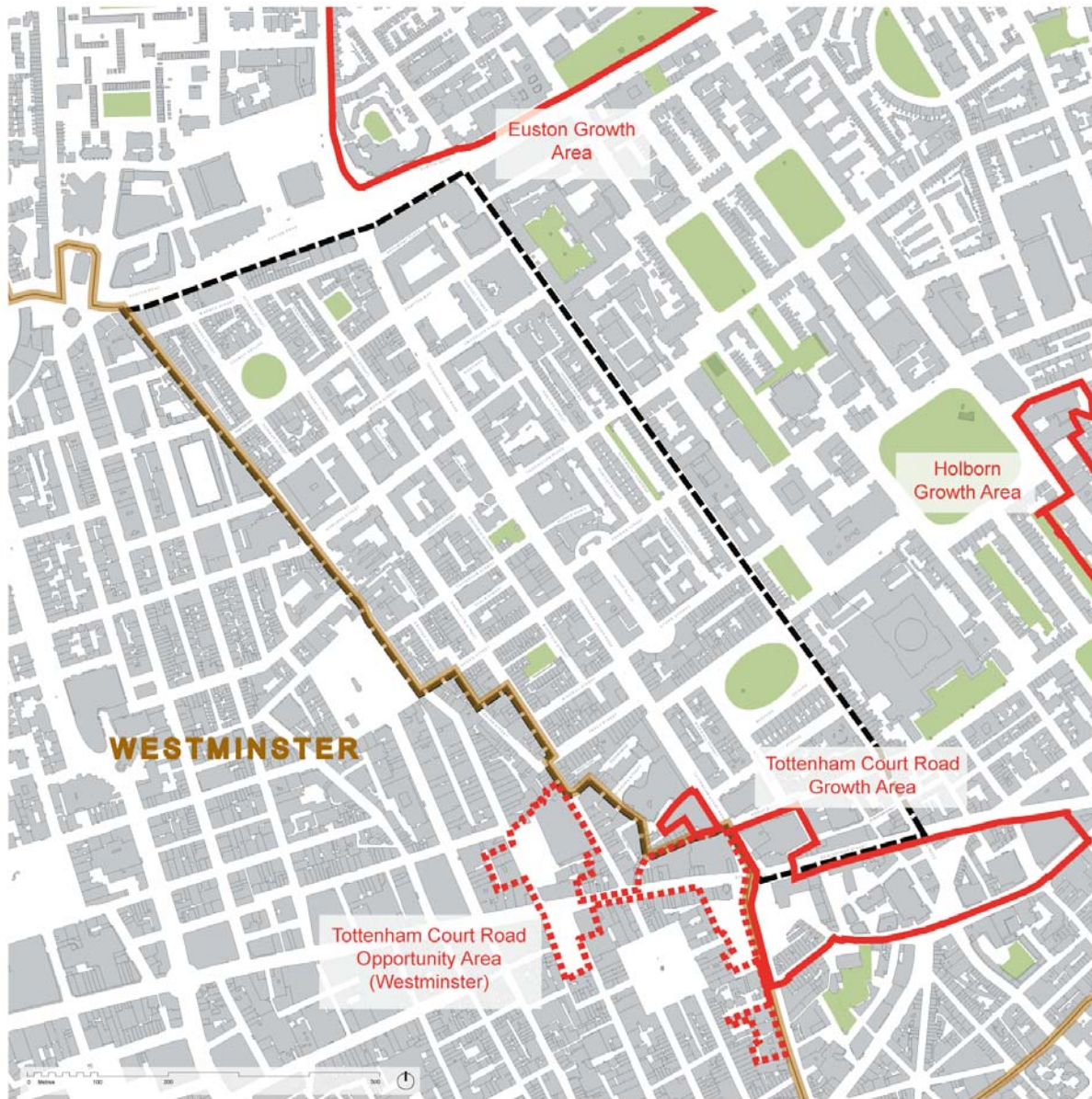


Main Modification 9 – Proposed Submission Plan page 21

Amend the map "Growth Areas" to indicate:

- that the Tottenham Court Road Growth Area extends slightly into the Plan area;
- the amended northern boundary of the Plan area; and
- the corrected boundary of private open space at Fitzroy Square.

(See next page)

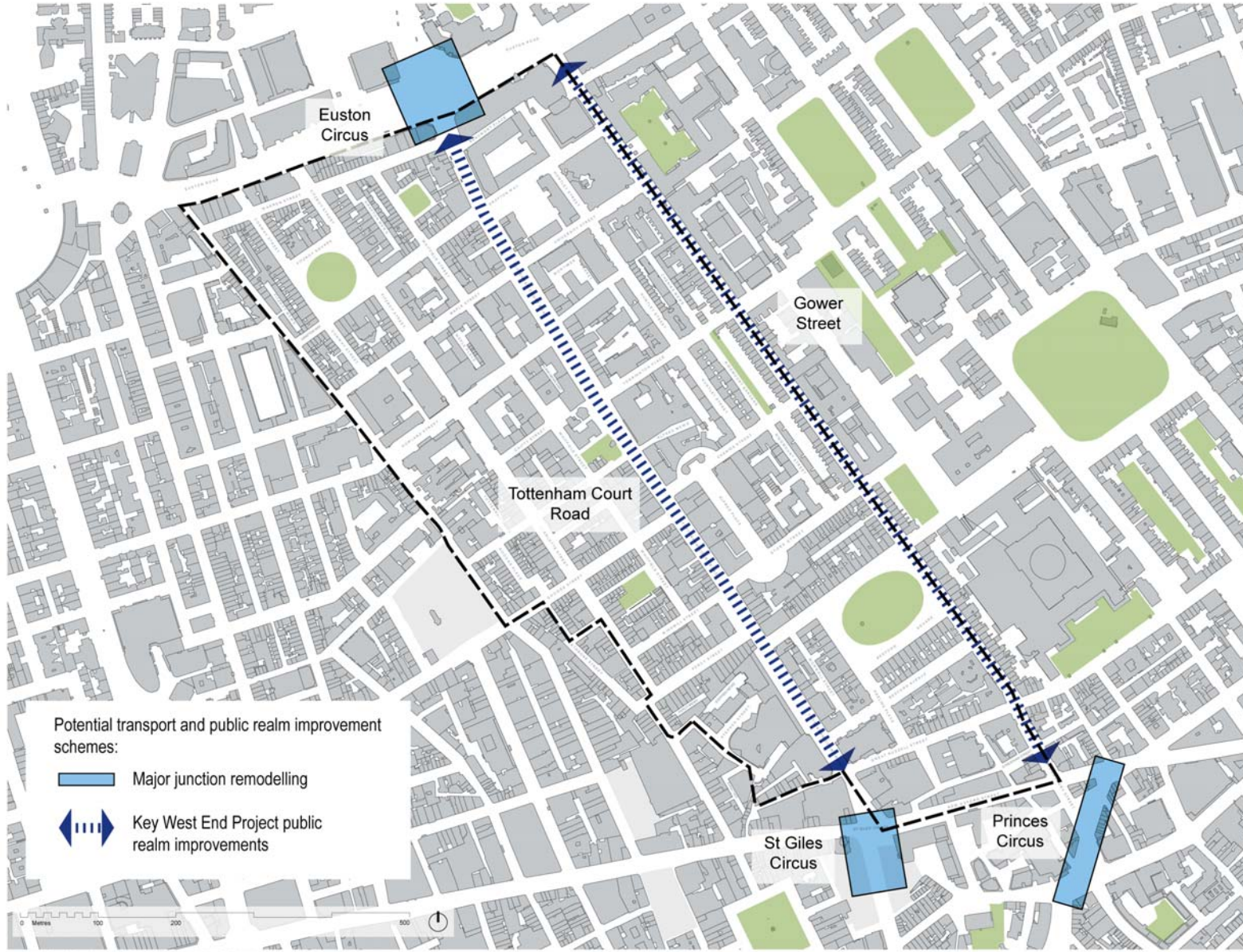


Main Modification 10 – *Proposed Submission Plan page 24*

Amend the map "Main roads and junctions" on page 24 to:

- delete the notations on Grafton Way;
- replace "Two way working" on the key with "key West End Project public realm improvements";
- show the amended northern boundary of the Plan area; and
- show the corrected boundary of private open space at Fitzroy Square.

