

Robin Cripps Restoration (stone restoration specialists) were commissioned to compile a specialist report on the existing front entrance stone detailing the repair to replacement of the stone to the entrance, the entrance steps and carry out a survey and report on the condition and repair of the existing internal entrance corridor. This report was prepared by Lee Harris (Director) and is outlined on the following and attached documents & drawings.

**1. Stone repair** to the front entrance façade. The attached document LB 07c 006 prepared by Robin Cripps Restoration details the areas of repair and type of repairs to be carried out in this area.

**2. Stone external step** ref LB 07c 007 dwg 2 – the stone step is damaged at the lower nosing and main upper platform step. The proposal is to replace the broken sections with stone to match the existing whilst retaining as much of the existing material as possible. This will involve cutting the slab 310mm from the top edge and replacing this and the lower step and risers (if risers are beyond repair). To present this repair as a considered detailed repair 2 false joints will match the new stone cut lines will be made to align with the newly inserted step sections.

**3. Internal front entrance corridor.** In lifting the modern timber floor (laid to a slope) existing stone slabs were revealed. These are heavily covered a bitumen layer and are extremely badly broken with large sections missing. Robin Cripps Restoration were appointed to carry out a detailed survey and report, ref LB 07c 007 dwg 1. This survey found the stone was damage beyond repair and advised a new floor be inserted. For the client, the associated costs of the replacement proved prohibitive. An overlay was considered in stone to match the existing however this would have reduced the bottom step height of the first step and so was also not considered a viable option.

In light of this the following is proposed - ref LB 07c 008. The existing stone floor will be retained with upper modern concrete landing over clad with stone with this landing level area extended as shown. The remainder of the lower area stone will be retained and finished over with carpet which will follow down the secondary stair to the basement. A thin floor lining board will overlay the stone, to level, with a high quality underlay placed under the proposed carpet.

**4. Main staircase proposed finish/cleaning.** Lee Harris (Robin Cripps) inspected the stairs on site and presented his opinion based upon similar stairs at 34 & 35 Fitzroy square - the stone steps are 1 piece stone interlocking at the soffit and cantilevered into the stair side walls. His experience has shown that some of these have minimal bearing into the wall and 'act' as one as a structure. The existing stone steps have been leveled at some time in the past by a concrete topping to lose the wear curve on each step. It is his opinion that removing this would not only be extremely timely and expensive and also not advisable as it would involve the use of impact tools which may in fact destabilize the entire staircase.

In light of this, and the clients desire to use a new carpet runner on the stairs, it is proposed that the stairs will be brush cleaned with the edges (which are in good condition) re-painted in white as previously decorated. The carpet runner will leave 150-200mm step exposed to each step edge. The stone stairs down to the basement will be re-carpeted to the full width of the flight.

**5. Reinstatement of the swags** and noted in the listed building conditions.

**Condition 7c reads** “A full method statement specification for any stone brick cleaning as well as the repairing, repointing of all Portland stone **and reinstatement of the 2nd floor swags to the front facade**, stone floors and stairs to be undertaken.”

BMA have contacted Neil Burton Architectural History Practice Ltd, author of the original historic analysis report, in order to establish the historic status of the swags and their previous existence on the façade. We have extracted the following information and compiled the information following further discussions with Mr. Burton.

Though the historic drawings (the constructed which differs from that designed by Adam) indicate that there were details as part of the drawn design proposal along the entire length of the upper ‘Palace fronted’ façade, no evidence is found that these were installed. Mr. Burton who has had previous experience in specific reference to these swags, noted no documented photographic evidence of these in place, the detail, or the actual information on the material. He noted that if these were ever present it may in fact have been the case that these were cast bronze (as the intention) and not stone as may be assumed. For reference the following images document the building at various times and during phases which shows no evidence of the swags in place.

(All extracts from the Historic building report by The Architectural History Practice Ltd)



Fig 17- Numbers 7 and 8 in the c. 1960s ([www.artandarchitecture.org.uk](http://www.artandarchitecture.org.uk)).



Fig. 31 The exterior of number 7 in 1972 (LMA).

