

34 - 35 FITZROY SQUARE

LSTED BULDING CONSENT APPLICATION REPORT

This report was prepared by Emoli Petroschka Architects in February 2008 for the Planning Application and Listed Building Consent Application for the restoration and refurbishment of two Georgian townhouses by Robert Adam, Nos. 34 and 35 Fitzroy Square.

The project involves the restoration and refurbishment of two Grade I listed Georgian townhouses, which are part of symmetrical terrace of eight on the south side of Fitzroy Square. The square and its monumental east and south façades were designed by James and Robert Adam in 1790-4 and consequently built in 1792-8.

The terrace (Nos. 33-40) was listed as the "London Foot Hospital and attached railings" in June 1954.

Recent Planning History and Use

At the time of their listing the former residential townhouses were in use as the London Foot Hospital and School of Podiatry.

In February 1973 a Conditional Grant was given to erect a three storey rear extension on basement, ground and first floors. In November of the same year permission was given for alterations to the internal layout, provision of fire lobbies and a new staircase at 3rd floor level.

In November 1992 permission was granted for continued non residential educational (D1) use, together with an ancillary flat at first floor level in the rear extension.

In September 2006 the change of use from non residential educational (D1) to two residential houses (C3) was consented.

Overview

On behalf of our client Garbe Group we are proposing to restore the former Grade 1 Listed townhouses Nos. 34 and 35 Fitzroy Square, to reinstate their original floor layout typology and historical integrity as two separate single houses. Part demolitions of the first floor 1973 rear addition, alterations of windows, new roof terrace and conversion into ancillary accommodation to the townhouses.

The design intention is to maintain and reinstate the original room layout, to restore the elevations, all historic features, fittings and fixtures and to reinstate the ones missing to match the original.

The scope of works includes:

- Cleaning of the Portland Stone elevation
- Return to historic colours for ironwork and joinery.
- Reinstatement of historic fanlight, sidelights of entrance door
- Repair and re-pointing of rear brick elevation where necessary
- Restoration of the original room layout: removal of all fire lobbies, non original partitions, built in storage and false ceilings
- Cleaning and repair of all original cornices and wall decoration
- Restitution of cornices where missing to match original
- Repair of original fireplaces and restitution of missing ones (GF, FF)
- Reinstatement of original doors or door positions (GF, FF)
- Refurbishment of all internal joinery, such as windows, window reveals, internal shutters, doors, door reveals, skirting and dado rails
- Provision of a free standing, low level kitchenisland in the back room at ground floor level
- Provision of freestanding furniture like lightweight structures to service sanitary facilities in the back rooms on second and third floor
- Part removal of the first floor 1973 rear extension and replacement with private patio areas

SECTION 01

HISTORICAL APPRAISAL

PRELUDE

"In 1789, despite John Adam's firm conviction that the only honourable course for the Adams was to put the affairs of their building company into receivership, the London brothers began negotiations for what was to prove their last grand speculation. Sometime in that year James and William were in touch with Charles Fitzroy, a grandson of the second Duke of Grafton who, as Colonel Fitzroy, had had a distinguished military career and had been raised to peerage in October 1780 as Baron Southampton. Lord Southampton and Robert Adam already knew each other: they had served as MPs together in the Parliament of 1767 to 1774 and, in the latter year, Fitzroy had employed Adam to prepare designs for alterations and additions to a house, most probably for his suburban residence, Fitzroy Farm at Highgate.

Lord Southampton owned the manor of Tottenham Court and had already begun to set out a part of his estate known as Homefield – for building when approached by the Adams. Since the land lay on what was then the edge of the northern boundary of London, it had a high development value. Immediately south of the 'New Road', (later to be called Euston Road) the site extended from Tottenham Court Road on the east as far as Cleveland Street on the west, some 100 metres short of the company's earlier developments at Portland Place (...).

To Robert, the opportunity of designing a new area in a fashionable part of the expanding city must have been attractive; as a result the fulcrum of the development became a spacious new square – Fitzroy Square – linked by a series of cross streets which catered for a variety of uses and class of resident (...). The architecture of Fitzroy Square, which the (Articles of) agreement (between Lord Southampton, Robert, James and William Adam) stipulated should be of first-rate houses, offered an occasion for Robert to exercise his genius on a generous scale while to James and William, ever optimistic as developers, Lord Southampton's ground seemed to provide perhaps a final chance for a grand financial coup." (1)

ADAM'S STREET SCHEMES

"Robert and James Adam were responsible for seven street schemes. In the five London schemes, the houses were initially financed by the company in which they and their older brother John and younger brother William were partners.

The company took out leases on building land, erected the houses and then sold them (...).

In the three 1790s street schemes, the Adam work seems to have been confined wholly to exteriors. Certainly there are no drawings for interior work, and few if any of these houses were ready for decoration before Robert and James died. However in comparison for this lack of Adam decoration it must be said that these later schemes had more interesting facades than the earlier ones." (p. 75) (2)

The Adelphi, London (1768-75)
Mansfield Street, London (1770-72)
Portland Place, London (1773-94)
Frederick's Place, London (1775-78)
Fitzroy Square, London (1790-94)
Charlotte Square, Edinburgh (1791-94)
169-185 High Street, Glasgow (1793)



FITZROY SQUARE:HISTORY

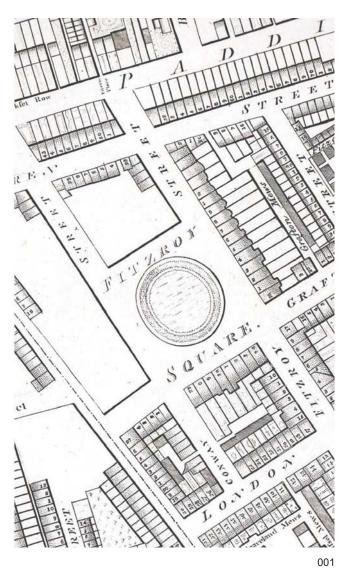
"Fitzroy Square was conceived as part of a planned estate in what was then the fringe of London. As well as the first rate houses of Fitzroy Square, there were houses of lesser quality in surrounding streets, a small shopping centre in Fitzroy Market (now Whitfield Place) and the already existing Fitzroy Chapel in Maple Street. The range of housing designed to attract the middle classes up to the aristocracy, the provision of shops, public houses and a church, with a planned layout by a leading architect fits very much the model that was then being employed on many of the most prestigious estates in the 18th century." (3)