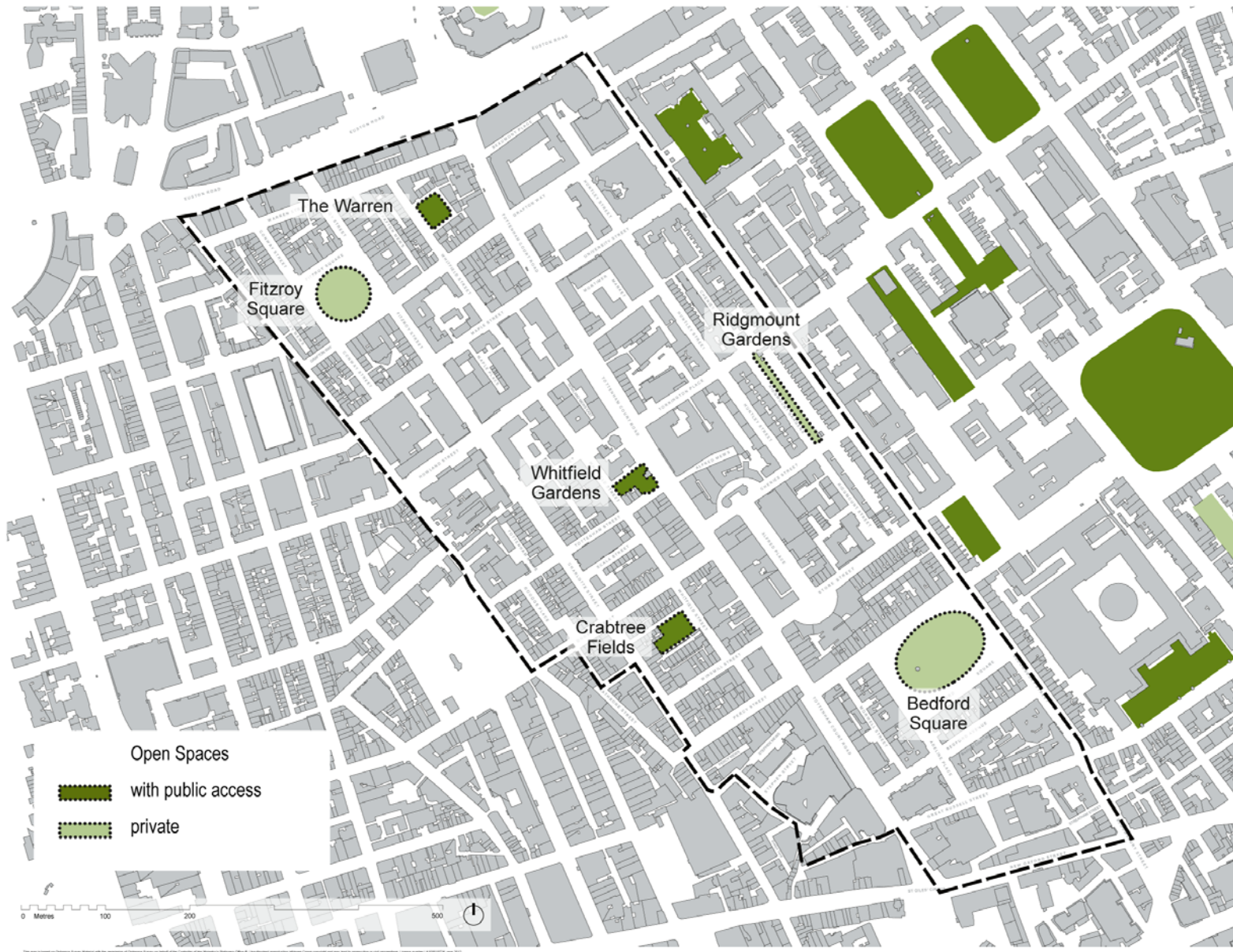
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Main Modification 16 – *Proposed Submission Plan page 35*

Amend the map "Public open spaces" to correct the boundary of private open space at Fitzroy Square and show the amended northern boundary of the Plan area.

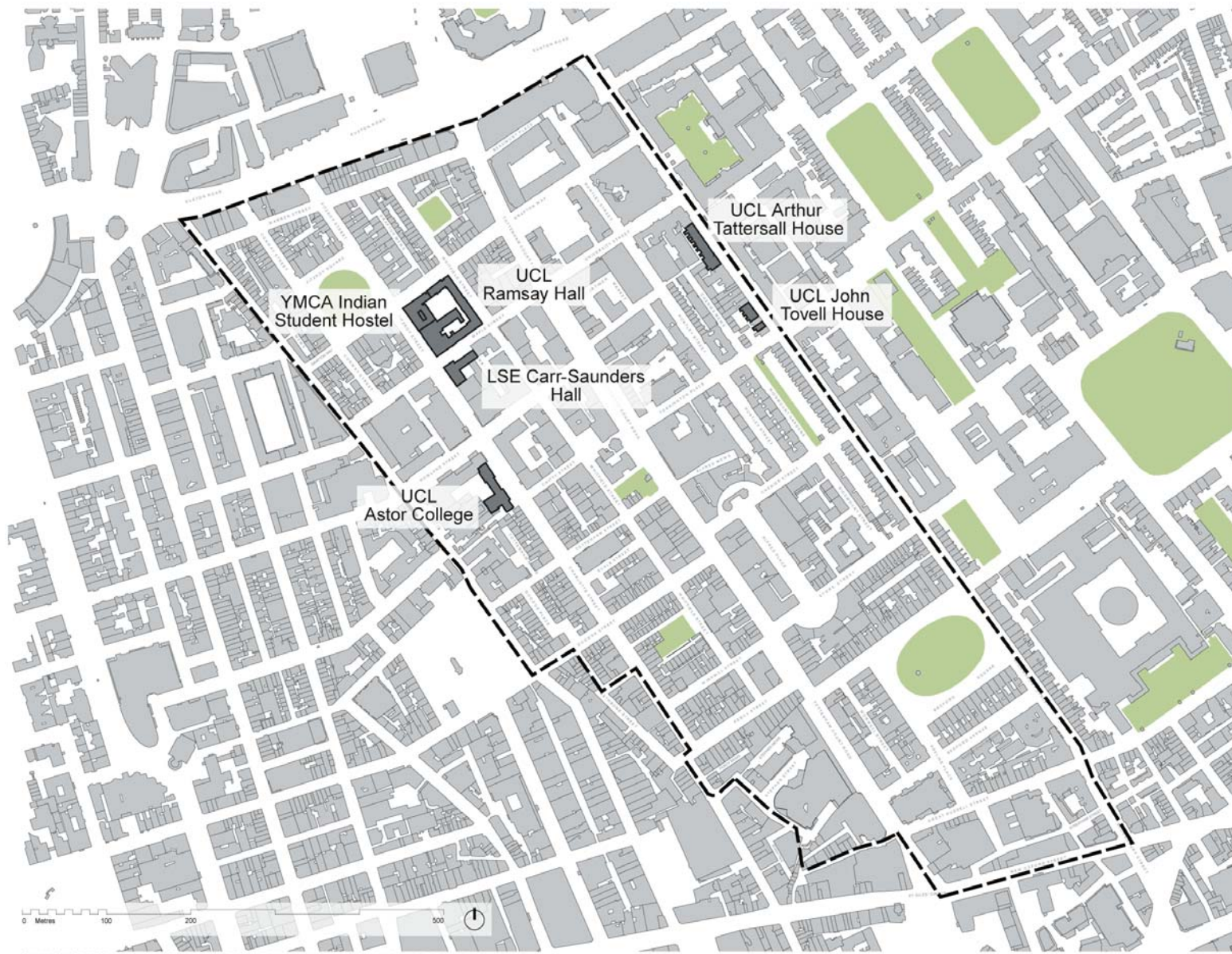
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Main Modification 21 – *Proposed Submission Plan page 54*

Amend the map "Student Halls" to correct the boundary of private open space at Fitzroy Square and show the amended northern boundary of the Plan area.