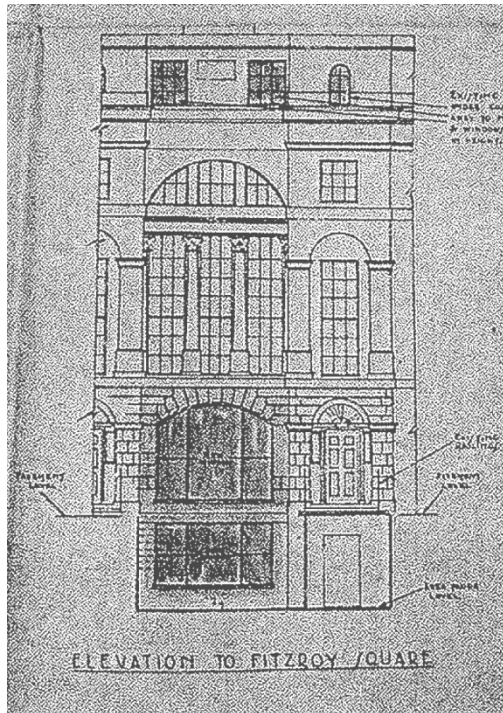


Fig. 22a Elevation to Fitzroy Square in **1931**, showing proposed (and executed) new basement and floors

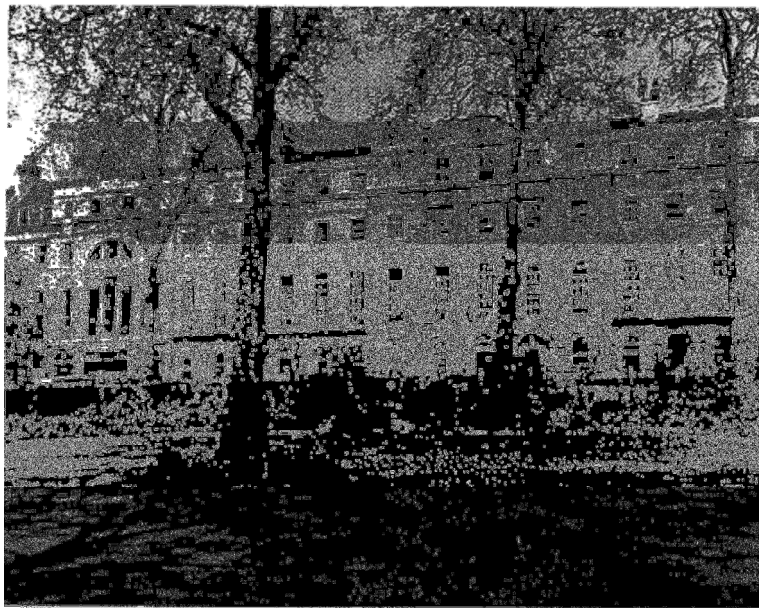


Fig 28- East side of the square in 1959 (LMA)

As discussed on site, there is however evidence of a worded feature at the frieze level on the top building section which is referenced in the historic report as follows: "An undated photograph taken shortly before the Second World War (left) shows number 7's facade imprinted with the words: 'London and Provincial Friendly Society'. Number 6, next door, was occupied by National Provincial Bank (NatWest from 1970) until the mid-1990s (the building was subsequently bought and restored by the Georgian Group)." In light of this it appears this imprint may have been associated with this signage which is now removed.



Taken from the Historic building report by The Architectural History Practice Ltd (identifying signage)

In its present state there are no swag/frieze details to the left (west) of the main central section along numbers 8,7,6 or 5 whereas items are present to the right hand façade, of the center section. The far right upper section is noted as being completely destroyed during the war.(ref fig 9) and rebuilt in its current configuration, not matching the original. The omission of the swags is also confirmed in the survey of London elevation drawings of this façade at the time of survey.



Indicating the destroyed opposite terrace end or the Palace front elevation.

- Due to the weight of information we would propose to omit the new installation of swags to the main façade. In our opinion the documentary proof of the existence, detail or material cannot be fully established to warrant installation of these features. In light of this, it is also our understanding that to install such a feature that we cannot show or prove to have existed would be contrary to a considered listed building restoration approach.

## 6. Removal of cast iron grilles to front façade

As discussed, it was not part of the façade cleaning proposal to remove these cast iron grilles as our approach considered these as a noteworthy evidential part of the buildings historic development, through various uses and phases over time. As the building was used as commercial, banking as for a significant time as a hospital, these were considered as remaining traits of its historic storyline as an important part of the buildings evolution and would be retained.

If this is not agreeable a careful patch repair would be carried out if removal is requested.



“In 1907, when Beresford Chancellor was describing the square, it had become 'largely the home of hospitals and institutions of various kinds'. On the east side, number 1 was a Working Boys' Home; number 2 was 'the Oxygen Hospital'; number 8 was a Home for Working Girls of London; number 9 the Honor Club for Working Girls, and number 10 the headquarters of the West London Mission. **Number 7 Fitzroy Square housed the Mount Vernon Hospital for Consumption.** Various hospitals, clubs, societies and institutes occupied the other houses in the square. Fitzroy Square was, at this time, no longer a residential address.”

From 2009 AHP historical report.