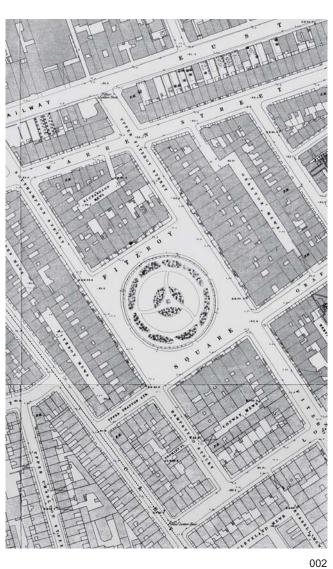
"In Fitzroy Square, Robert Adam was principally concerned with two handsome four-storey blocks: a 230 foot block on the east side of the square and a 215 foot block on the south side. Most probably he hoped that these buildings would be repeated on the west and north side respectively. In addition to the main eastern and southern blocks, Adam designed

nine bays of rather lower houses to be tacked on to the north end of the eastern block. These nine bays were to be plainly finished aside from balustraded parapets for their six southernmost bays, and today only the five southernmost bays survive." (p. 97) (4)

"From the point of view of 'pure' architecture the layout of Fitzroy Square presented some curious problems. While its dimensions were ample - 316 ft wide from east to west and marginally longer from north to south at 330 ft - (...) its position within the grid of the street plan meant that the elevations could not be treated in an identical way on all four sides: on the north and south the blocks fronting the square were free-standing, since they were constrained by the lines of Conway and Fitzroy Streets which passed through the square on its west and east sides. The side blocks, however, were not freestanding in the same way: on the south the line of Grafton Street (now Grafton Way) ran across the lower end of the square and made a clear termination to its east

fig 001. 1799 AD map fig 002. 1870 AD map fig 001. 2007 AD map







FITZROY SQUARE:HISTORY

and west sides, but there was no similar cross street to mark the end of the block on the north. Here the facades that Robert designed had to be accommodated to fit a row of houses that continues beyond the square and, as it were, 'bleed off' into the ordinary street architecture to the north. Robert's solution to this problem was to create totally symmetrical blocks of eight houses on the north and south where the architecture was articulated in terms of a shallow aesthetic of minor projections and recessions. On the east and west, the treatment of the front of the houses was to be bolder: the ends and the central blocks stepped forward and made use of a 'pylon' motif, characteristic of much of Adam's late work, which emphasised the verticality of the façade. As well as this the end houses were given consequence by the addition of huge windows surmounted by a fan light which ran through the first and second floor and gave a sculptural character to the blocks. What is remarkable here is that the symmetrical element of the east and (intended) west sides is contrived so that the architectural centre aligns correctly with the axis on the centre of the square, while two houses (or more properly one and two-thirds of a house), which are quite plain continue the line of the block, across the part of the north end of the square, where a cross street would have been placed had the layout of the streets been completely symmetrical." (pp. 32-33)

(...) the plots which proved most difficult to develop where those around Fitzroy Square. Here the contract with Lord Southampton required the buildings to be first rate in terms of the recent act' with facades that were to be built in either Portland stone or 'of grey stocks of uniform colour'. The proportions of the rooms were generous, while the schedule of materials was distinctly 'up-market', stipulating not less than three marble chimney-pieces for each house, Portland stone landings, top quality 'Danzig' timber and windows made ' of wainscot mahogany or eldorado sashes'. The buildings were 'to be finished in a workmanlike manner' to the satisfaction of Lord Southampton or his representative. (p. 35)

(...) Only two sides of the Adam design – on the east and the south - were completed. The east side, which might be regarded as the company's 'flagship' development, since it formed the main part of the third of the eight plots to be built and was in style of architecture superior to the rest, was started in the autumn of 1792. Here the company did well to let its subsidiary sites (...) to ten individual builders who in between them built sixteen houses. However, in the square itself, with the exception of the first two houses at the south end (...) everything else had to be developed by James and William Adam themselves. The same pattern emerged in the development in contract No. 7 on the south side of the square. Here a total of four builders developed the subsidiary house plots on Conway Street and Fitzroy Street, while all the eight houses on the square had to taken on by the company. Such a situation was in marked contrast to the original intention, since the contract document (Articles of Agreement) of November 1789 includes a plan with the allocation of the houses fronting the square to five separate builders (...), with only the terminal houses and on of the pair in the centre being undertaken by the Adams. Between 1789, when the contract with the Southampton estate was signed, and the long delayed start of the south side in April 1794, the situation had changed radically." (p. 35) (5)

FITZROY SQUARE:HISTORY

"The east side was begun first, leases date from August 1792 to January 1793. Three of the properties on the eastern side were leased for 999 years to James Adam (2, 9, and 10); two leases were in the name of James and William Adam.

The leases for the south side ran for the same period, but are dated January 1794. The eight houses were numbered 27 to 34 but later changed to 33 to 40. Five houses were leased to James Adam (33 to 37), No. 38 and 40 to James and William Adam, No. 39 to Thomas Bert, carpenter, at the request of the brothers. (...) The nine houses on the north side were eventually built between 1827 and 1828, the west side from 1832 to 1835, providing thirteen houses." (6)

"In addition to the information contained in the leases of 1789, William Adam kept a notebook, in which he recorded the progress made, contract by contract, in letting the sites of individual houses to different builders. An abstract at the end provides a unique overview of what the company intended and what it actually achieved. Sadly the story of the brothers' management of their last development is no different from any of their other speculative schemes." (p. 33) (7)

fig 004. Fitzroy Square facade by R.Chantrell fig 005. Fitzroy Square perspective



004



FITZROY SQUARE: THE SOUTH SIDE HISTORY

"The Adam design is an imposing range of buildings four storeys over basement. The original drawing, with figured dimensions and an engraving of the design show only minor differences from the work executed. The design was evidently intended from the first to give a special architectural treatment to the square itself, irrespective of the planning of the houses behind.

(...)The south side of the square was built immediately after the eastern side was completed. The treatment of one resembles the other but here the wing and the centre block are all narrower, corresponding to the shorter length of the building. The façade is in Portland stone and had three slightly projection architectural sections, one central and one at either end.

The basement has open areas guarded by plain railings with spearhead stanchions and a top band of open lozenge ornament. The masonry of the ground storey is rusticated with V-jointing and consists of a series of arches within which the doorways and windows are set. At the springing level is a moulded string course along the whole front. The doorways are flanked by wooden pilasters, wide enough to be pierced by lights, the doors are generally six panelled, most of the fan lights are original with radiating bars, few have been replaced by modern glazing.

(...) The centre block (37, 38) and No. 36 were almost completely destroyed during the air raids of WWII.

The design of the centre included two pairs of lonic pilasters, traversing the first and second floor. Between them was a segmental arch, springing from the level of the second floor sills, and divided from a recess on the first floor below by a band of masonry. The recess was divided by two Corinthian columns (with pilasters at each side) into what would normally be three windows, two only of which were formed since the party wall between Nos. 36 and 37 necessitated a stone filling. The same thing occurred in the triple division on the second floor. There are five bullseye lights (the centre un-pierced) to the attic storey, similar to those intended for the ends of the east range, and shown on Adam's drawings. The doorways adjoin each other in the centre.