(See next page)

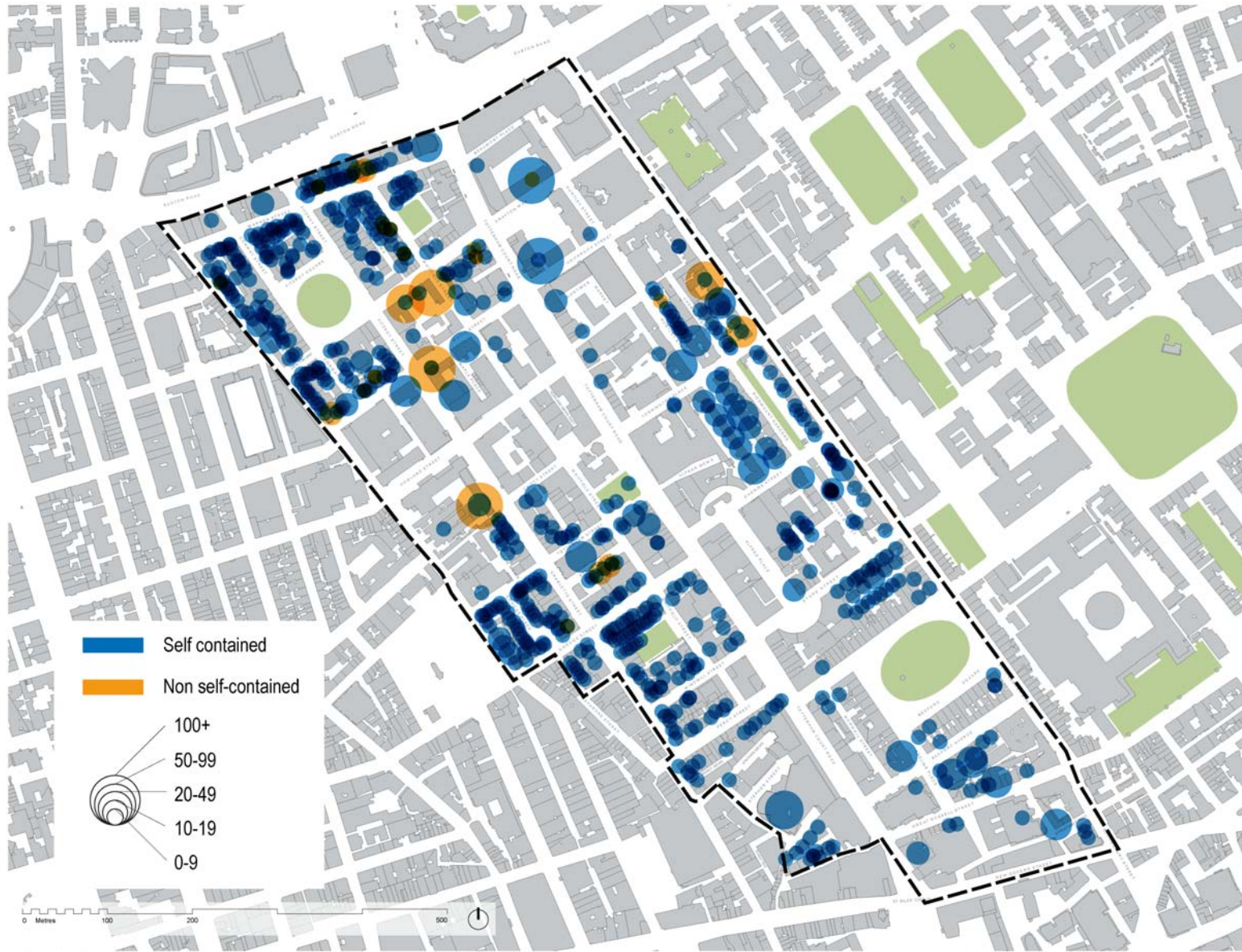


Main Modification 25 – *Proposed Submission Plan page 59*

Amend the map "Residential addresses and flats per address" to:

- correct the boundary of private open space at Fitzroy Square;
- show the amended northern boundary of the Plan area; and
- plot the latest address/ flat information from Camden's land and property gazetteer.

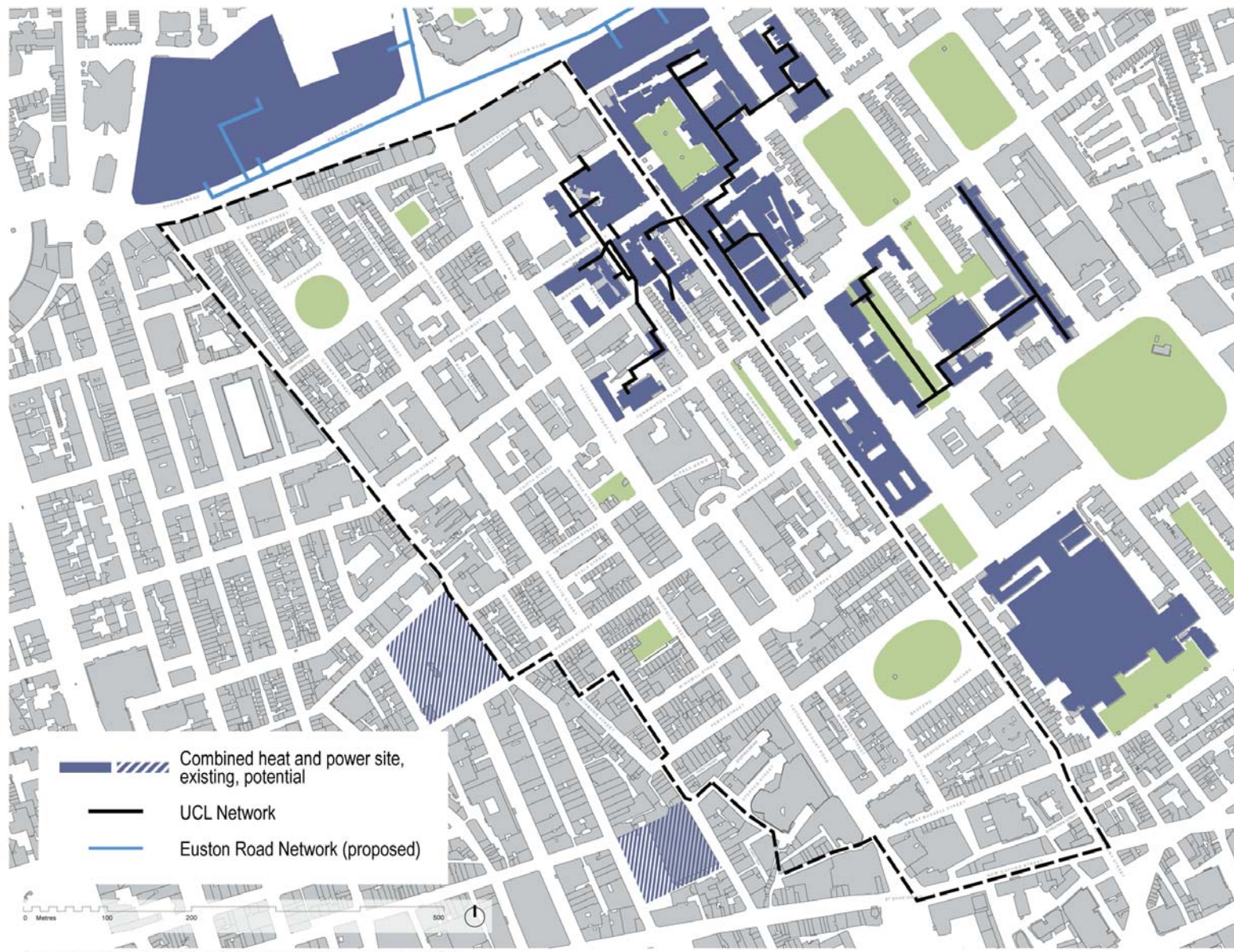
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Main Modification 27 – *Proposed Submission Plan page 62*

Amend the map "Local energy networks" to correct the boundary of private open space at Fitzroy Square and show the amended northern boundary of the Plan area.

