

June 2024

RCGP

# Design and Access Statement and Heritage Impact Assessment.

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## Document Details

**Client Name:** CBP Architects  
**Document Reference:** 24025-CBP-XX-XX-XX-A-0001\_P01  
**Project Number:** 24025

## Quality Assurance

This document has been prepared and checked in accordance with CBP Architects IMS (ISO9001:2015)

Issue	Date	Prepared by	Checked by	Approved by
P01	26.07.2024	EP	CP	CP

Revision	Comments
P01	First Issue

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Ref:	GEN009
Ver:	4
ISD	08/09/2021

## Contents

1.	Introduction .....	5
1.1.	Purpose of Application .....	5
2.	Site Overview .....	7
2.1.	Location .....	7
2.2.	The Building; .....	9
2.3.	Uses: .....	10
2.4.	Access .....	10
3.	Historic Background .....	14
4.	Planning and Legislative Framework .....	20
4.1.	The site is located within the boundaries of Camden Council, is part Grade II* listed and lies within the Bloomsbury Conservation Area .....	20
4.2.	Planning Background:.....	20
5.	Significance .....	27
6.	Proposed Works .....	33
6.1.	Design .....	33
6.2.	Amount .....	35
6.3.	Scale .....	36
6.4.	Layout .....	36
6.5.	Access: .....	37
6.6.	Use: .....	37
6.7.	Landscaping:.....	37
6.8.	Appearance:.....	37
6.9.	Sustainability:.....	39
7.	Heritage Impact Assessment.....	40
7.1.	Effect on the listed building:.....	40
7.2.	Effect on setting/ the character and appearance of the Conservation Area .....	40
7.3.	National Planning Policy Framework-compliant heritage assessment .....	40
8.	Conclusion .....	41
9.	Bibliography .....	42
10.	Appendix 1: Listing Entry.....	43
10.1.	No. 30 Euston Square and attached railings (formerly 1-9 Melton Street).....	43

Ref:	GEN009
Ver:	4
ISD	08/09/2021

10.2.	Location .....	43
10.3.	Summary .....	43
10.4.	Reasons for Designation .....	44
10.5.	History.....	44
10.6.	Details .....	45
10.7.	Sources .....	47
10.8.	Legal .....	47

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 1. Introduction

### 1.1. Purpose of Application

- 1.1.1. This Heritage Impact assessment (HIA), Design and Access Statement has been prepared by CBP Architects on behalf of CBRE for the consideration of Camden Council in support of the Listed Building Consent application for the proposed installation of replacement new decking, planting boxes and associated garden equipment to the existing roof terrace at level 5 of the Royal College of General Practitioners (RCGP) at 30 Euston Square, London, NW1 2ED.
- 1.1.2. The Statement provides a description of the site characteristics and the circumstances underlying the application. It provides an analysis of the context of relevant Government and development plan policy and concludes that the proposal in light of prevailing planning policies and other material considerations should be granted permission.
- 1.1.3. RCGP occupies a partly Grade II\* listed building at the corner of Euston Road, which runs along its south elevation, and Melton Street running along its east elevation. A secondary road, Stephenson Way, gives access to the rear Northwest sides.
- 1.1.4. The building is made of two distinct parts: the one on the east along Melton Street being the older and designated part, built 1906-1908 as designed by Arthur Beresford Pite, with further extensions by the same architect added in 1913 and 1923; the second part to the west along Euston Road is an extension added in 1932 by W.H. Gunton in the same style to match the original Pite building.
- 1.1.5. RCGP acquired the building in 2010 as its new headquarters and the site underwent extensive repairs and alterations in order to accommodate the new use according to planning permission Ref. 2010/4900/ P and Listed Building Consent Ref. 2010/4901/ L granted in March 2011.
- 1.1.6. This study has been prepared in accordance with the National Planning Policy Framework (2023) and provides an assessment of the significance of the heritage asset for which the works are proposed, taking into consideration any relationship to other heritage assets on the site and its vicinity, to enable relevant parties to identify and assess informatively the impact of the proposed works.
- 1.1.7. The report further seeks to identify the design principles of the proposed repair, and replacement of the decking, planters and associated garden equipment

Ref:	GEN009
Ver:	4
ISD	08/09/2021

works in relation to the heritage asset's building fabric particulars and constraints, and the possible impact these works may have on the significance and associated setting, having regard to the relevant legislative framework, any national and local planning policies of relevance and material considerations relating to the site.

- 1.1.8. This supporting statement should be read in conjunction with all the supporting documentation and details submitted as part of the Listed Building consent application pack.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 2. Site Overview

### 2.1. Location

2.1.1. The RCGP building is located at the corner of Euston Road (A501), which runs along its south elevation, and Melton Street/ Euston Square running along its east elevation. A secondary road, Stephenson Way, gives access to the rear Northwest sides. The site location indicated with the red pin and its context are shown on an abstract from Google maps on Fig 1. Below.



**Figure 1:** Location and wider site of RCGP, Google Maps 2024.

2.1.2. The application site was formerly known as 1-9 Melton Street and 194-198 Euston Road. It falls within the historic parish of St Pancras and was within the county of Middlesex before being incorporated in the Greater London Borough of Camden<sup>1</sup>.

<sup>1</sup> 1-9 Melon Street Archaeological desk-based assessment, Museum of London Archaeology Service, 2008, P.7, Par 4.1.2.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

- 2.1.3. The area is characterised by large scale institutional buildings lining the major east-west thoroughfare of Euston Road, most built in a classical architecture style in the first half of the 20<sup>th</sup> C as replacements of the earlier 19<sup>th</sup> C residential terraces.<sup>2</sup>