(...) The projecting end features have each a doorway on the side towards the middle of the front and two windows. The first floor has a window divided into three lights by Ionic shafts (with antae) on pedestals supporting a plain lintel and string course, above which is a frieze with swag ornament, the whole within a square headed recess. This is flanked by shorter square headed blind windows above a dado which has cap and base mouldings. Over these are plagues with carvings in relief of human figures probably classical subjects. Above these three windows of the third storey is in a frieze of which the middle part projects as a wide low panel, in which again are seven small square panels with raised rosette centres.: the frieze flanking these wide panels is plain, but in the stretches between the architectural projections it has the same conventional shell and foliage ornament as on the east side. The attic in the end projections has a middle lunette window of three lights which is flanked by plain square windows. This storey has a cornice and a one course parapet, but in the middle is has a slightly higher feature which is faced with a central roundel, or rose, flanked by flutings. In the west feature the flutings are missing. The two ends towards Fitzroy Square and Conway Street are of brick and have mostly black windows in the front half." (8)

fig 006. Fitzroy Square South Side facade 2007



FITZROY SQUARE: THE INTERIORS

The most accurate description of the interiors of the south side of Fitzroy Square was found in the Survey of London from 1948 and is summarised below: (9)

Interior layouts are of the same plan as the east side but the tenements seem to have conformed more regularly with the façade. The plan of each house follows the usual London type, being two rooms deep; the front room was flanked by the entrance hall, the back by the staircase. The extensions behind the stairs are probably of a later date. On the first floor the front room is lager, covering both the entrance hall and the front room of the ground floor.

Staircases are of stone and there is some variety in their iron balustrades.

Handrails are mahogany, starting with a spiral at the ground floor and ramped at the landings

Internal doors are similar to those on the east range. (East range: The original internal doors that still survive, mostly from the entrance and stair halls to the rooms, are six panelled with a raised rib-mould inside each panel, of mahogany. Ceilings are plain with enriched cornices which vary, but generally enriched with acanthus or other foliage.

Nos. 34 and 35 have rather heavy coved cornices with acanthus leaves and horizontal flutings. The original fireplaces are of marble.

In No. 34 the rooms are packed tightly with furniture, concealing most of the fireplaces, but two on the first floor are partly exposed and are more elaborately carved than the others. That in the front room has a middle carving in the lintel, of a woman (possibly Venus) with putti or cherubs and above the pilasters are putti riding on dolphins (The pilasters are decorated at the tops with a hanging vase and two festoons about human heads). That in the back room has panelled pilasters with straight pendants, and above the roundels in the frieze, the lintel appears to be plain.

In No. 35 are ground floor fireplaces with urns above the pilasters, but the lintels have been repaired or replaced by plain composition. On the first floor both fireplaces have fluted pilasters, above which are foliage bosses in the friezes, the lintels have three panels, the middle one fluted.

fig 007. Original cornices and reliefs.

fig 008.Existing staircase

fig 009.Existing door







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FITZROY SQUARE: OCCUPANCY

During its first one hundred years of life the terrace of townhouses was used as residence by the following occupants: (10)

No. 34

(1798) Sir Fancis Lynn
(1800-1818) Daniel Beale
(1818-1830) Charles Snell Chauncey
(1830-1838) James Henry Chambers
(1840) Elisabeth Chambers
(1843-1849) Henry Small
(1850) Samuel Howard
(1852-1854) Sarah Howard, artist
(1856-1858) William Charles Thomas Dobson, painter
(1863) Capt Alexander Ridgway
(1864-1874) Alexander Melville, artist
(1876-1889) James Dingley

No. 35

(1802-1815) Lord Callan
(1816-1822) John Card, Lloyd's Coffee House, merchant
and shipowner
(1825-1844) Cosmo Orme
(1848-1855) Henry Redyard Bagshaw and William
Henry Gunning Bagshaw
(1858-1865) Louis Gratia
(1866-1870) Alfred Rodrigues
(1871-1874) Gaspare Gambogi, surgeon
(1875-1888) James Gow and Andrew Garrick Gow,
artists

At least from the 1930s onwards the terrace of eight houses was occupied by the London Foot Hospital (LFH) and School of Podiatry, which was founded in Fitzroy Square in 1913.

The central three houses of the south terrace were entirely destroyed by German bombing in 1942. The adjoining properties would have suffered some damage from the blast and vibrations as the replacement of brickwork of the urban block's internal facades lead to suggest. Nos. 36, 37 and 38 were later rebuilt as modern office block, replicating the original façade but with significant extensions to the rear.

In February 1974 permission was given to erect a three storey extension on basement, ground and first floors to the rear of 34 and 35 Fitzroy Square.

In January 1974 a Historic Planning Application was granted under delegated powers for Nos. 34 and 35 to replace the original staircases from second to third floor. Further unspecified alterations to the layout and the provision of fire lobbies to the staircases were consented.

A later application to convert the two buildings from educational use (D1) to office use (B1) and financial and professional services (A2) was refused in February 1993.

Following the transferral of the Bachelor of Science in Podiatry programme to the University of East London (UEL) at the end of 2004, Nos. 34-35 Fitzroy Square became home to Bell Language School. Last year the building was vacated and a planning application was granted to re-convert the former townhouses into two residential units.

Late Georgian Houses between 1774 and 1810

Large – plan

The basic pattern of the late Georgian house was two rooms on each floor, arranged one behind the other. During this period every room developed a specific function – something which was unknown before. For example, until then a collapsible table had been pulled out for use when dining. But at the end of the market, houses now began to be designed with a permanent dining room and installed with dining furniture.

fig 010. Typical Georgian ground floor plan

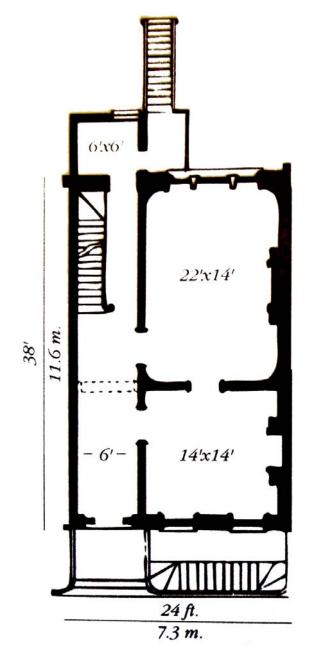
fig 011. Typical Georgian first floor plan

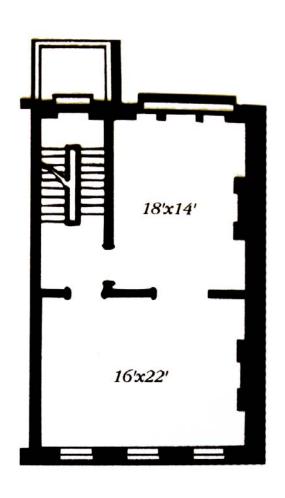
Piano Nobile

The first floor was the focal floor of the house and was called, in the Italian manner, the 'piano nobile'. It contained the main reception rooms where the most important guests would be received. It also enjoyed the 'prospect', the pleasing view. Lesser beings were shown into the morning room or study on the ground floor.

