



RUSSELL TAYLOR ARCHITECTS

85 BLACKFRIARS ROAD LONDON SE1 8HA
www.rtaarchitects.co.uk

TEL: 020 7261 1944
mail@rtaarchitects.co.uk

THE GEORGIAN GROUP
6, FITZROY SQUARE W1T 5DX

LISTED BUILDING APPLICATION
FOR

NEW SLIDING SASH WINDOWS

DESIGN AND ACCESS STATEMENT
AND HERITAGE STATEMENT

JUNE 2019

CONTENTS:

1. Introduction
2. Application Document
3. Previous Consents
4. History and Description of the Building
5. Description of the Works
6. Photographs (Figs 1- ?)

1. INTRODUCTION

This document is submitted as part of an application for Listed Building Consent to allow the installation of new sliding sash windows on the second and third floors, replacing existing casement windows, at No. 6 Fitzroy Square. The building is owned and occupied by the Georgian Group. It is Listed Grade I and is within the Fitzroy Square Conservation Area.

2. APPLICATION DOCUMENTS

The application Comprises

- The Application Form together with the ownership certificate.
- This Statement and its photographs.
- Location plan, scale 1:1250, with the site indicated in red.
- The drawings:
 - 6240/W/01 - Site and Location Plan
 - 6240/W/02 - 2nd and 3rd Floor Plans
 - 6240/W/03 - Existing and Proposed Rear Elevation
 - 6240/W/05 - Existing Second Floor Windows
 - 6240/W/06 - Existing Third Floor Windows
 - 6240/W/105 - Proposed Second Floor Windows
 - 6240/W/106 - Proposed Third Floor Windows
 - 6240/W/107 - Proposed Sash Window details

3. PREVIOUS CONSENTS

After the Georgian Group took ownership of the building in 1995, Listed Building Consent was obtained to allow conversion of the building for their uses. The Consent encompassed the full re-instatement of the ground floor (formerly a banking hall) and other works throughout the building. It was always the intention of the Group to replace the casement windows (which are obvious, poor replacements) but this may not have been explicit in the 1995 consent – hence this application.

4. HISTORY AND DESCRIPTION OF THE BUILDING

The application site and Fitzroy Square as a whole are described in the Listing Description and the Survey of London Vol. XXI, of particular relevance to this application are the following:

The Square was initially developed by the Adam brothers 1793-98. They built the East and South sides as varied but symmetrical Classical compositions, the Portland stone facades concealing more or less uniform London plans (i.e. a large room at the front and a smaller one at the back beside the stairs). The exterior architecture has all the hallmarks of the Adam style, but their design work appears not to have extended to the interiors.

It must be supposed that the original intention was to complete the square in the manner commenced by the Adams. However, the North and West sides were built some years later, 1827-35.

Prior to the Georgian Group's ownership, No. 6, Fitzroy Square was a branch of the NatWest Bank (1918 to 1995) occupying the lower ground, ground and first floors with a flat on the second floor and a flat on the third floor. Most of the windows have been renewed, most have sash horns, for example. But on the second and third floors at the rear the replacement windows are casements of fairly crude design and now in a poor state of repair.

5. DESCRIPTION OF THE WORKS

5.1 THE DESIGN

There is no question the original windows were vertical sliding sashes. On each floor, two windows are in the curved wall of the larger room and a single window in the smaller room. The windows within the curved wall are straight (rather than following the curvature of the wall). Existing windows below, on the first and ground floors, are straight and although they are not original, they are assumed to be closely based on the originals. Indeed, they may be replacement sashes installed into the original sash-boxes and cills (the most common practice). And the original sash-boxes and cills will determine whether or not the windows are curved.

The design of the new windows closely follows those in the front elevation, second and third floors. In all respects they are the same except the meeting rails and glazing bars are a fraction thinner: the meeting rails 4mm less, the glazing bars 3mm less. This is because although the front windows are sliding sashes they are obviously later replacements. And the evidence of windows on the first and ground floors, much larger windows, some of which may be original, is that the meeting rails and glazing bars should be thinner. The proposed glazing bars for the new windows are based on those found to the First Floor Gallery windows to the rear, curved, wall and to the window found within the Ground Floor Library.

Half-size details of the proposed windows and how they relate to the casements to be removed are shown on the drawings. Full size glazing bars are shown on the drawings.

5.2 CONSTRUCTION AND INSTALLATION

The windows will be made of an approved hardwood (probably Sapele and the cills may be Oak) and painted.

On the second floor, previous sash boxes remain where the casement has been installed within – see figs 2 & 3. Once the casement has been removed, the existing sash boxes shall be repaired and fitted with new sashes.

The internal jamb linings and cills will be temporarily removed to allow the new windows to be installed behind the brick reveals; then fixed back and all damaged surfaces made good.

6.0 PHOTOGRAPHS



Fig 1: Second Floor Window – RHS as Viewed Internally



Fig 2: Evidence of existing sash box as seen on Second Floor (External)



Fig 3: Evidence of existing sash – staff bead to jamb and head (second floor)
Internally



Fig 4: Existing Third Floor Window to curved wall (Bedroom)



Fig 5: Existing Third Floor Window to curved wall (Bedroom)



Fig 6 & 7: Glazing bar to First Floor rear room