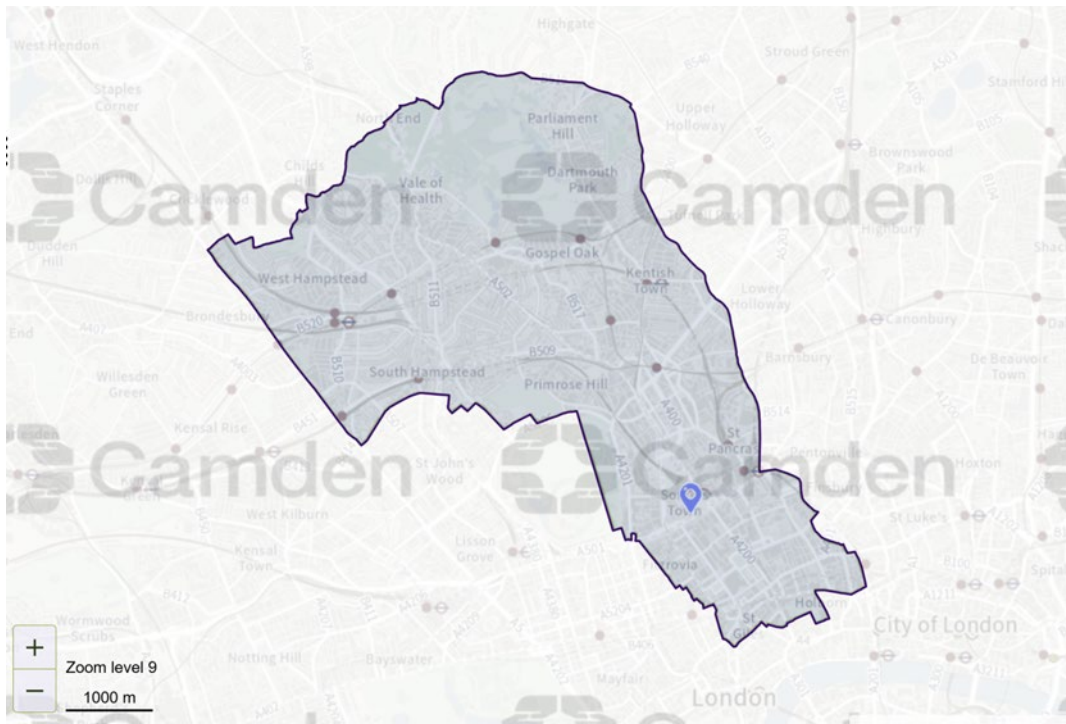
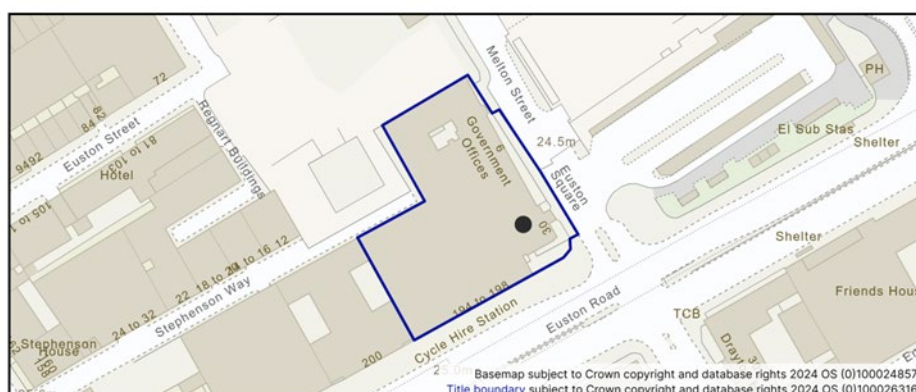


Figure 2: Location of the application site (blue pin) within the Camden borough, Camden Council 2024.

<sup>2</sup> Bloomsbury conservation Area Appraisal and Management Strategy 2011, par.5.5, p.21

Ref:	GEN009
Ver:	4
ISD	08/09/2021





Address	30, EUSTON SQUARE, LONDON
Postcode	NW1 2FB
Local planning authority	Camden
Property type	Office / Work Studio <a href="#">Change</a>

Figure 3: Outline if the entire RCGP building site, Camden Council 2024.

## 2.2. The Building;

- 2.2.1. The building is an end of terrace corner property in an L-shaped plan formed of two conjoined buildings, the earlier Pite building stretching along Melton Street and the later Gunton building phase along Euston Road. Both buildings consist of five storeys with a lower ground floor and roof accommodation. The elevations along the building's re-entrant corner face Stephenson Way.
- 2.2.2. The earlier phases of the building designed by Pite are made of load bearing Portland stone to the main elevations and brick masonry to the rear secondary ones, steel and concrete floors (Dawnay's Patent Flooring), slate roofs, steel and some timber casements windows. The Gunton phase is based on a steel structure with stone cladding to the facades and a hollow tile reinforced concrete floor construction.
- 2.2.3. There is An existing roof terrace to the rear of the Gunton building on 5th floor overlooking Stephenson Way, to the rear of the building, where the current repair/ replacement proposal is located. This is not visible from or in conjunction with either of the principal elevations to Melton Street or Euston Road.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 2.3. Uses:

- 2.3.1. RCGP building is of mainly office and administrative use hosting the headquarters of RCGP since 2010, with examination centre, as well as areas for use by the public.
- 2.3.2. The main uses around the application site are: transport, with railway Euston Station to the east of the site, now under redevelopment to accommodate the new HS2, and the underground stations of Euston Square to the south and Warren Street further west; education with the University College of London (UCL) south of Euston Road and health with the University College Hospital nearby to the west; culture with museums (Wellcome Collection is directly opposite RCGP, the British Museum further south) and churches; offices along the main A501; and hotel accommodation and residential, mainly in the form of terraced Georgian housing rows (Fig. 4).



Figure 4: Typical Georgian terraced housing in the area of RCGP building, *Google Maps 2024*.

## 2.4. Access

- 2.4.1. The site is served very well by public transport and there is a vehicular access to most sides of the building which is bound by Melton Street to the east side, Euston Road to the south front and Stephenson way to the rear north-west (Fig. 5).

Ref:	GEN009
Ver:	4
ISD	08/09/2021



Figure 5: Vehicular access to RCGP building is available to most of its sides, *Google Maps 2024*.

2.4.2. Pedestrian access to the building is provided with a variety of entrances around its perimeter. The main public entrance is located at the east corner of the original Pite building, with a stepped entrance for visitors from Melton Street and a ramped accessible entrance from Euston Road. Further west on Euston Road, there is an entrance dedicated for the examination centre users, while further north on Melton Street there is an entrance for staff members. Finally, there is secondary access provided from Stephenson Way through the inner rear west corner (Fig. 6).