Upstairs, Downstairs

Bedrooms were on the second and third floors. The servants slept in the attic rooms, often two or three to a bed. The kitchen was in the basement which was entirely the province of the servants.





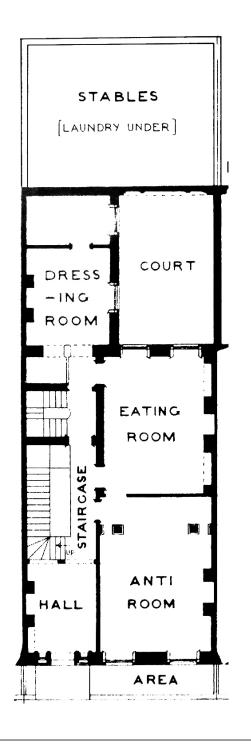
Robert Adam, Mansfield Street, 1770-72

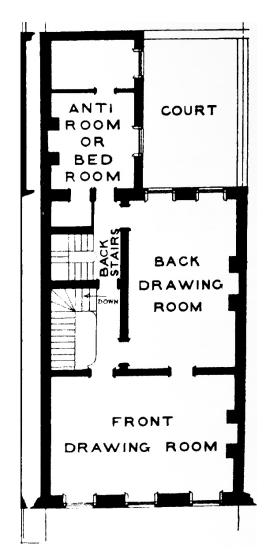
The layout repeats the standard pattern of the late Georgian house. Only here a second stair case is added to differentiate between the vertical circulation for the public life via a grand staircase to the front and for the servants via the secondary vertical circulation to the back. The private bedrooms are solely served by the private stair.

Behind the sky-lit staircase a small room protruding from the line of the back facade serves as dressing room. The spine wall between front and back room is the same position on each floor. On second floor a lightweight wall in the front bedroom allows for a dedicated dressing area.



fig 012. R. Adam, Mansfield Street, ceiling ornaments fig 013. R. Adam, Mansfield Street, ground floor fig 0014. R. Adam, Mansfield Street, first floor





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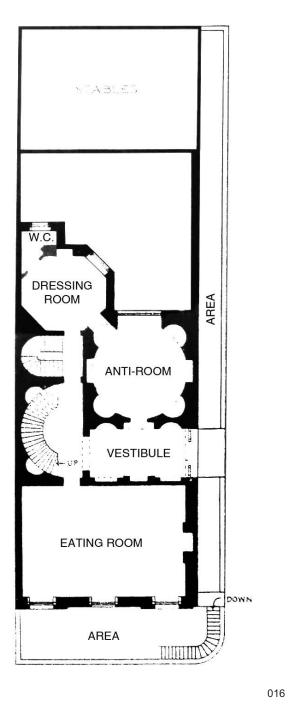
Robert Adam, Portland Place, 1773-94

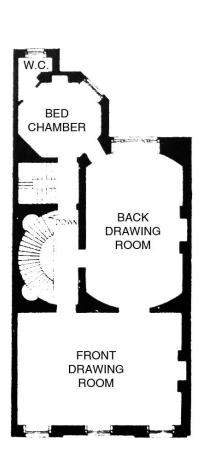
The layout is a variation of the typology Adam used for Manfied Street. Main difference is the side access which allows the front room and spine wall of the house to be the repeated across all four floors.

Again a grand staircase connects the public part of the house, ground and first floor. Further subdivisions of the basement and second floor are of lightweight nature.



fig 015. R. Adam, Portland Place, grand staircase fig 016. R. Adam, Portland Place, ground floor plan fig 017. R. Adam, Portland Place, first floor plan





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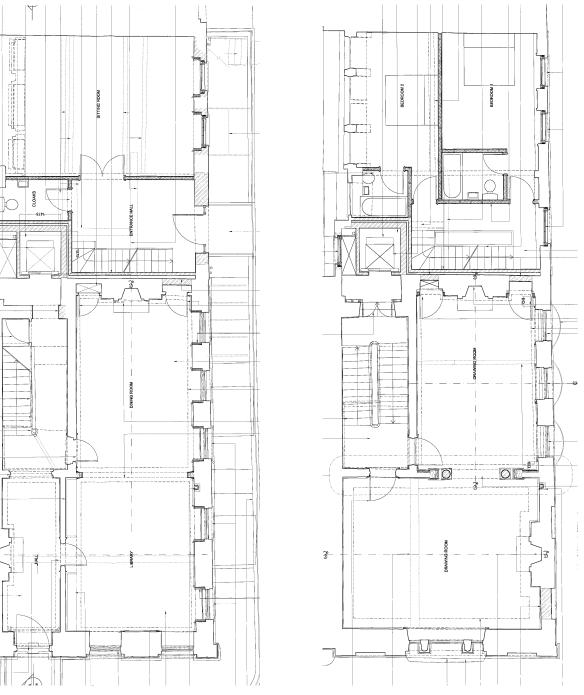
33 Fitzroy Square, 1790-94

In February 2007 planning consent was granted for the 'change of use from hospital use (...) to residential use (...) to accommodate two residential units together with a mansard roof extension, a lift enclosure extension at rear first to second floor levels, an enlarged roof access enclosure and parapet railing, and various external alterations.'

The application proposes to reinstate the spine wall on basement, ground and first floor level in line with the division of entrance hall and staircase. The second and third floor plans are subdivided in bedrooms, bathrooms and dressing areas.

fig 018. R. Adam, 33, Fitzroy Square, ground floor plan (planning application drawing)

fig 019. R. Adam, 33, Fitzroy Square, first floor plan (planning application drawing)



FITZROY SQUARE: SUMMARY

It is almost certain that the town houses behind the imposing eastern and southern Adam's facades of Fitzroy Square were not designed by the architect. Robert died in March 1792, his younger brother James died two and a half years later in October 1794, the same year the leases for the south side were signed.

Although aimed at an aristocratic clientele the layouts of the townhouses surrounding the square fall short of the intricacy of Robert's earlier street schemes like Mansfield Street or Portland Place. Sir John Summerson very eloquently describes the formality of these Adam houses:

"It is all devised for the conduct of an elaborate social parade, a parade which was felt to be the necessary accompaniment of active and responsible living. These houses of Adam's were not built for domestic but for public life – a life of continual entertaining in drawing rooms and ante-rooms and "eating-rooms"...