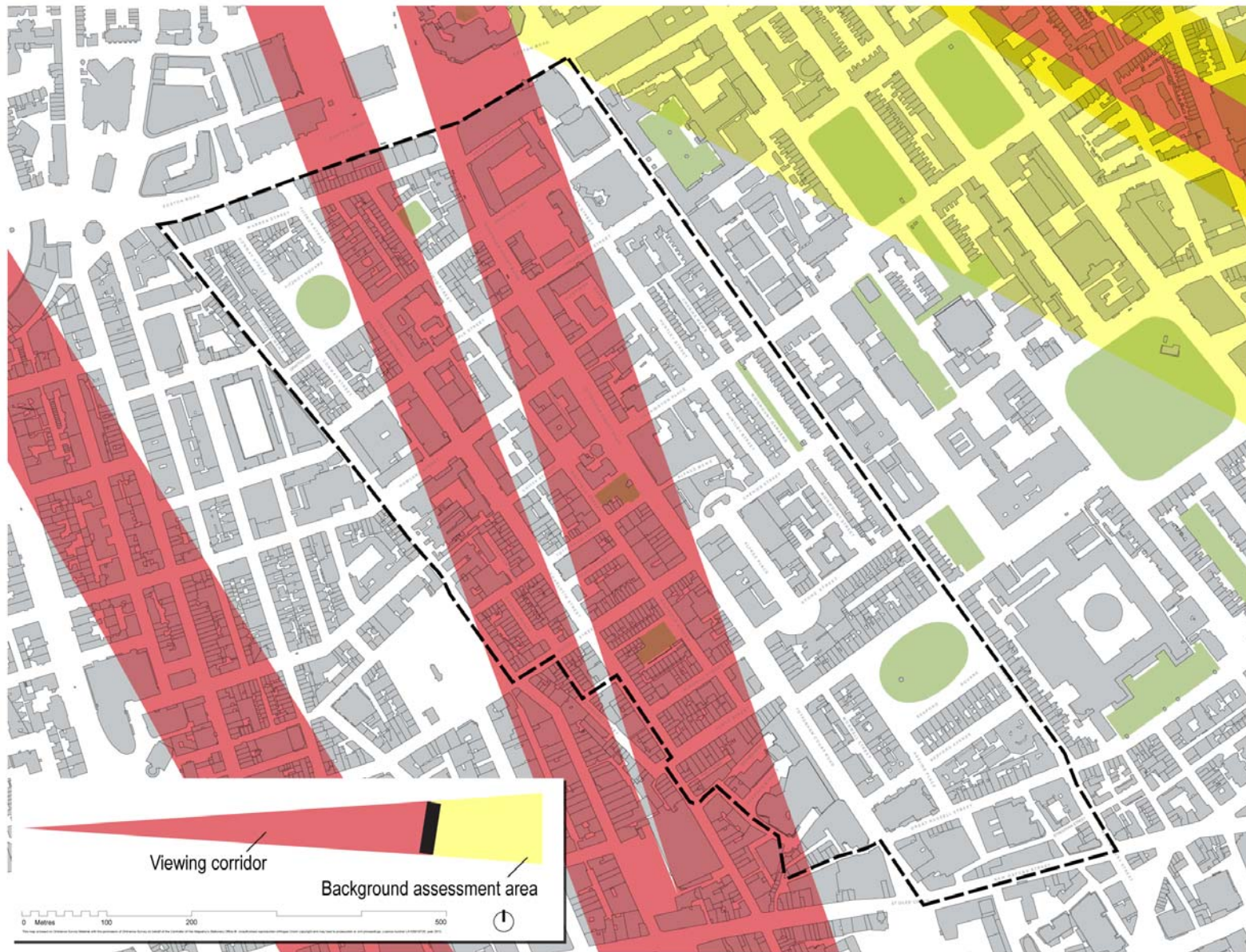
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Main Modification 29 – *Proposed Submission Plan page 69*

Amend the map "Strategic viewing corridors" to correct the boundary of private open space at Fitzroy Square and show the amended northern boundary of the Plan area.

(See next page)

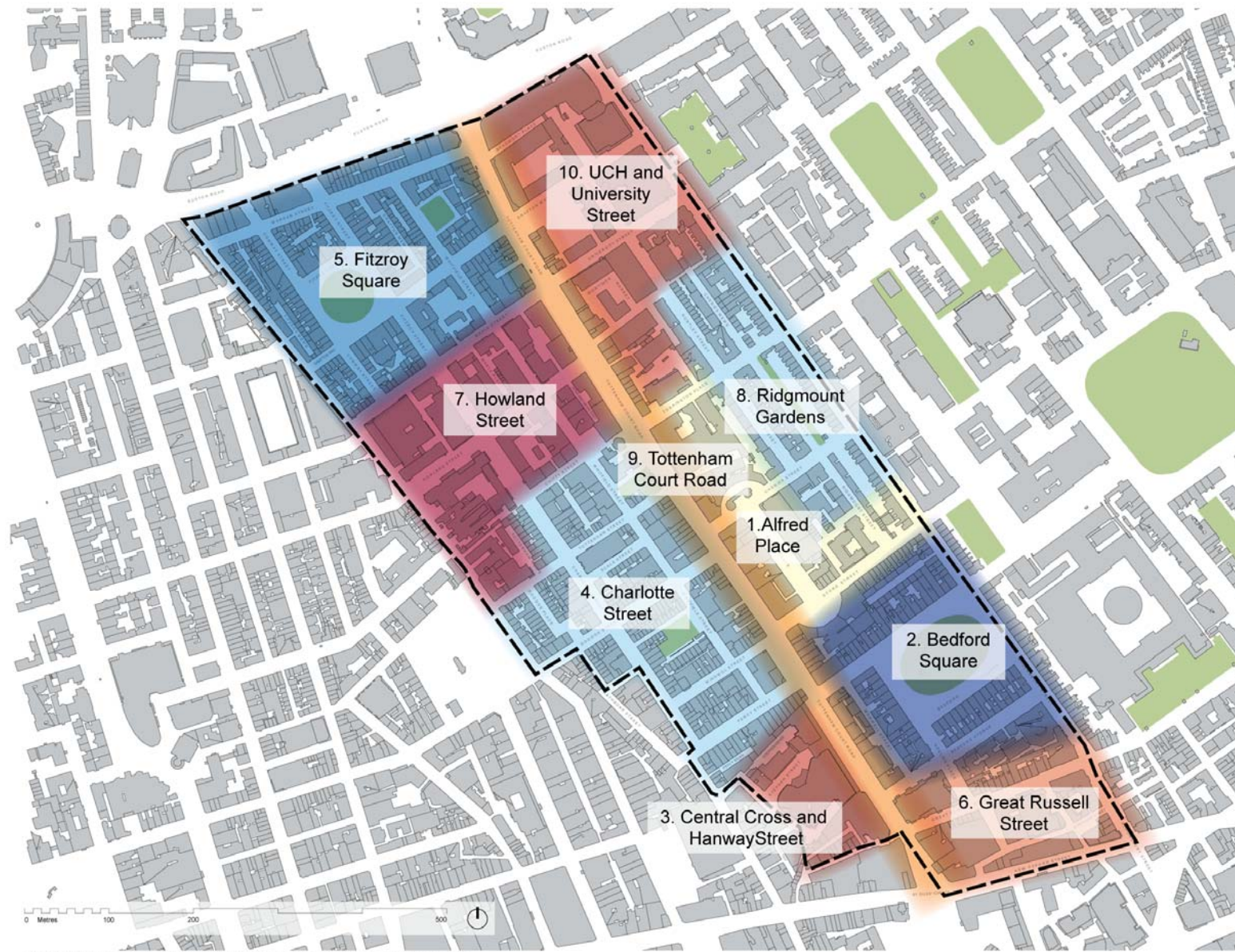


Main Modification 31 – Proposed Submission Plan page 72

Amend the map "Character Areas" to:

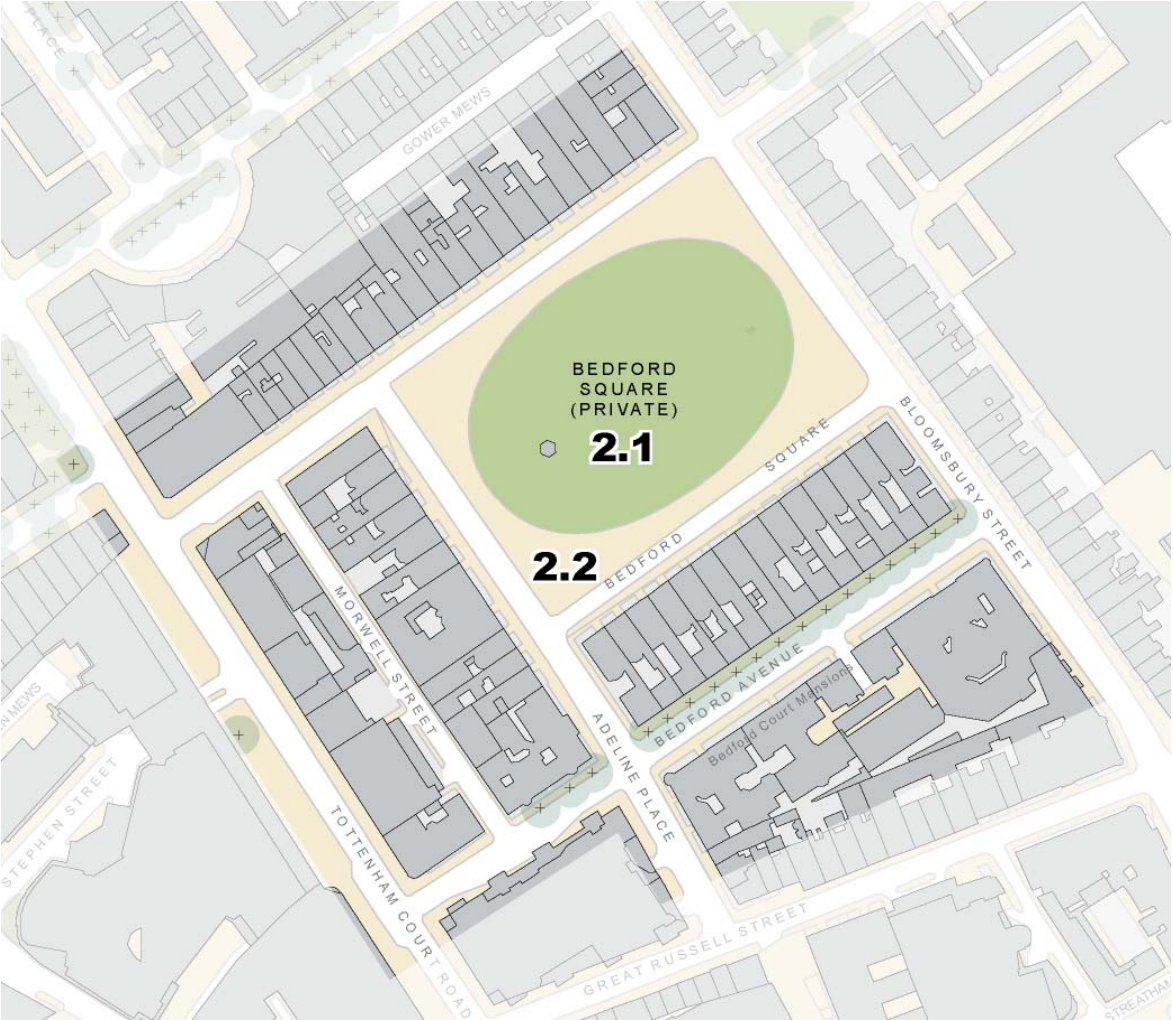
- merge the Euston Road Character Area into the Fitzroy Square Character Area;
- re-number Character Areas 6 to 11 as Character Areas 5 to 10;
- show the west side of Huntley St (up to Capper Street) within the Ridgmount Gardens Character Area;
- correct the boundary of private open space at Fitzroy Square; and
- show the amended northern boundary of the Plan area.

(See next page)



Main Modification 33 – Proposed Submission Plan page 77

Amend the map “Bedford Square Character Area” to include an additional Character Area Principle number “2.2” on the buff pedestrian area around Bedford Square Gardens.



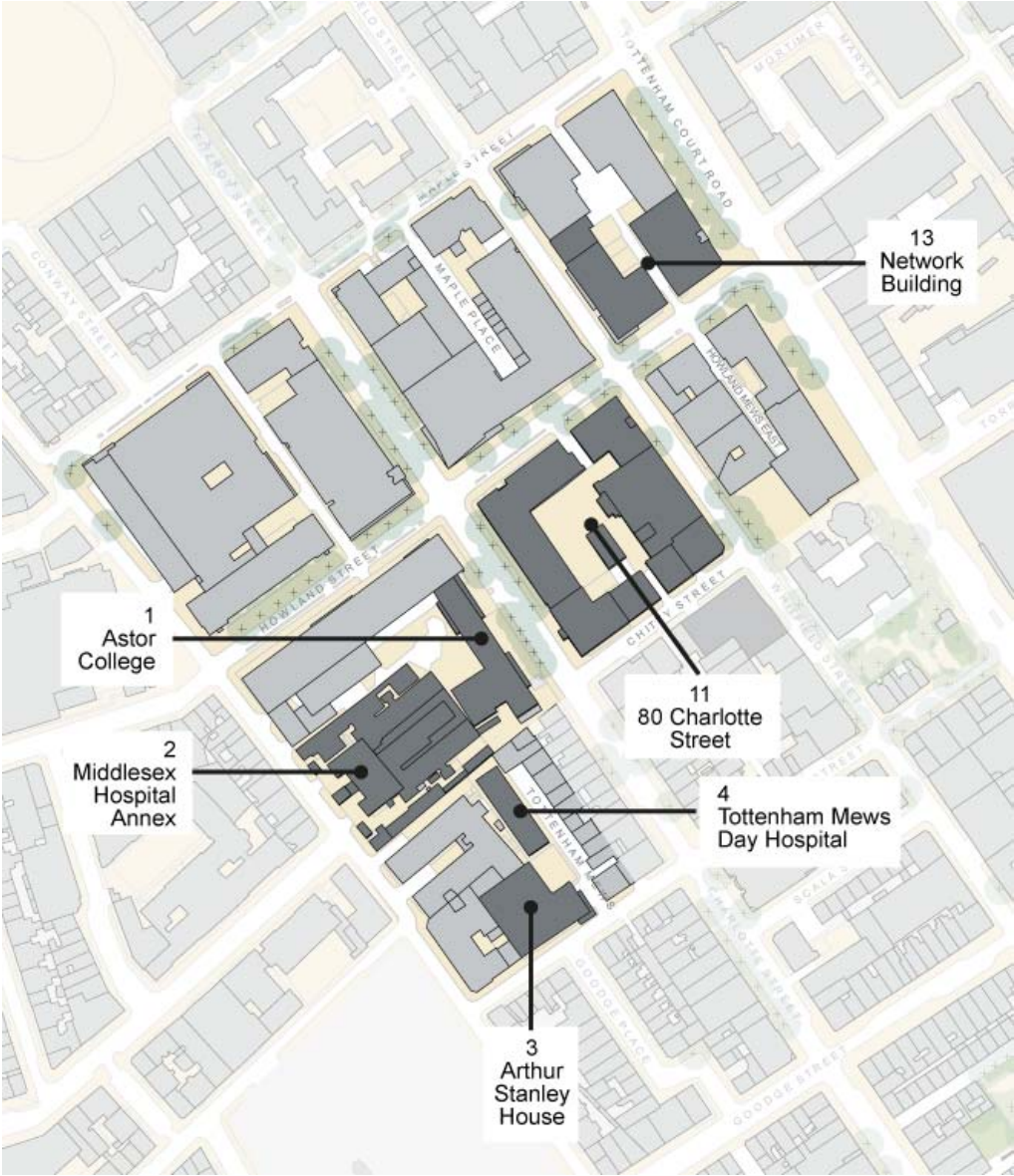
Main Modification 36 – Proposed Submission Plan page 87

- Amend the map “Fitzroy Square Character Area” to show the buildings on the southern side of Euston Road contained entirely within the Fitzroy Square Character Area.
- Re-number the notations for the “Character area principles” and “Public realm opportunities” to reflect the deletion of the Euston Road Character Area.