Ref:	GEN009
Ver:	4
ISD:	08/09/2021

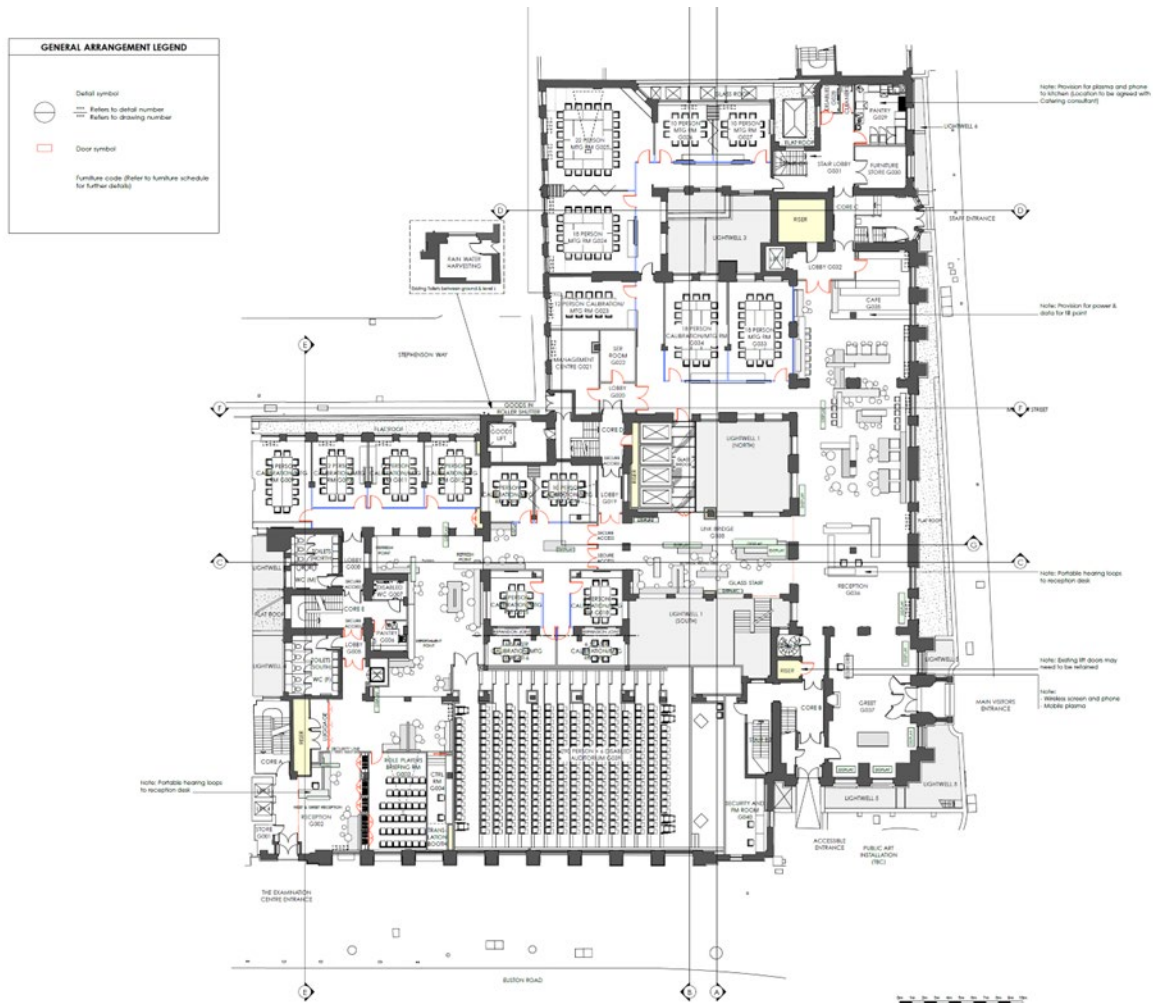


Figure 6: Pedestrian access to RCGP building at proposed ground floor plan as submitted by Tilney Shane Ltd for planning permission and LBC in 2010, *Camden Council 2024*.

2.4.3. Access to the existing roof terrace is gained from the staircase in the inner west corner between the two building wings. There is public access to the existing roof terrace for events, as well as for staff and visitors. The existing roof terrace is also linked with a level threshold to the two rooms either side of the atrium to the south: through a door with the pantry to the west and through bifolding doors with the central meeting room to the east (Fig.7). An existing kitchen is located directly off the roof terrace.

Ref:	GEN009
Ver:	4
ISD	08/09/2021



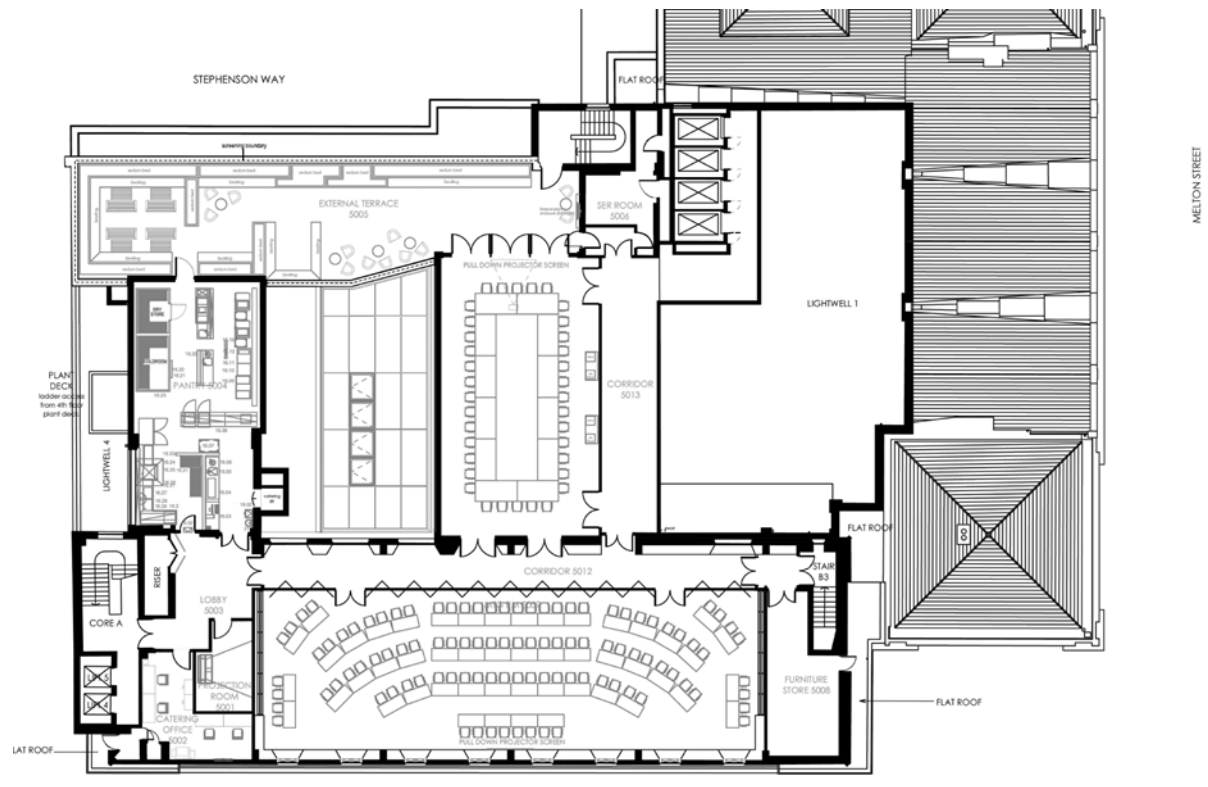


Figure 7: 5th floor plan of the RCGP building showing the existing roof terrace and access arrangements, CBP.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