Adam's letters and sketches show how fully he appreciated for what kind of life he was planning. He ponders the assembly of guests, the conversation before dinner, the procession to the dining-room; he considers where the upper servants shall stand, how the under servants shall perform their duties without being noticed; and behind the parade he plans for the dignified, easy privacy of lord and lady, with study, dressing rooms, closets, and bed chambers." (pp 144-5) (11)

The layouts of the Fitzroy Square dwellings follow the London typology of two room deep houses. On ground floor fronting the square lies the eating room flanked by the entrance hall, to the rear is the parlour or anti room flanked by the staircase. On first floor lie the representative drawing rooms. Here the front room expands over the whole width of the house. The second floor resembles the ground floor layout, with dressing room above the entrance hall and bedrooms of Lord and Lady to the front and back. The top floor with further bedrooms was most probably served by a smaller staircase towards the centre of the house (see existing plans of No. 33 Fitzroy Square). Kitchen, scullery, cellar, butler's pantry and house keeper's room are located in the basement.

The absence of a secondary staircase and the lack of the dressing rooms at ground or first floor show a much reduced version of the refined Adam house. The decoration of the ample rooms is sparse and much heavier in comparison to the elegant and delicate nature of Robert's design that can be witnessed in his other schemes. The lack of detail for rooms and staircase bear testimony to the financial pressures under which the last speculative Adams development was implemented.

Each of the houses features a 20 to 25m long south facing garden which is serviced form Conway Mews to the rear (Horwood Plan from 1792-99). By 1813 (Horwood Plan, 3rd edition) further mews buildings at the end of the gardens significantly reduce the size of the outdoor amenity. During or shortly after the monumental construction of London's modern sewage network in the 1860s the remainder of the gardens is filled in with additional service buildings (Ordinance Survey Map, 1870).

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SECTION 02

EXISTING CONDITION



fig 020. Entrance doors of no. 34-35

fig 021. Original front room fire place, no. 34

fig 022. Original conices, Hallways, no.34

fig 023. Cornices to match original, front room, no.35

The two former town houses Nos. 34 and 35 have been significantly altered and adapted to the requirements of educational use in the 20th century. The buildings are joined on every floor by a 1.5m to 1m opening in the party wall: the entrance halls at ground have a large connecting opening; on the upper floors the staircases communicate; at basement level the later purpose built additions in the former courtyards allow permeability.

Ground Floor

Fan and side lights of the entrance door have been replaced. Solely the cornices of the hallways and the reveals to the staircases seem original. The subdivision of front and back rooms with fire lobbies and built in storage facilities, the blocking of original openings, the simplified cornices of the front rooms to match the original and the simple mouldings of the backrooms seem to be the result of later adaptations. The fire place of the front room of No. 34 appears to be original; the one in No. 35 is currently boxed in. Fire places in the back rooms are either of a later date or have been removed.

GROUND FLOOR AREA sqm

NO.34

FRONT ROOM 27.5 HALL 11.5 BACK ROOM I 28.0 STAIRCASE 13.0

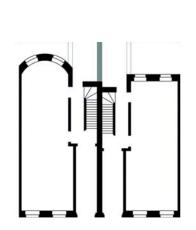
LINK 10.5

NO. 35
FRONT ROOM 29.5
HALL 12.5
BACK ROOM I 33.0

STAIRCASE 13.0 LINK 09.0



021







The bel étage or piano nobile reveals the majority

Apart from the cornices No. 34 is plain in

The front drawing room of No. 35 still features

decoration. The opening between the drawing rooms

seems to have been reduced from 2.7m width and 3.2m

height to 1.6m width and 2.5m height. The entrance

two matching ca. 1.3m wide and 1m high relieves at frieze height in between the windows. A projecting

plaster eagle thrones on top of a flower, part of a shallow and simplified arabesque. The whole image is framed

by a slim somewhat un-proportionate Corinthian column

door to the front drawing room has been blocked.

of retained original features. The heavily coved cornices featuring acanthus leaves with horizontal flutings follow the intended subdivision of the former drawing rooms. They are today compromised by the 1973 indiscriminate



fig 024. Drawing room opening, no.34

fig 025.Projecting plaster in front drawing room, no.35

fig 026.Back drawing room, no.35

fig 027.Drawing room opening, no.35

First Floor

insertion of fire lobbies.

on either side.

FIRST FLOOR AREA sqm

NO. 34

FRONT ROOM 40.5 BACK ROOM I 28.0 STAIRCASE 13.0

NO. 35

LINK 10.5

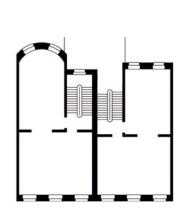
FRONT ROOM 43.0 BACK ROOM I 33.0 STAIRCASE 13.0 LINK 09.0



024

A similar motive seems to have adorned the back drawing room but merely the idea of the arabesque remains. The large connecting door between the former drawing rooms is a three leaved folding door, only the central leaf is still in function. The single leaf door between the staircase and the front drawing room is closed up, which from the drawing room reveals itself as a double door with a false left leaf. We believe that the original door set is the one facing the stair. Fire places to the front are blocked in, those to the rear have been removed.











Second Floor

The second floor of No. 34 is without any cornices or original fire places. The former dressing room and front bedroom have been combined, dividing walls have been replaced, original doors closed up and fire lobbies inserted.

Dressing room and front bedroom of No. 35 have been combined, but still feature shallow cornices that allow an idea of the original plan. The false tiled ceiling of the bedroom to the rear of the property conceals any cornices or features which could indicate the previous layout.

fig 028. Dividing wall frame in front room, second floor, no.34 fig 029.Shallow cornices in front room, second floor, no.35

fig 030. Wall in front room, third floor, no.34

fig 031. Original door closed up in back room, third floor, no.35

SECOND FLOOR AREA sqm

NO 2

FRONT ROOM I 24.4 FRONT ROOM II 13.5 STAIRCASE 13.0 BACK ROOM 28.0

NO.35

FRONT ROOM I 27.0 FRONT ROOM II 15.0 STAIRCASE 13.0 BACK ROOM 33.0

THIRD FLOOR AREA sqm

NO.34

FRONT ROOM 40.0 STAIRCASE 13.0 BACK ROOM 28.0

NO.35

FRONT ROOM 43.0 STAIRCASE 13.0 BACK ROOM 33.0



Third Floor

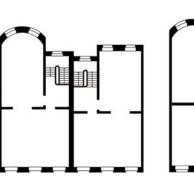
The hierarchical reduced stair leading to the top floor was replaced following the Listed Building Application of 1973. The new stair is constructed in reinforced concrete and it is a simplified interpretation of the stone treads and risers of the circulation on the lower floors. The banisters to match the original are fixed to the treads and spaced differently than the original. The continued timber handrail lacks the inlay wood work of its precedent.

All rooms are bare of any decoration or original features such as fireplaces. In essence the subdivision repeats the layout of the first floor.





031



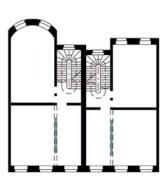




fig 032. Existing vaults

fig 033. First floor extension - view from no.34

fig 034.First floor extension - view from no.35

Basement

The layout of the basement is similar to the first floor. Only the dividing wall between front and backroom of No. 34 deviates from the grid of the load bearing structure. Three vaults are opposite the lightwell to the front.

