

History

The square, nearby Fitzroy Street, and the Fitzroy Tavern in Charlotte Street have the family name of Charles FitzRoy, 2nd Duke of Grafton, into whose ownership the land passed through his marriage. His descendant Charles FitzRoy, 1st Baron Southampton developed the area during the late 18th and early 19th century.

Fitzroy Square was a speculative development intended to provide London residences for aristocratic families and was built in four stages. Leases for the eastern and southern sides, designed by Robert Adam, were granted in 1792; building began in 1794 and was completed in 1798 by Adam's brothers James and William. These buildings are fronted in Portland stone brought by sea from Dorset.

The Napoleonic Wars and a slump in the London property market brought a temporary stop to construction of the square after the south and east sides were completed. According to the records of the Squares Frontagers' Committee, 1815 residents looked out on "vacant ground, the resort of the idle and profligate". Another contemporary account describes the incomplete square:

The houses are faced with stone and have a greater proportion of architectural excellence and embellishment than most others in the metropolis. They were designed by the Adams, but the progress of the late war prevented the completion of the design.

The northern and western sides were subsequently constructed in 1827–29 and 1832–35 respectively, and are stucco-fronted.

The south side suffered bomb damage during World War II and was rebuilt with traditional facades to remain in keeping with the rest of the square.

Present day

The square was largely pedestrianised in the 1970s, as part of a scheme designed by Sir Geoffrey Jellicoe and undertaken as part of environmental improvement works. In 2008 the square was upgraded by relaying most of the surface at a single level, removing street clutter such as bollards, and further restricting vehicular access.

The Square is at the heart of the Fitzrovia conservation area and is the subject of the Fitzroy Square conservation area appraisal and management strategy adopted by the London Borough of Camden in March 2010.

- No. 21 was the home of English statesman and Prime Minister Lord Salisbury. It is now occupied by the High Commission of Mozambique.

Project Scope of Works

Like-for-like replacement of the existing main roof (replacing existing flat roof sections only);

* Ridge board and decking inspection, new felt underlay, shingle, flashing. **Reason:** To stop leaks coming from the rooftop;

- The proposal is to completely replace all the flat roof sections.
- Asphalt Shingles finish no slate areas to be replaced. (we're proposing the same material like-for-like).

Note:

The building has been experiencing significance water ingress from the roof area through to each and every single floor.

besides the obvious, given the condition of the building there are several areas where we think that leak could be traveling through the building. At this point, it's best to change all Asphalt Shingles finish like-for-like.

Conclusion – replacing the felt underlay, shingle and flashing only (like for like basis), we'll retain other material element and preserve the heritage arrangement.



1. Carryout general inspection beforehand; Ridge board and decking inspection
2. Replacing the felt underlayment, shingle and flashing only (like for like basis)

***Not to reuse any damaged material that is removed, and all heights must remain the same.**