### 3. Historic Background

3.1.1. The application site appears as open fields until after Euston Road was laid with the 1756 London Act as a turnpike from Paddington to Islington, originally called as “The New Road”. This provided a wider thoroughfare for the expanding London population and served as London’s first bypass<sup>3</sup>. Horwood’s map of 1799 (Fig. 8) depicts the New Road with some terraced housing having developed along it, notably “Southampton Place” to the west of the application site, which remains empty.



Figure 8: Abstract from Horwood's map of 1799 showing the application site indicatively marked with red circle still as open ground, *The British Library Board, HUS 050*.

<sup>3</sup> 1-9 Melton Street Desk based archaeological assessment, 2008, par. 4.3.14-15, p. 10

Ref:	GEN009
Ver:	4
ISD	08/09/2021

- 3.1.2. Euston Square was laid in 1813 with Georgian houses built around it and along the New Road (Euston Road), including the application site. Houses with gardens to the rear are now fronting the location along Euston Road and Melton Street (then Euston Street), with open land remaining behind these houses<sup>4</sup>.
- 3.1.3. As depicted on the abstract from Horwood's map as revised by Faden in 1819 (Fig. 9), the area was fully developed with a new lane appearing to the west of the site called "Southampton Mews", which corresponds to current Stephenson Way.



Figure 9: Abstract of Horwood's map as revised by W Faden in 1819, *The British Library Board HUS 050*.

<sup>4</sup> As above, par. 4.3.16, p.10

Ref:	GEN009
Ver:	4
ISD	08/09/2021

3.1.4. The site is completely developed by 1862 with the first main line terminal of the London-Birmingham Railway opened in Euston in 1837<sup>5</sup>. The OS 1895 map abstract (Fig. 10) is showing the area as built before part of the RCGP building was erected on site. A subsequent OS 1921 map abstract (Fig. 11) is showing the houses along Melton Street at Euston Square replaced with the very first phase built 1906-08 in Greek Revival style by Arthur Beresford Pite for the London Edinburgh and Glasgow Assurance company as purpose-built office accommodation.



Figure 10: Abstract of OS map 1895 showing all the area developed, *National Library of Scotland* [View map: Ordnance Survey, London, Five feet to the mile, sheet VII.42 - Ordnance Survey Town Plans of England and Wales, 1840s-1890s \(nls.uk\)](#) [Accessed 31/07/2024].

<sup>5</sup> As above, par. 4.3.17, p.10

Ref:	GEN009
Ver:	4
ISD	08/09/2021





Figure 11: Abstract of OS map 1921 showing the new building by Pite at Euston Square, *National Library of Scotland* View map: Ordnance Survey, OS town plan - London (Land Registry Edition) - sheet VII.42 - Ordnance Survey Town Plans of England and Wales, 1840s-1890s (nls.uk), [Accessed 31/07/2024].

Ref:	GEN009
Ver:	4
ISD	08/09/2021

Phased construction key:  
Original – 1906-08  
Blocks A & B – 1923  
Block C – 1923  
Blocks D & E – 1932



10 EUSTON SQUARE – LEVEL 0

Figure 12: Building Phases at 30 Euston Square, Mace Dragados 2022 as submitted for planning 2022/1114/HS2, Camden Council.

3.1.5. It has become evident that the building was developed in a piecemeal manner as the plots were gradually becoming available. The very first phase 1 Melton Street features particular internal detailing which contributed to its Grade II\* Listed Building designation. 9 Melton Street was a later phase added by Pite to the north in 1930s, which also forms part of the listing. The west part along Euston Road was added in 1931-3 by WH Gunton in a similar style to match the original adjacent building but is inferior to the quality of the Pite building parts and therefore does not form part of the listing. It is notable that the Gunton building part projects further south as a result of a change in the building line of Euston Road.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

- 3.1.6. The building phases are clearly depicted on plan Fig. 12 as found in the supporting document “Schedule 18 Heritage Agreement Method Statement” of planning application for LBC Ref. No. 2022/1114/HS2 at Camden Council’s planning section.
- 3.1.7. By 1910 the original assurance company had become part of the Pearl Life Assurance Company. The National Insurance Act of 1911 led to the creation of the National Amalgamated Approved Society (NAAS) with Pearl being one of the original members and the building becoming the headquarters of the NAAS until the National Insurance Act of 1946 abolished all approved societies<sup>6</sup>.
- 3.1.8. In 1948 the building was transferred into government ownership with parts of it serving as the local offices of the Department of Health and Social Security. By the late 1990s the building had been sold to the private sector and laid empty becoming a heritage at risk building until the RCGP purchased it in 2010<sup>7</sup>.
- 3.1.9. After a major scheme of refurbishment works in 2012, the building is now host to a mixture of uses of mainly administrative and office character with support facilities available for the local medical and commercial neighbourhood. Its lawful sui generis use reflects this.

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<sup>6</sup> Heath D., 2012, p.591

<sup>7</sup> As above, p. 592

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 4. Planning and Legislative Framework

**4.1. The site is located within the boundaries of Camden Council, is part Grade II\* listed and lies within the Bloomsbury Conservation Area**