The former garden to the rear of the houses has been filled in successively as described below.

Infill of Former Garden

In February 1973 a conditional Listed Building Consent was granted for a three storey rear extension on basement, ground and first floor. This service block that is linked to the townhouses at basement, ground floor and at the first floor half landing level. At basement one large single room covers the full width of the extension. Toilet facilities of the former institute are located on ground. The first floor on reduced foot print features a small flat and a boiler room.

BASEMENT PLAN

NO.34

VAULTS 26.0 LINK I 4.5 FRONT ROOM 40.0 BACK ROOM I 28.0

STAIRCASE 13.0 LINK II 10.5

NO.35

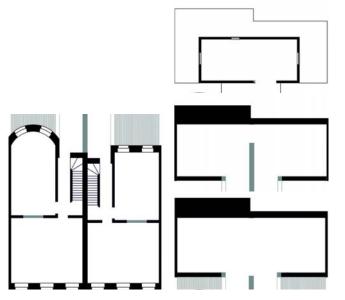
VAULTS 26.0 LINK I 4.5 FRONT ROOM 43.0 BACK ROOM I 33.0 STAIRCASE 13.0 LINK II 09.0

EXTENSION AREA sqm

BASEMENT 79.5 GROUND FLOOR 79.5 FIRST FLOOR 35.0









LONDON WIT SE

34 - 35 FITZROY SQUARE

SCHEDULE OF EXISTING CONDITIONS

This Schedule was compiled by Emoli Petroschka Architects in February 2008 in preparation of the Planning Application and Listed Building Consent Application for the refurbishment of two Georgian townhouses by Robert Adam, Nos. 34 and 35 Fitzroy Square.

34 - 35 FITZROY SQUARE JOB NO. 020

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EXISTING CONDITIONS KEY

CEILINGS (CLS-EX)

CLS-EX 01 Historic/Assumed Historic Plaster Ceiling

CLS-EX 02 Non Historic Ceiling Including Tile CLS-EX 03 Original Acanthus Coved Cornices

CLS-EX 04 Assumed Non Historic Acanthus Coved Cornices Matching Original CLS-EX 05 (CC) Concave Type Historic/Assumed Historic Coved Cornices CLS-EX 05 (CV) Convex Type Historic/Assumed Historic Coved Cornices CLS-EX 05 (CN) Congee type Historic/Assumed Historic Coved Cornices

CLS-EX 06 Non Historic Coved Cornices CLS-EX 07 Non Historic Ceiling Hatch CLS-EX 07 Non Historic Roof Hatch

DOORS (DR-EX)

DR-EX 01 Assumed Original Door in Original Position DR-EX 02 Assumed Historic/ Door in Original Position

DR-EX 03 Original Door Frame in Original Position with no Door

DR-EX 04 Non Historic Fire Door

DR-EX 05 Assumed Non Historic Triple Door And Frame In Original Position DR-EX 06 Assumed Non Historic Double Door In Non Original Position

DR-EX 07 Non Historic Door

DR-EX 08 Non Historic Fire Door In Original Position

<u>FITTINGS&FIXTURES</u> (FX-EX)

FX-EX 01 Assumed Original Mantelpiece / Fireplace

FX-EX 02 Historic Mantelpiece / Fireplace FX-EX 03 Non Historic Cupboard Unit FX-EX 04 Assumed Original Stair FX-EX 05 Non Historic Stair

FX-EX 06 Assumed Original Balustrade FX-EX 07 Non Historic Balustrade

FLOORS (FLS-EX)

FLS-EX 01 Carpet On Underlay, Ply On Original Floorboard

FLS-EX 02 Carpet On Screed

FLS-EX 03 Door Mat On Original Floorboard

MECHANICAL & ELECTRICAL SERVICES (ME-EX)

ME-EX 01 Electrical Equipment (sockets, switches, security, fire alarm, etc.)

ME-EX 02 Radiator

ME-EX 03 Exposed Pipe Work

ME-EX 04 Lighting

SKIRTINGS (SK-EX)

SK-EX 01 (A) Assumed Original Skirting Type A SK-EX 01 (B) Assumed Original Skirting Type B SK-EX 02 Historic Skirting matching Original

SK-EX 02 Historic Skirting matching Origina

SK-EX 03 Non Historic Skirting

34 - 35 FITZROY SQUARE JOB NO. 020

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EXISTING CONDITIONS KEY

STRUCTURE (STR-EX)

STR-EX 01 Non Historic Structural Steel Beam And Post To Staircase Landing

WALLS (WS-EX)

WS-EX 01 Historic/Assumed Historic Plaster Wall
WS-EX 02 Historic/Assumed Historic Brickwork Wall
WS-EX 03 Non Historic Plaster Wall
WS-EX 04 Non Historic Plasterboard Wall
WS-EX 05 Non Historic Blockwork Wall
WS-EX 06 Historic Picture Rail
WS-EX 07 Historic Dado Rail
WS-EX 08 Non Historic Dado Rail
WS-EX 09 (A) Historic Chair Rail Type A
WS-EX 09 (B) Historic Chair Rail Type B
WS-EX 10 Non Historic Chair Rail
WS-EX 11 Original Door Opening
WS-EX 12 Non Historic Door Opening
WS-EX 13 Original Decorating Panel Ornament

WS-EX 14 Assumed Non Historic Bulkhead Beam And Post

WINDOWS (WIN-EX)

WIN-EX O1 Historic/Assumed Historic Single Glazed Sash Windows With Historic Reveals And Shutters

WIN-EX O2 Historic/Assumed Historic Single Glazed Sash Windows With No Reveals And Shutters

34-35 FITZROY SQUARE JOB NO. 020

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ROOM DATA SHEET - EXISTING CONDITIONS

ROOM DATA SHEET- EXISTING CONDITIONS

NO 34

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ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-B-01 **Front Room**

CEILINGS (CLS-EX)

CLS-EX 02

Non Historic Ceiling Including Tile



DOORS (DR-EX)

FITTINGS&FIXTURES

FLOORS (FLS-EX)

(FX-EX)

DR-EX 04

Non Historic Fire Door



Non Historic Door (Non Original Door Frame To Vault)



FX-EX 03

Non Historic Cupboard Unit



FLS-EX 02

Carpet On Screed



MECHANICAL &

ELECTRICAL SERVICES (ME-EX)



ME-EX 01

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)



DR-EX 04

Non Historic Fire Door (Exit To Fiztroy Square)



DR-EX 08

Non Historic Fire Door In Original Position



FX-EX 03

Non Historic Cupboard Unit



ME-EX 02

Radiator





ME-EX 04

ME-EX 03 Exposed Pipe Work



SKIRTINGS (SK-EX)