Main Modification 37 – Proposed Submission Plan
page 92

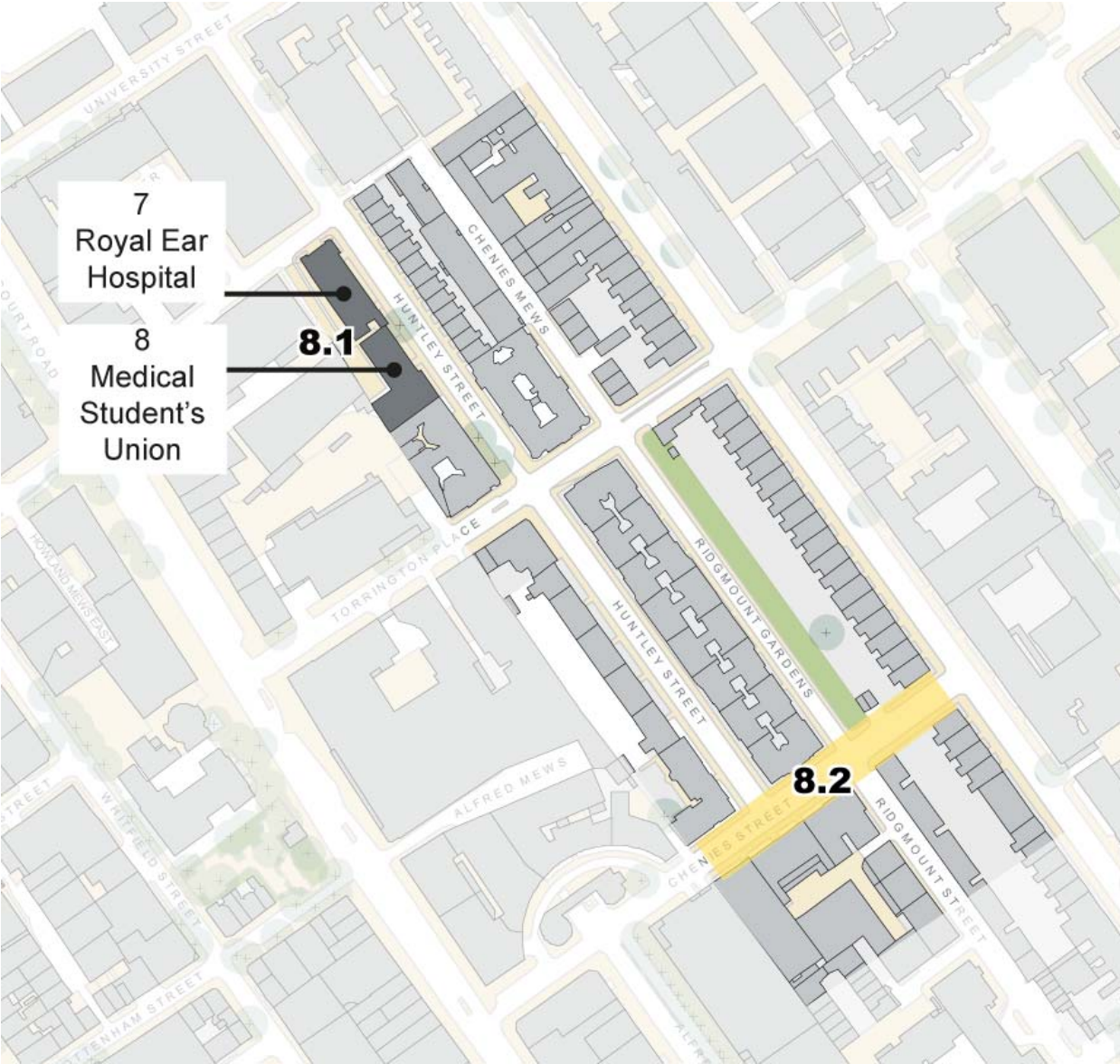
Amend the map "Howland Street Character Area" to exclude properties on the western side of Charlotte Street south of Opportunity Site 1.



Main Modification 39 – Proposed Submission Plan page 94

Amend the map "Ridgmount Gardens Character Area" to:

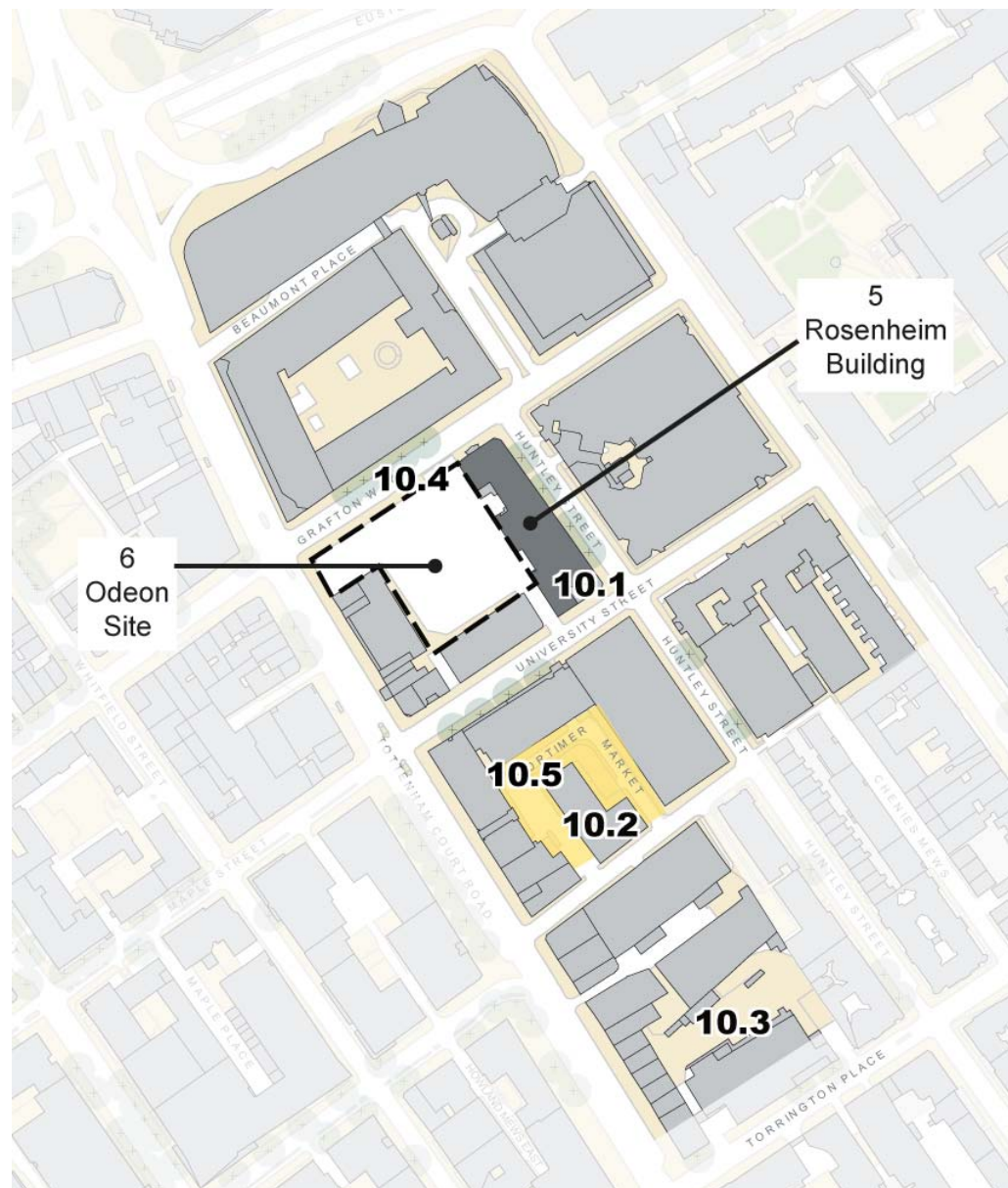
- show the west side of Huntley St (up to Capper Street) within the Ridgmount Gardens Chracter Area;
- include Opportunity Sites 7 and 8;
- include reference to a Character Area Principle 8.1 to the rear of Opportunity Sites 7 and 8; and
- re-number the notation for the "Public realm opportunity" to 8.2 to reflect and the deletion of the Euston Road Character Area and the addition of Character area principle 8.1.