**4.2. Planning Background:**

- 4.2.1. The building underwent major development in 2012 after full planning permission (2010/4900/P) and Listed Building consent (2010/4901/L) were granted by Camden Council on 7th March 2011 for the existing building to be refurbished in order to accommodate the new use for the RCGP headquarters with *“internal and external works including extensions and alterations at 3rd, 4th and 5th floor levels including creation of additional accommodation, plant rooms and rear terrace at 4<sup>th</sup> floor level, extension into lightwell 1 and enclosure of lightwells 1 & 2 with glazed roof, elevational alterations and works of refurbishment in association with the change of use of building from vacant offices (Class B1) to Royal College of Physicians Headquarters (Sui Generis)”*.
- 4.2.2. Other planning applications for this site since these major refurbishment works were complete are listed as follows, the list not being exhaustive:
- Listed Building Consent Ref. No. 2022/1114/HS2: Heritage Agreement Method Statement under Schedule 18 of the High-Speed Rail (London – West Midlands) Act 2017 for the installation of mitigation measures: Intrusive Survey to Internal Face of Melton Street Facade & Joint Separation Protection Works to Internal Tiled Columns at 1st, 2nd & 3rd Floors of Royal College of General Practitioners Building.
  - Listed Building Consent Ref. No. 2020/2064/L for external building fabric refurbishment and remedial repairs.
  - Planning Permission Ref. No. 2020/2846/HS2: Heritage Agreement Method Statement under Schedule 18 of the High-Speed Rail (London – West Midlands) Act 2017 for the Construction of Permanent Reinforced Concrete Retaining Wall Tied into North Flank Wall of Grade II\* Listed Building.
  - Listed Building Consent Ref. No. 2019/2315/L for the installation of a warm air curtain within the existing lobby reception area.
  - Planning Permission Ref. No. 2019/6156/HS2: Heritage Agreement Method Statement under Schedule 18 of the High-Speed Rail (London – West

Ref:	GEN009
Ver:	4
ISD:	08/09/2021

Midlands) Act 2017 for the Alteration and Temporary Protection of Party Wall between Royal College of General Practitioner's Building and Walkden House.

- Listed Building Consent Ref. No. 2019/3128/L for Remedial structural works to Core C staircase and landing.
- Listed Building Consent Ref. No. 2019/3964/L for the installation of ceiling light fittings to five Heritage Rooms at first floor level.
- Planning Permission Ref. No. 2019/3374/HS2 Heritage Agreement Method Statement under Schedule 18 of the High-Speed Rail (London – West Midlands) Act 2017 for Alterations to Royal College of General Practitioners Building for Monitoring Purposes.
- Listed Building Consent Ref. No. 2018/1548/L for the Upgrade of internal historic doors to achieve FD30 fire rating.
- Listed Building Consent Ref. No. 2017/1329/L for minor internal works to the 'Heritage Suite' rooms, including the installation of suspended track lighting and general refurbishment.
- Listed Building Consent Ref. No. 2017/5773/L for the installation of internal secondary glazing and the construction of a temporary acoustic wall.
- Planning Permission Ref. No. 2015/3723/P for the installation of two guard rails and access platform at roof level.
- Planning Permission Ref. No. 2015/0417/P and Listed Building Consent Ref. No. 2015/0640/L for the erection of glazing on two sides of 5th floor public roof terrace on rear elevation.
- Listed Building Consent Ref. No. 2013/1417/L for the installation of new secondary glazing to the Stephenson Way elevation & Lightwell 3.

4.2.3. From the above it is understood that many recent applications are related to mitigation measures to safeguard the listed structure in light of the HS2 works in progress nearby. Also, an array of LBC applications has been submitted in

4.2.4. relation to minor installations, such as air conditioning units and light fittings, which would affect the significant building elevations or room interiors.

4.2.5. The key planning considerations for development in relation to this site, its location and its designated status, derive from the following related planning legislations and policies:

Ref:	GEN009
Ver:	4
ISD:	08/09/2021

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

- 4.2.6. The primary legislation relating to historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires Councils to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (sections 16 & 66).
- 4.2.7. It needs to be highlighted that the proposed terrace refurbishment scheme is outside the designation, given the new roof terrace created during the 2012 refurbishment works over the existing 4th floor flat roof of the unlisted building part.

### **National Planning Policy Framework (NPPF) 2023 and the accompanying National Design Guide (2024)**

- 4.2.8. The National Planning Policy Framework was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied<sup>8</sup>.
- 4.2.9. NPPF emphasises the presumption in favour of sustainable development through the three-overarching economic, social and environmental objectives. The environmental objective seeks to protect the natural, historic and built environment, while the social seeks to foster well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs.
- 4.2.10. Most relative of all the NPPF core planning policies is Section 16 which provides policy on 'Conserving and enhancing the historic environment' with the provision to *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*.
- 4.2.11. According to paragraph 200, for any proposals affecting a heritage asset, the applicant is required to describe the significance of the asset to be affected, including any contribution made by their setting. The level of detail should be

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<sup>8</sup> [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework)

Ref:	GEN009
Ver:	4
ISD	08/09/2021

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This requirement has been covered in the following chapter 5.

- 4.2.12. Paragraph 205 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of any potential harm, while paragraph 209 clarifies that *“the effect of an application on the significance of a non-designated asset should also be taken into account... and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*
- 4.2.13. According to paragraph 212, local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 4.2.14. In Chapter 7, it is made clear that the current proposal does not affect the designated heritage asset, its setting or the Conservation Area in any way, instead it will be enhancing the appearance and condition of a contemporary structure outside the boundaries of the designated asset, as part of the setting and within the CA. Therefore, this proposal should be acceptable.
- 4.2.15. The proposal also accords with Planning Policy 12: “Achieving well-designed and beautiful places” which puts quality design at the core of planning and decision making. Chapter 6 along with all supporting documents analyse the proposed scheme in great detail and make clear that the aim of the proposal is to enhance the existing space in all its aspects, from aesthetics down to safety, for the better enjoyment by its users.

#### **Camden Local Plan (2017) and associated Design Planning Guide (2021)**

- 4.2.16. The [Camden Local Plan](#) as adopted in July 2017 is the key strategic document in Camden's development plan. This sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Plan is currently under review with an updated Local Plan to emerge to cover the period

Ref:	GEN009
Ver:	4
ISD:	08/09/2021



from 2026-2041<sup>9</sup>. The draft Local Plan was issued and is currently under consultation.