SK-EX 03 Non Historic Skirting



WALLS (WS-EX)

WS-EX 01





WS-EX 01

Historic/Assumed Historic Plaster Wall (South)



WS-EX 03

Non Historic Plaster Wall (South)



WS-EX 05

Non Historic Blockwork Wall



WINDOWS (WIN-EX)

WIN-EX 02

Historic/Assumed Historic Single Glazed Sash Windows With No Reveals And Shutters



WS-EX 01

Historic/Assumed Historic Plaster Wall



WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



WS-EX 05

Non Historic Blockwork Wall



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ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-B-02 Lobby

CEILINGS (CLS-EX)

CLS-EX 02

Non Historic Ceiling Including Tile



DOORS (DR-EX)

DR-EX 07

Non Historic Door



DR-EX 08

Non Historic Fire Door in Original Position



DR-EX 08

Non Historic Fire Door in Original Position



FITTINGS&FIXTURES (FX-EX)

FX-EX 05



FX-EX 07

Non Historic Balustrade (Metal Balustrade)



FLOORS (FLS-EX)

MECHANICAL &

(ME-EX)

ELECTRICAL SERVICES

FLS-EX 02

Carpet On Screed



ME-EX 01

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)



ME-EX 04

Lighting



SKIRTINGS (SK-EX)

SK-EX 03

Non Historic Skirting



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall (North)



WS-EX 01

Historic/Assumed Historic Plaster Wall



WS-EX 11

Original Door Opening (Original Arch Opening, Assumed Position Of Original Door)



WS-EX 01

Historic/Assumed Historic Plaster Wall



WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



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ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-B-03 **Back Room**

CEILINGS (CLS-EX)

CLS-EX 01



DOORS (DR-EX)

DR-EX 08

Non Historic Fire Door in Original Position



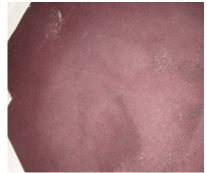
DR-EX 04

Non Historic Fire Door



FLOORS (FLS-EX)

Carpet On Screed



FLS-EX 02



ME-EX 01

Electrical Equipment (Sockets, Switches, Security,



ME-EX 02

Radiator



ME-EX 03

Exposed Pipe Work



ME-EX 04



SKIRTINGS (SK-EX)

SK-EX 03

Non Historic Skirting



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall



Historic/Assumed Historic Plaster Wall

WS-EX 01



WS-EX 01

(South)

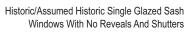
Historic/Assumed Historic Plaster Wall

Non Historic Plaster Wall (North)



WINDOWS (WIN-EX)

WIN-EX 02





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ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-G-01 **Front Room**

CEILINGS (CLS-EX)

CLS-EX 01



CLS-EX 04 Assumed Non Historic Acanthus Coved Cornices Matching Original: CLS_EX 03(34-G-02)



DOORS (DR-EX)

DR-EX 04

Non Historic Fire Door



DR-EX 04



DR-EX 07

Non Historic Door



FITTINGS&FIXTURES (FX-EX)

FX-EX 01



FX-EX 03



FLOORS (FLS-EX)

FLS-EX 01

Carpet On Underlay, Ply On Original Floorboard



ME-EX 02

Radiator



MECHANICAL & ELECTRICAL SERVICES (ME-EX)

ME-EX 01

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)





ME-EX 03

Exposed Pipe Work



SK-EX 02

Historic Skirting Matching Original



SKIRTINGS (SK-EX)

SK-EX 01 (A)

Assumed Original Skirting Type A



WS-EX 01

Historic/Assumed Historic Plaster Wall



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall (North)



WS-EX 04

Non Historic Plasterboard Wall (South)





WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



WS-EX 09 (A)

Historic Chair Rail Type A



WS-EX 06

Historic Picture Rail



WS-EX 10

Non Historic Chair Rail



WIN-EX 01





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ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-G-02 Lobby



CLS-EX 01 Historic/Assumed Historic Plaster Ceiling



CLS-EX 03 Original Acanthus Coved Cornices



DOORS (DR-EX)

DR-EX 01 Assumed Original Door in Original Position (Entrance Door With Shutters, Non Original Side Light And Non Original Fanlight)



DR-EX 04 Non Historic Fire Door

-1974 Fire Door To Create Fire Lobby



FLOORS (FLS-EX)

FLS-EX 01



FLS-EX 03

Door Mat On Original Floorboard



MECHANICAL & ELECTRICAL SERVICES (ME-EX)

ME-EX 01 Electrical Equipment (Sockets, Switches, Security,



ME-EX 04



SKIRTINGS (SK-EX)

SK-EX 01 (A)

Assumed Original Skirting Type A



SK-EX 02 Historic Skirting Matching Original



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall (East)



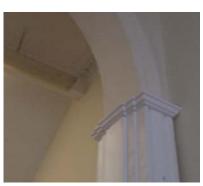
WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



WS-EX 11

Original Door Opening (Original Arch Opening With Timber Pilaster)



WS-EX 01

Historic/Assumed Historic Plaster Wall



WS-EX 04

Non Historic Plasterboard Wall (North)

-1974 Fire Door To Create Fire Lobby



WS-EX 12

Non Historic Door Opening (Arch Opening)



ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-G-03 Lobby 2

CEILINGS (CLS-EX)

CLS-EX 01



CLS-EX 03

Original Acanthus Coved Cornices



DOORS (DR-EX)

DR-EX 01

Assumed Original Door In Original Position (Blocked)



DR-EX 04

Non Historic Fire Door (Fire Door Added In 1974 To Create Fire Lobby)



DR-EX 08

Non Historic Fire Door In Original Position (Fire Door Added In 1974 To Create Fire Lobby)



FX-EX 04





FX-EX 07

Assumed Original Balustrade



FLOORS (FLS-EX)

FITTINGS&FIXTURES

(FX-EX)

FLS-EX 01



MECHANICAL & ELECTRICAL SERVICES (ME-EX)

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)

The state of the s

ME-EX 04

Lighting



SKIRTINGS (SK-EX)

SK-EX 01 (A)

ME-EX 01

Assumed Original Skirting Type A



SK-EX 02

Historic Skirting Matching Original



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall (North)



WS-EX 01

Historic/Assumed Historic Plaster Wall



WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



WS-EX 11

Original Door Opening (Original Arch Opening With Pilaster)



34 - 35 FITZROY SQUARE JOB NO. 020

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ROOM DATA SHEET - EXISTING CONDITIONS

ROOM NO.
ROOM NAME

34-G-04 Back Room

CEILINGS (CLS-EX)

Plaster Ceilings, Suspended Plasterboard Ceilings, Cornices



Historic/Assumed Historic Plaster Ceiling



CLS-EX 05 (CC)

Concave Type Historic/Assumed Historic Coved Cornices



DOORS (DR-EX)

DR-EX 01

Assumed Original Door In Original Position (Blocked)