Main Modification 41 – Proposed Submission Plan
page 99

Amend the map "UCH and University Street Character Area" to:

- remove the west side of Huntley St (up to Capper Street) from the UCH and University Street Character Area;
- remove northern frontage of Torrington Place from the UCH and University Street Character Area;
- remove the references to Opportunity Sites 7 and 8;
- show an additional Character Area Principle number "10.4" on Grafton Way adjacent to Opportunity Sites 5 and 6; and
- re-number the notations for the "Character area principles" as 10.1 to 10.3 and re-number the notations for the "Public realm opportunity" as 10.5 to reflect the deletion of the Euston Road Character Area and the addition of Character area principle 10.4.



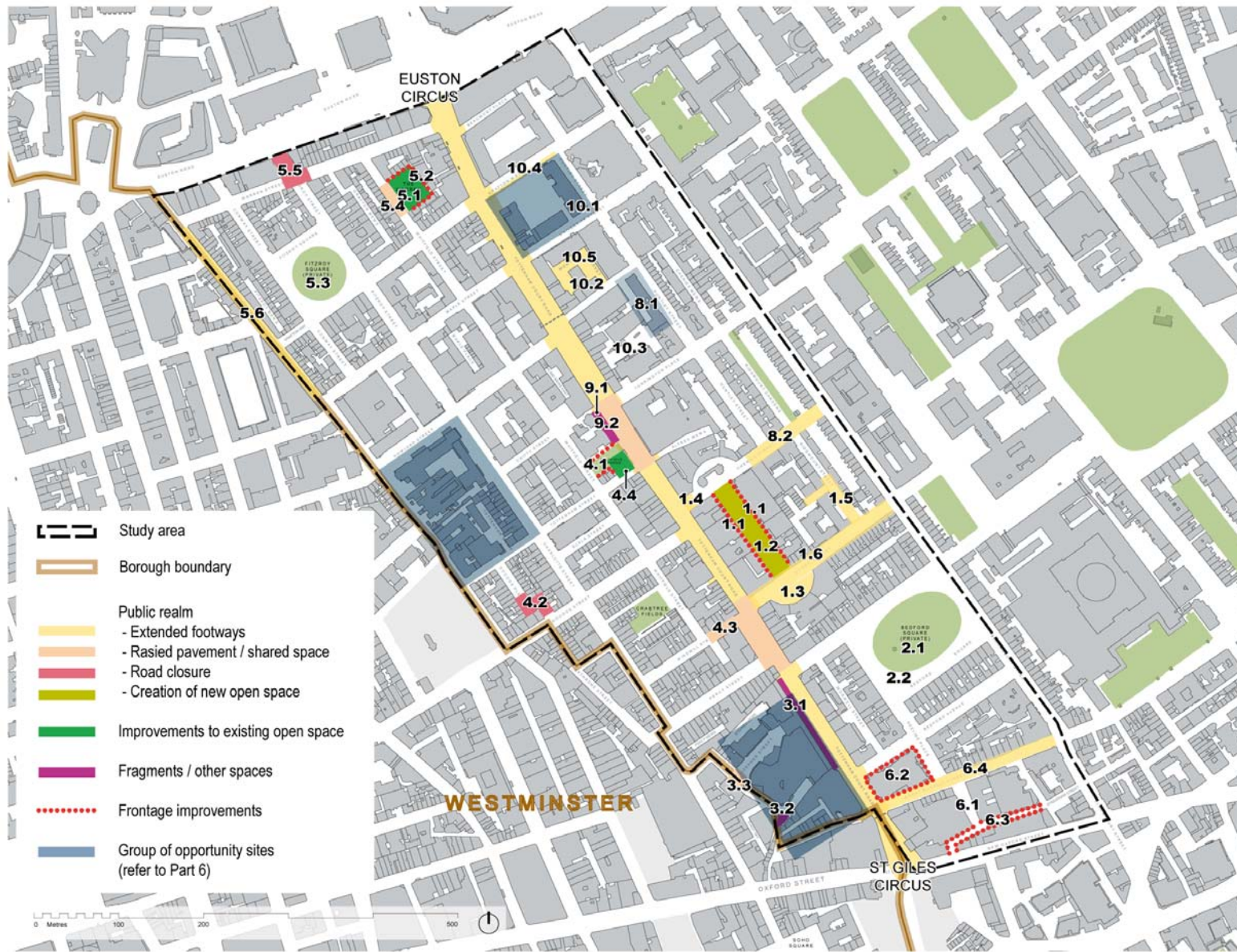
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Main Modification 43 – Proposed Submission Plan page 101

Amend the map "Combined character area principles and public realm proposals" to:

- include an additional Character Area Principle number "2.2" on the buff pedestrian area around Bedford Square Gardens;
- re-number all notations from 6.1 onwards to reflect deletion of the Euston Road Character Area;
- show an additional Character Area Principle number "8.1" on Huntley Street adjacent to Opportunity Sites 7 and 8;
- re-number the notation for the Ridgmount Gardens Character Area "Public realm opportunity" (Chenies Street East) to 8.2;
- show an additional Character Area Principle number "10.4" on Grafton Way adjacent to Opportunity Sites 5 and 6;
- re-number the notation for the UCH and University Street Character Area "Public realm opportunity" (Mortimer Market Highway) to 10.5;
- correct the boundary of private open space at Fitzroy Square; and
- show the amended northern boundary of the Plan area.

(See next page)

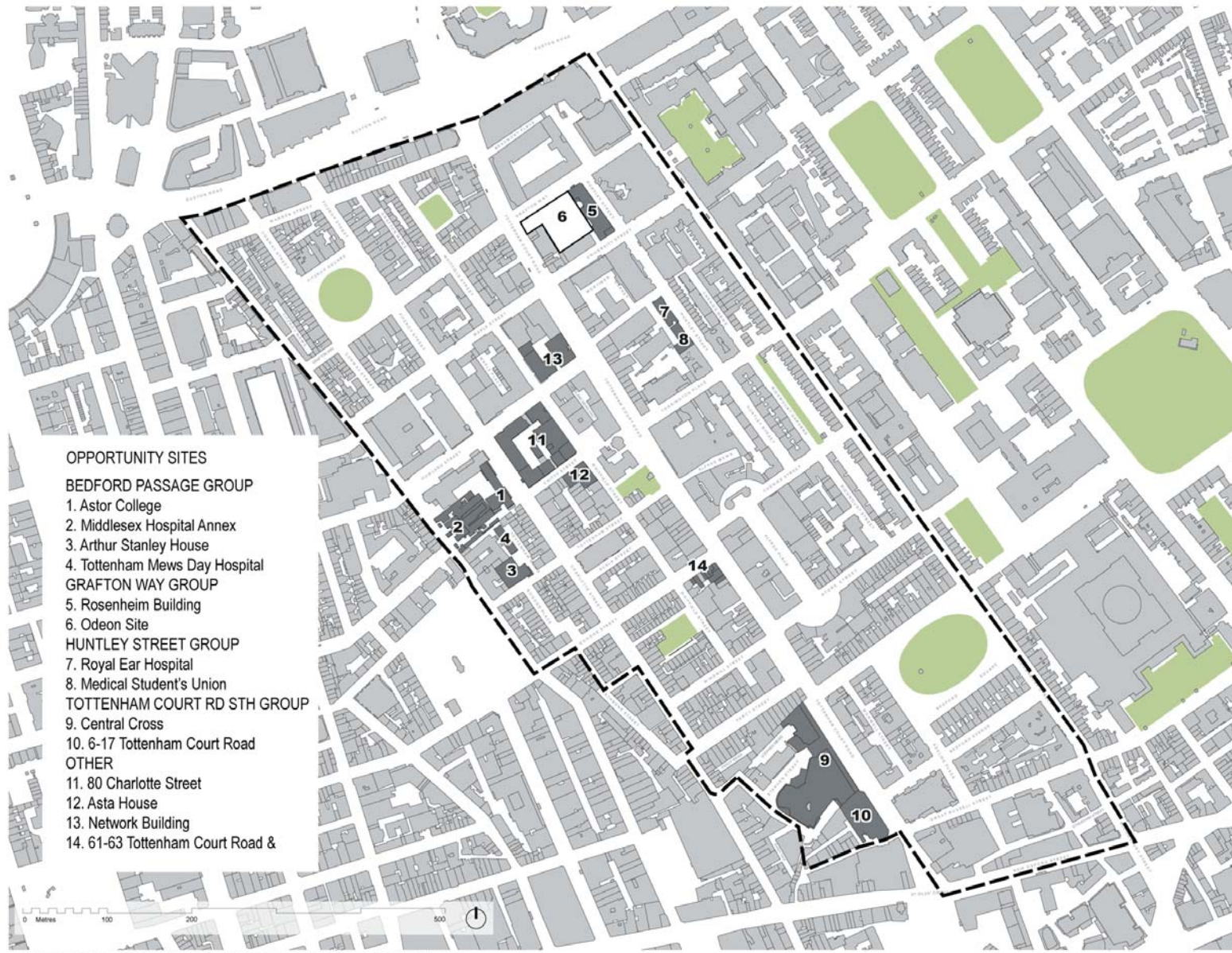


Main Modification 44 – *Proposed Submission Plan page 105*

Amend the map "Opportunity sites" to:

- correct the boundary of Opportunity Site 14 to include 61 Tottenham Court Road and the single storey retail building on the site of 7 Goodge Street;
- correct the boundary of private open space at Fitzroy Square; and
- show the amended northern boundary of the Plan area.