- 4.2.17. The Local Development Scheme of December 2023 states that *“Although the new Local Plan (including site allocations) will not form part of the development plan until it is adopted, it will form a material consideration in planning decisions during its preparation. The weight to be given to an emerging plan is a matter for the Council as decision maker, with plans gaining more weight as they progress through the process towards adoption.”*
- 4.2.18. The most pertinent policies of the current Local Plan are D1 regarding good design in response to the local context and character, and D2 regarding heritage.
- 4.2.19. D1 policy gives an emphasis on sustainability (par. 7.7) and durability (par. 8), which the current proposal satisfies through the chosen new decking material (refer further to Chapter 6, par. 6.17).
- 4.2.20. Par. 7.10 dictates that schemes should incorporate materials of a high quality and that “the durability and visual attractiveness of materials should be carefully considered along with their texture, colour, tone and compatibility with existing materials. Again, the suitability and quality of the new suggested decking material is thoroughly described in Chapter 6.
- 4.2.21. D1 also considers roof terraces as amenity space, like gardens and other private open spaces (par. 7.23), and these are considered to add significantly to the residents’ quality of life.
- 4.2.22. Under D2 Par. 7.41 the Council places great importance on preserving Camden’s rich historic environment and it is its responsibility to have special regard to preserving listed buildings and pay special attention to preserving or enhancing the character or appearance of conservation areas, according also to the Planning (Listed Buildings and Conservation Areas) Act.
- 4.2.23. Regarding Conservation Areas, the Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each conservation area and set out how these are to be preserved or enhanced. These are to be taken into account when assessing

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<sup>9</sup> Camden Council [www.camden.gov.uk](http://www.camden.gov.uk) (Accessed 01/08/2024)

Ref:	GEN009
Ver:	4
ISD	08/09/2021



planning applications for development in conservation areas. It will be sought to manage change in a way that retains the distinctive characters of conservation areas with new development expected to contribute positively to the area's character. The relevant study for the application site is "*Bloomsbury Conservation Area Appraisal and Management Strategy (2011)*" (see par. 4.27).

- 4.2.24. According to par. 7.47 "Design and Access Statements should include an assessment of local context and character and set out how the development has been informed by it and responds to it."

#### **Euston Area Plan (2015)**

- 4.2.25. The Euston Area Plan (EAP) was prepared jointly between Camden Council, the Greater London Authority (GLA) and Transport for London (TfL) to guide development up until 2031. It was adopted in January 2015 as a long-term planning framework to guide transformational change in Euston with a focus around the redevelopment of Euston Station. It seeks to spread regeneration potential to benefit the local community and London as whole. An assessment of EAP has concluded that a partial update to the Plan is necessary to reflect changing circumstances and opportunities ensuring robustness of policies and evidence according to the current situation. Update works were paused in 2023 in light of changes to HS2 plans but have now been resumed.

- 4.2.26. The Local Development Scheme of December 2023 clearly states that "*Although the new Euston Area Plan will not form part of the development plan until it is adopted, it will form a material consideration in planning decisions during its preparation. The weight to be given to an emerging plan is a matter for the Council as decision maker, with plans gaining more weight as they progress through the process towards adoption.*"

#### **Bloomsbury Conservation Area Appraisal and Management Strategy (2011)**

- 4.2.27. Conservation area appraisals and management strategies define the special character of conservation areas and set out the Council's approach to their preservation and enhancement. They help guide the Council in decisions on alterations and developments in designated conservation areas.
- 4.2.28. The appraisal has indicated that the character of the Bloomsbury Conservation Area is vulnerable to negative change through incremental deterioration of built

Ref:	GEN009
Ver:	4
ISD	08/09/2021

fabric arising from neglect and lack of maintenance of buildings (par. 5.9), lack of investment or poor standards of maintenance (par. 5.10), whether this regards listed or non-designated buildings. For these reasons, the Council will exercise control over new development promoting only high quality new development that is appropriate for its context and can preserve or enhance the character of the Conservation Area (par. 5.27). This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area (par. 5.28). Attention to detailed design and high quality is also expected for smaller alterations (par. 5.37).

- 4.2.29. More particularly regarding the area of Euston Road, *“proposals for the enhancement of the Euston Road corridor should be considered in relation to the desirability of preserving or enhancing elements of streetscape interest, particularly in the vicinity of Euston Square”* (par. 5.58).

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 5. Significance

- 5.1.1. RCGP building comprises both the older building to the east along Melton Street designed wholly by Pite together with its later additions, and the 1932 extension to the west along Euston Road by W.H. Gunton.
- 5.1.2. In Historic England's listing it is made clear that the Gunton building part is not included in the listing, with only the Pite building section listed Grade II\* in its entirety (Fig. 13). It must be highlighted that this is a fairly recent amendment to the original 1974 listing, where the Pite building section was split in two different designations until 2011: the original 1906-1908 building as Grade II\* and its later additions as Grade II<sup>10</sup>. It can be argued, however, that the Gunton building forms curtilage to the Pite building as it was built as part of it before 1948.



Figure 13: Plan showing the listing part of the RCGP building as Grade II\*, *Historic England 2024*.

<sup>10</sup> Refer also to 1-9 Melton Street Archaeological desk-based assessment, 2008, par. 1.2.1 p.2

Ref:	GEN009
Ver:	4
ISD	08/09/2021

- 5.1.3. Abstract from Camden Council's GIS map around the site of RCGP is also clearly showing the part of the building which is Grade II\* listed (Fig. 14). Furthermore, the building is located within the Bloomsbury Conservation Area, at the edge of its northwest boundary (Fig. 15).