DR-EX 04

Non Historic Fire Door (Fire Door Added In 1974 To Create Fire Lobby)



FITTINGS&FIXTURES (FX-EX)

FX-EX 02

Historic Mantelpiece/Fireplace



FX-EX 03

Non Historic Cupboard Unit



FX-EX 03

Non Historic Cupboard Unit



FLOORS (FLS-EX)

FLS-EX 01

Carpet on Underlay, Ply on Original Floorboard



MECHANICAL & ELECTRICAL SERVICES (ME-EX)

ME-EX 01

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)



ME-EX 02

Radiator

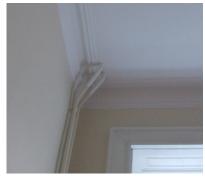


ME-EX 04 Lighting



ME-EX 03

Exposed Pipe Work



SK-EX 01 (A)

Assumed Original Skirting Type A



SK-EX 02

Historic Skirting Matching Original



WS-EX 01

Historic/Assumed Historic Plaster Wall (East)



WS-EX 01

Historic/Assumed Historic Plaster Wall (South)



WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



WS-EX 04

Non Historic Plasterboard Wall (North)



WS-EX 09 (A)

Historic Chair Rail Type A (Height: 830mm)



WS-EX 10

Non Historic Chair Rail (Height: 830mm, Matching Historic)



WINDOWS (WIN-EX)

SKIRTINGS (SK-EX)

WALLS (WS-EX)

WIN-EX 01

Historic/Assumed Historic Single Glazed Sash Windows With Historic Reveals And Shutters



ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-1-01 **Front Room**

CEILINGS (CLS-EX)

CLS-EX 01

Historic/Assumed Historic Plaster Ceiling



CLS-EX 03

Original Acanthus Coved Cornices



DOORS (DR-EX)

DR-EX 06

Assumed Non Historic Double Door In Non Original Position



DR-EX 07

Non Historic Door (Non Historic Door Leaf Blocking Original Door: DR-EX-01(34-1-02))



DR-EX 01(34-1-02)

Assumed Original Door in Original Position (Blocked, Opposite Side Of DR-EX 07 (34-1-01))



FITTINGS&FIXTURES (FX-EX)

FX-EX 01

Assumed Original Mantelpiece / Fireplace (Boxed In)



FLOORS (FLS-EX)

FLS-EX 01



MECHANICAL & ELECTRICAL SERVICES (ME-EX)

ME-EX 01

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)



ME-EX 02

Radiator





ME-EX 03

Exposed Pipe Work



SKIRTINGS (SK-EX)

SK-EX 01 (A)

Assumed Original Skirting Type A



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall (North)



WS-EX 01

Historic/Assumed Historic Plaster Wall (South)



WS-EX 06

Historic Picture Rail (Height: 3500mm)



WS-EX 09 (B)

Historic Chair Rail Type B (Height: 830mm)



WIN-EX 01

Historic/Assumed Historic Single Glazed Sash Windows With Historic Reveals And Shutters



Lighting



WS-EX 01

Historic/Assumed Historic Plaster Wall



WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



WS-EX 07

Historic Dado Rail (Height: 1450mm)



WINDOWS (WIN-EX)

ROOM DATA SHEET -EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-1-02 Lobby



CLS-EX 01 Historic/Assumed Historic Plaster Ceiling



CLS-EX 04 Historic Acanthus Coved Cornices (Matching Original: CLS_EX 03(34-G-02))



DOORS (DR-EX)

DR-EX 01

Assumed Original Door In Original Position (Blocked)



Original Door Frame In Original Position With No



FITTINGS&FIXTURES (FX-EX)

FX-EX 04



FX-EX 06



FLOORS (FLS-EX)

FLS-EX 01



MECHANICAL & ELECTRICAL SERVICES (ME-EX)

ME-EX 01 Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)



ME-EX 04

Lighting



SKIRTINGS (SK-EX)

SK-EX 01 (A)

Assumed Original Skirting Type A



SK-EX 02

Historic Skirting Matching Original



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall (North)



WS-EX 01

Historic/Assumed Historic Plaster Wall (East)



WS-EX 01

Historic/Assumed Historic Plaster Wall (South)



WS-EX 01

Historic/Assumed Historic Plaster Wall



WS-EX 12

Non Historic Door Opening (Connecting No34 and No35)



WS-EX 12

Non Historic Door Opening (New Door Frame On Exposed Assumed Original Window Position)



ROOM DATA SHEET - EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-1-03 Back Room

CEILINGS (CLS-EX)

Historic/Assumed Historic Plaster Ceiling



CLS-EX 03

Original Acanthus Coved Cornices

DOORS (DR-EX)

DR-EX 04

Non Historic Fire Door (Fire Door Added In 1974 To Create Fire Lobby)



FLS-EX 01

Carpet On Underlay, Ply On Original Floorboard



FLOORS (FLS-EX)

ourpet on ondenay, 1 ly on onginal 1 loorboard



ME-EX 01

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)



ME-EX 03

Exposed Pipe Work



ME-EX 02

Radiator



ME-EX 04

Lighting



SKIRTINGS (SK-EX)

SK-EX 01 (A)

Assumed Original Skirting Type A



SK-EX 03

Non Historic Skirting Matching Original



WALLS (WS-EX)

WS-EX 01

Historic/Assumed Historic Plaster Wall (East)



WS-EX 01

Historic/Assumed Historic Plaster Wall (South)



WS-EX 01

Historic/Assumed Historic Plaster Wall (West)



WS-EX 04

Non Historic Plasterboard Wall

-1974 Plasterboard Wall To Create Fire Lobby



WS-EX 06

Historic Picture Rail (Height: 3500mm)



WS-EX 07

Historic Dado Rail (Height: 1450mm)



WS-EX 09 (B)

Historic Chair Rail Type B (Height: 830mm)



WS-EX 10

Non Historic Chair Rail (Height: 830mm, Matching Historic)



WINDOWS (WIN-EX)

WIN-EX 01

Historic/Assumed Historic Single Glazed Sash Windows With Historic Reveals And Shutters



ROOM DATA SHEET - EXISTING CONDITIONS

ROOM NO. ROOM NAME 34-2-01 Front Room

CEILINGS (CLS-EX)

CLS-EX 01

Historic/Assumed Historic Plaster Ceiling



DOORS (DR-EX)

DR-EX 04

Non Historic Fire Door (Fire Door Added In 1974 To Create Fire Lobby)



FLOORS (FLS-EX)

FLS-EX 01

Carpet On Underlay, Ply On Original Floorboard



MECHANICAL & ELECTRICAL SERVICES (ME-EX)

ME-EX 01

Electrical Equipment (Sockets, Switches, Security, Fire Alarm, etc.)



ME-EX 03

Exposed Pipe Work



ME-EX 02

Radiator



ME-EX 04

Lighting

