

26 Fitzroy Square, London W1T 6BT

Design & Access Statement, LBC (PP-11409399)



Fitzroy Square, Western Terrace.

This document is submitted as part of an application for Listed Building Consent for essential repairs to the cantilever stone staircase. The building is Listed Grade II* as part of a Listed terrace and within the Fitzroy Square Conservation Area.

The works are entirely internal and confined to the Ground Floor, First Floor landing and adjacent steps up.

An inspection of the stair was carried out earlier this year by DCL Consulting Engineers Ltd to assess an area of the staircase that showed movement when walked upon and some cracking. The three treads above the first-floor landing were the main concerns.

A copy of the engineers' findings and recommendations for repair form part of this application.

As noted in the report, a section of existing cornice will be disturbed during the work for inspection purposes. A cast of this will be taken prior to commencement and repaired on completion using a fibrous plaster facsimile of the original.

In addition to this, several modern low-level ventilator grilles are to be replaced in the main Ground Floor rooms. The existing grilles are undersize for their purpose which has prompted their replacement with slightly larger items having a greater free area.

Access Statement

No accessibility issues are identified with this application.