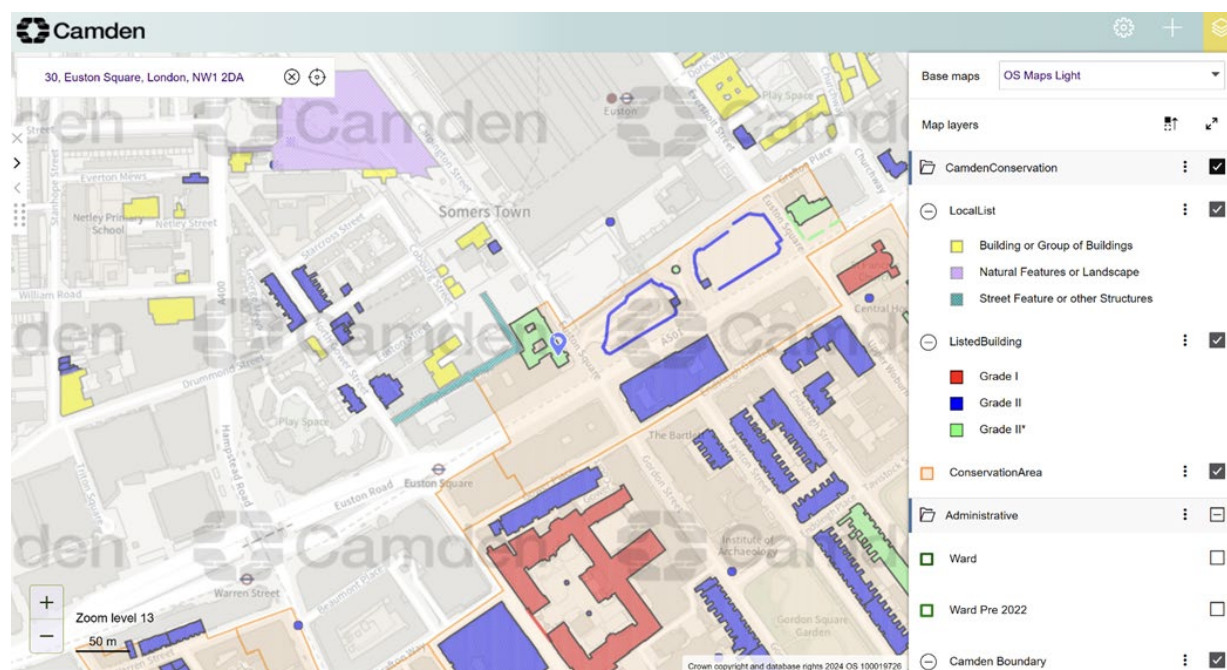
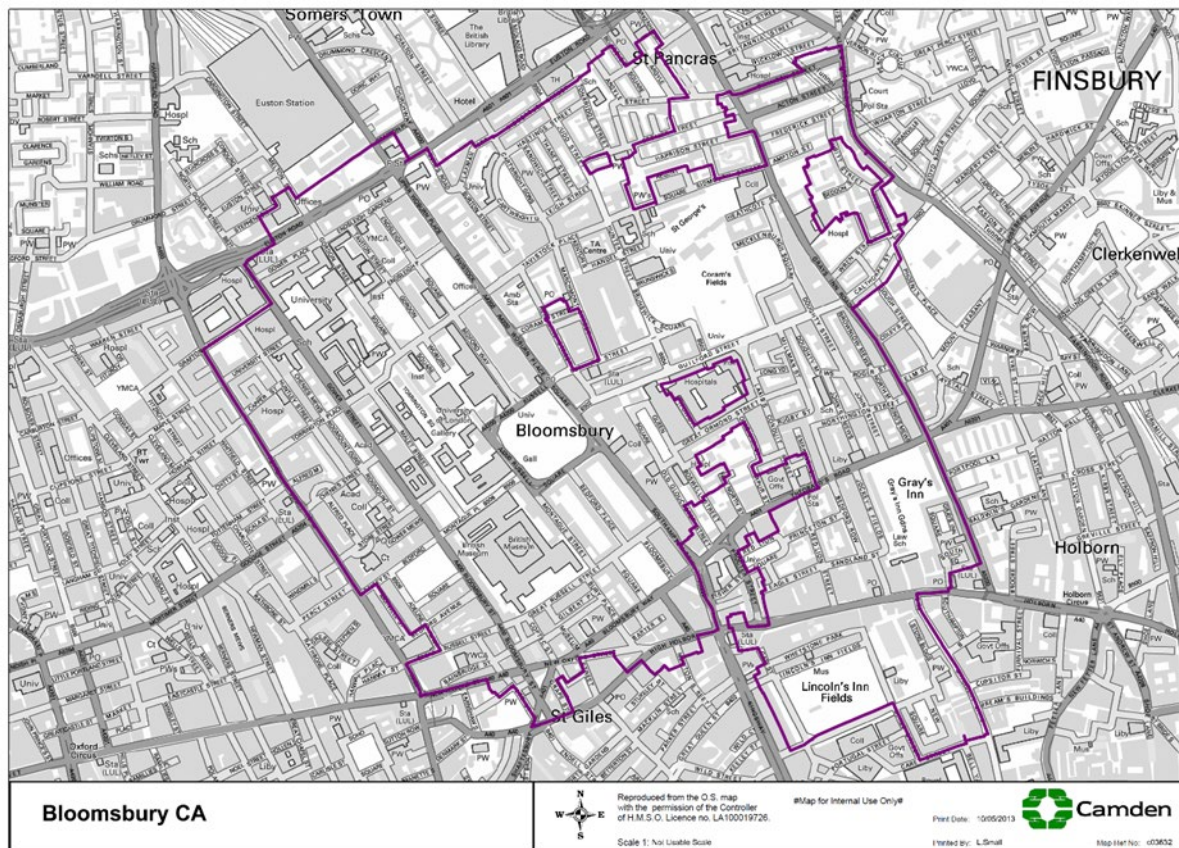


Figure 14: Abstract of the RCGP building, *Camden Council 2024*.

- 5.1.4. In the surrounding area of the site, there are some Grade II listed buildings of residential use, mostly being terraced housing units, with University College of London (UCL) and St Pancras New Church built in Regency style designated at Grade I.
- 5.1.5. To the Northwest of the site there are some locally listed buildings and features, notably Stephenson Way is identified as a street feature in the Local List of Camden.

Ref:	GEN009
Ver:	4
ISD	08/09/2021





**Figure 15: Boundary of the entire Bloomsbury Conservation Area and location of the application site marked with orange circle, Camden Council 2024.**

5.1.6. 30 Euston Square is of high significance for a variety of reasons. The listing entry mentions the following principal reasons for No. 30 Euston Square's designation at Grade II\*:

- Architectural interest: a distinctive Edwardian office building designed in a scholarly and inventive Greek manner (evidential and aesthetic values).
- Authorship: a major work by the distinguished architect A Beresford Pite (historic associative value).
- Materials and craftsmanship: fine-quality stonework with carved decoration by Farmer & Brindley, the noted firm of architectural sculptors; elaborate ironwork (aesthetic and associative values)

Ref:	GEN009
Ver:	4
ISD	08/09/2021

- Interiors: the entrance hall is one of the most remarkable tiled interiors in an Edwardian commercial building; good office fittings, chimneypieces and stairs; extensive survival of tiled finishes (evidential and aesthetic values)
- The 1923 extension, also by Pite, is a carefully considered adjunct to the earlier block, with the same high-quality stonework and ironwork (aesthetic and historic values).

5.1.7. The existing roof terrace to be refurbished was created as part of the 2012 refurbishment works for the new use of RCGP. It is a contemporary structure made of a steel platform covered with timber decking, seating and planting beds over the existing fourth flat roof as amended to host a plant room (Fig. 16) at the existing non-designated building phase of Gunton and is therefore not considered to hold any significance.