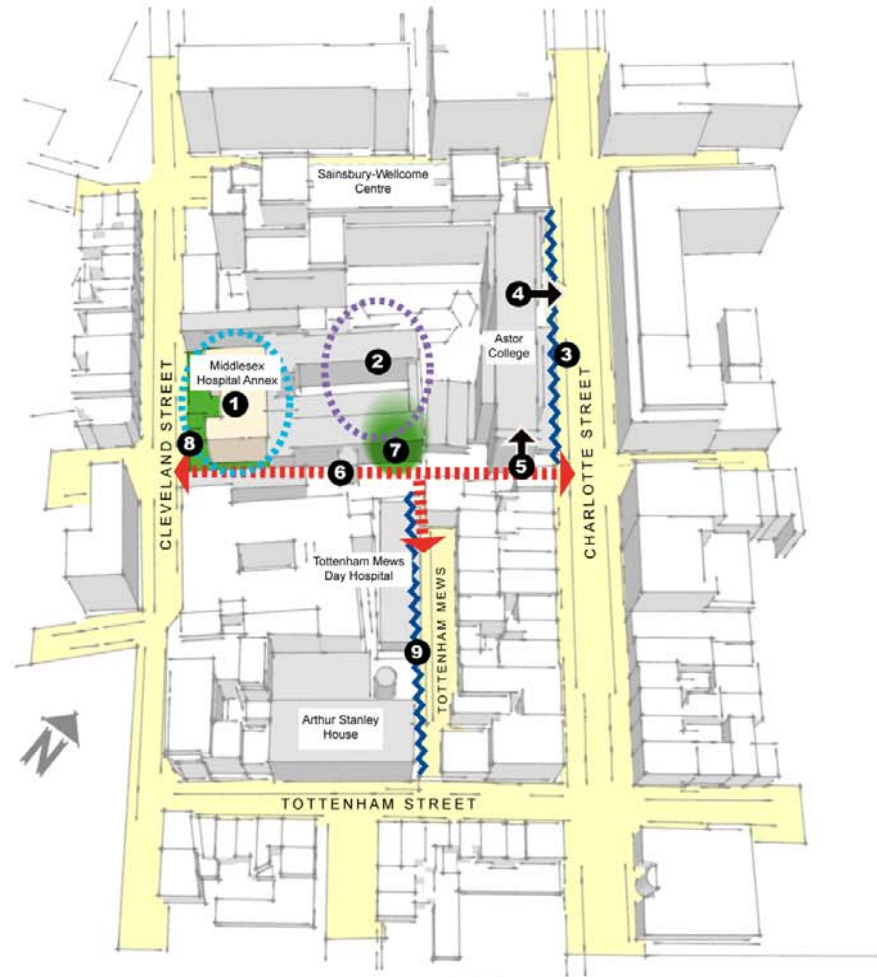
(See next page)








Main Modification 46 – *Proposed Submission Plan page 107*

Amend the map "Bedford Passage illustration of principles" to show the outline of existing buildings at the Middlesex Hospital Annex that could potentially be retained.

(See next page)

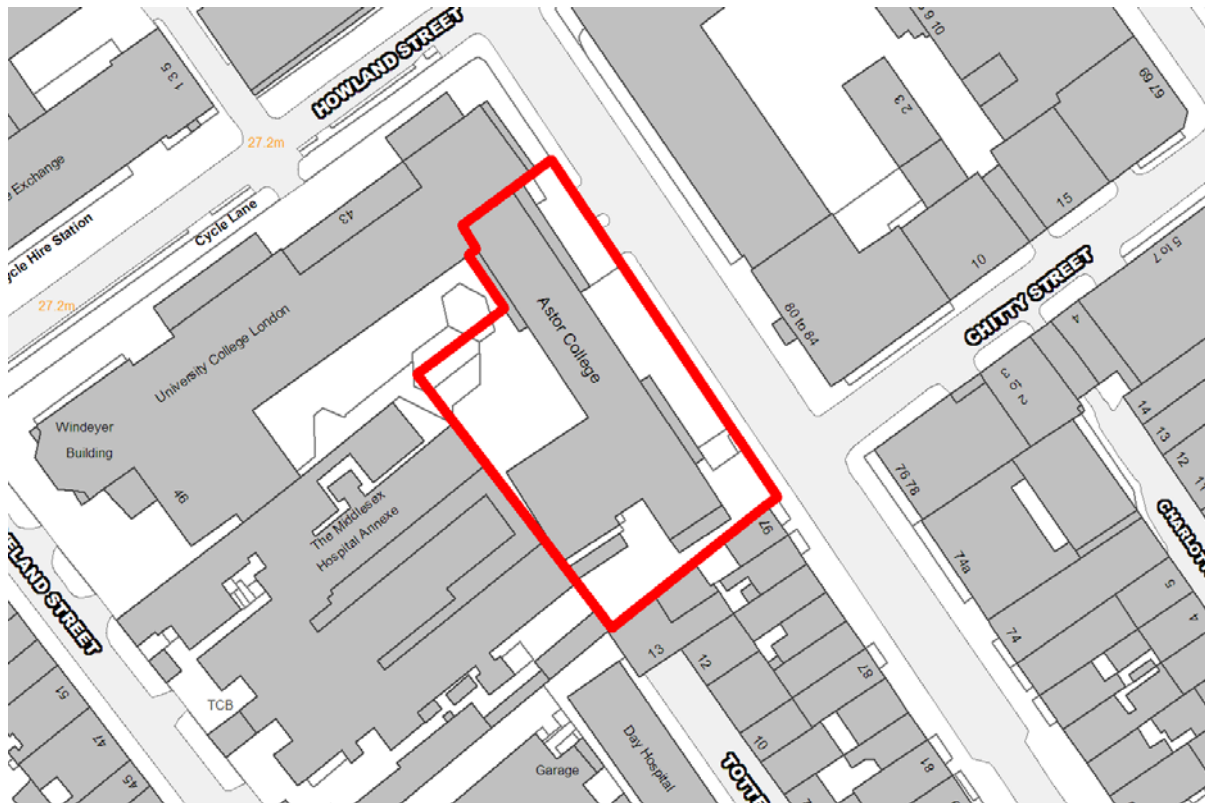


-  Potential locations for open space
-  New links to complete the grid
-  Improved frontage
-  Complimentary setting to the listed building
-  Larger scale development may be appropriate

Main Modification 47 (part) – Proposed Submission Plan page 108

Amend the map for Opportunity Site 1. Astor College on page 108 to incorporate the garden area between the rear elevation of Astor College and the western boundary of Opportunity Site 2 (Middlesex Hospital Annex).

(See also the Schedule of Main Modifications Proposed)



Main Modification 59 (part) – Proposed Submission Plan page 140

Amend the map for Opportunity Site 14. 61-63 Tottenham Court Road & 1-7 and 11-13 Goodge Street on page 140 to correct the site boundary to incorporate the single storey retail unit on the site of 7 Goodge Street.

(See also the Schedule of Main Modifications Proposed)



Minor modification 36 – Proposed Submission
Plan page 82

Amend the map "Charlotte Street Character Area" to correct the boundary of Opportunity Site 14 to include 61 Tottenham Court Road and the single storey retail building on the site of 7 Goodge Street.

