

## **Design & Access Statement**

*Repair works following vehicle impact damage  
40 Fitzroy Square  
London  
W1T 6EY*

### **1. INTRODUCTION**

40 Fitzroy Square is a Grade I listed building, it is part of a group of symmetrical terrace properties forming the south side of Fitzroy Square. It is currently used by Advanced Hair Studios

The building is constructed in Portland stone with rusticated ground floor, with the front façade being symmetrical. The property is set over four storeys including a basement. To the front of the building a perimeter cast-iron railings with urn finials has been installed and forms part of the listing, this protect the light well to the basement.

The building suffered has suffered from vehicle impact and currently temporary hoarding has been installed to protect the occupiers of the building and the public.

### **3. AMOUNT**

The proposed repair works have be scheduled to repair the existing render rather than replace sections to preserve the historic building fabric. To ensure the repairs do not stand out and detract from the character of the property, on completion of the repair work the low level section of the front elevation to will be decorated to give a uniform finish.

The damaged window cill will be replaced on a like for like basis, to repair it would provide a visual impact as the crack would be visible and it is difficult to establish if the cill could be removed and dowelled without causing further damage.

Only the damaged cast iron finials will be replaced up to the point of a natural fixing break.

### **4. HISTORIC ENVIRONMENT**

The building is set within an area of historical importance and maintain the building is important and ensuring the building is repaired and reinstated is essential to the use and visual impact of the building.

## 5. SCALE

The existing building scale will not be altered as this is merely a repair. Careful consideration will be made to sourcing the materials and methodology in undertaking the repair.

## 6. APPEARANCE

The key to this repair is to reinstate the property back to its visual presence prior to the vehicle impact, by decorating part of the front elevation up to a natural break will avoid the repairs standing out and effecting the overall aesthetics of the property.

By using lime, cast iron and Portland stone, combined with historical construction methods the appearance will not be comprised.

S Green BSc (Hons) MRICS  
For **THOMASONS**

Dated: September 2014