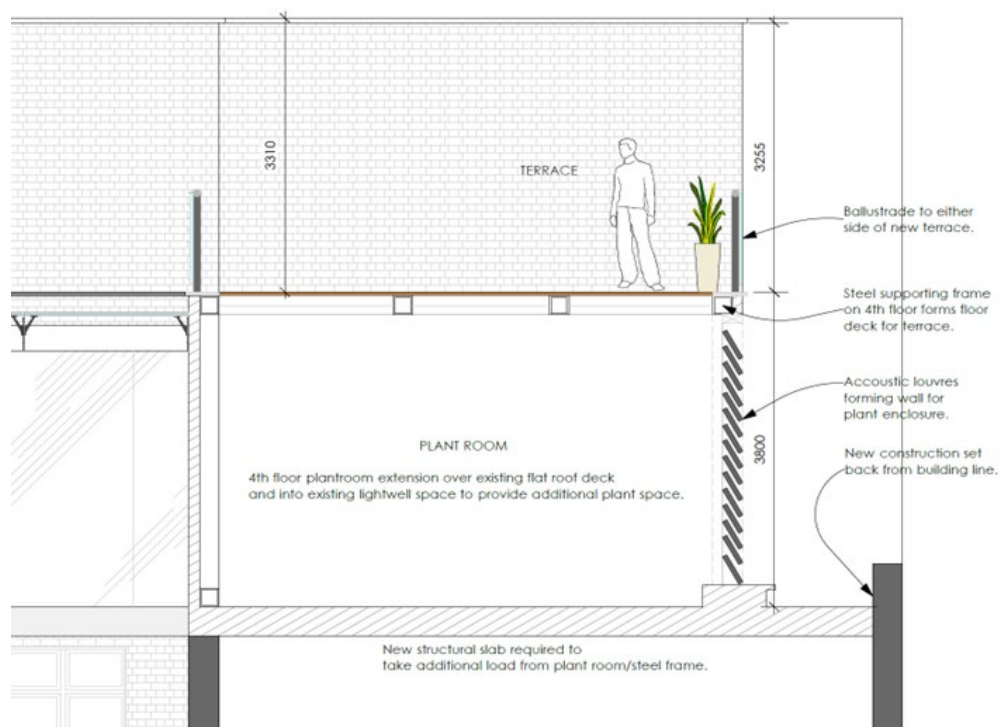


Figure 16: Abstract of the RCGP building, Camden Council 2024.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## Setting

- 5.1.8. The asset lies at the northwest edge of Bloomsbury Conservation Area of Camden. An appraisal and management strategy was adopted for this area in 2011. The area is subdivided in 14 subareas, with Euston Road as subarea 1 (Fig. 17).
- 5.1.9. It is noteworthy that on the below map the majority of the RCGP building is attributed as positive building with only the frontage along Melton Street been identified as listed.

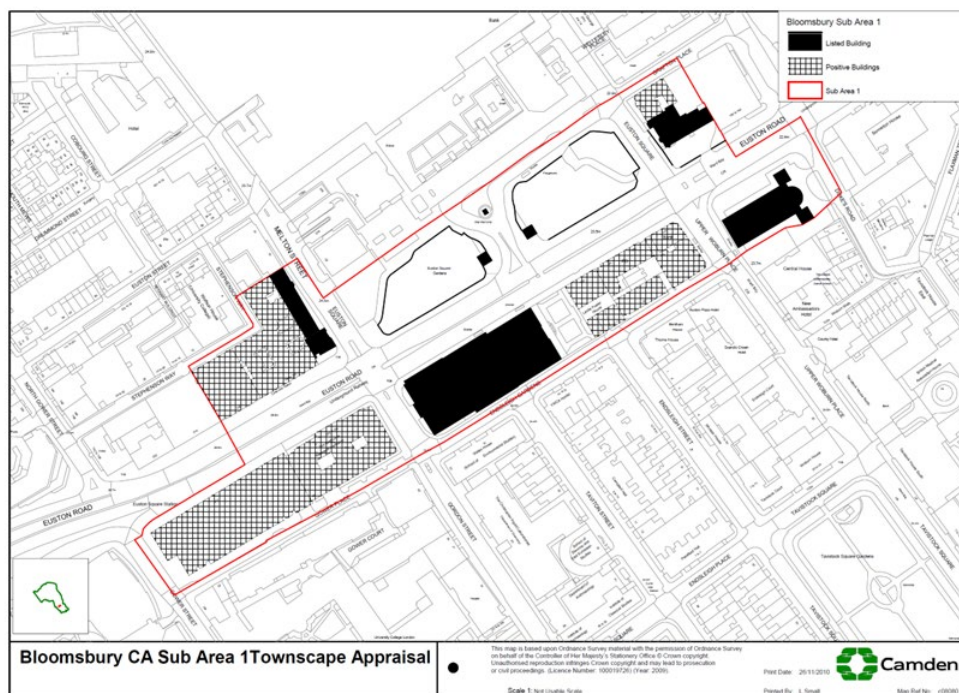


Figure 17: Euston Road subarea map in Bloomsbury Conservation Area, *Camden Council 2024*.

- 5.1.10. The setting of the asset within the CA is characterised by large scale institutional buildings along Euston Road, the major east-west thoroughfare with broad pavements and mature street trees. A large number of buildings adhere to a classical architecture and were built in the first half of the 20th century as replacements of the earlier 19th century domestic terraces and the southern half of Euston Square. Later 20th and early 21st century buildings tend to be of a larger scale and height, with several incidents of high-rise buildings along the stretch of the road outside the Conservation Area and to the north of Euston Square, all of

Ref:	GEN009
Ver:	4
ISD	08/09/2021

which dominate the skyline and long views. Traditional building materials are red brick, Portland stone and stucco, which exist alongside a modern vocabulary of glass, steel and concrete<sup>11</sup>.

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<sup>11</sup> Bloomsbury Conservation Area Appraisal and Management Strategy, par. 5.5 p.21

Ref:	GEN009
Ver:	4
ISD	08/09/2021



## 6. Proposed Works

### 6.1. Design

- 6.1.1. The proposed works envisage the full replacement of the existing timber decking with planters and seating, with new composite fireproof decking over the existing water membrane covering the substrate, which have been both tested and found satisfactory in their function and condition. The planters and seating will also be replaced in a similar manner.
- 6.1.2. The proposed decking replacement is considered necessary because the existing timber decking has started to deteriorate with the timber subframe also showing signs of rot and the flooring having generally become unsafe for public use with slip and trip hazards being present. Additionally, the current roof terrace covering is not fireproof and therefore not compliant with current safety standards. Other than this, the existing layout with seating benches and planters spreading vertically is not convenient as it creates congestion and reduces flexibility in hosting a variety of events throughout the year (Fig. 18-19).

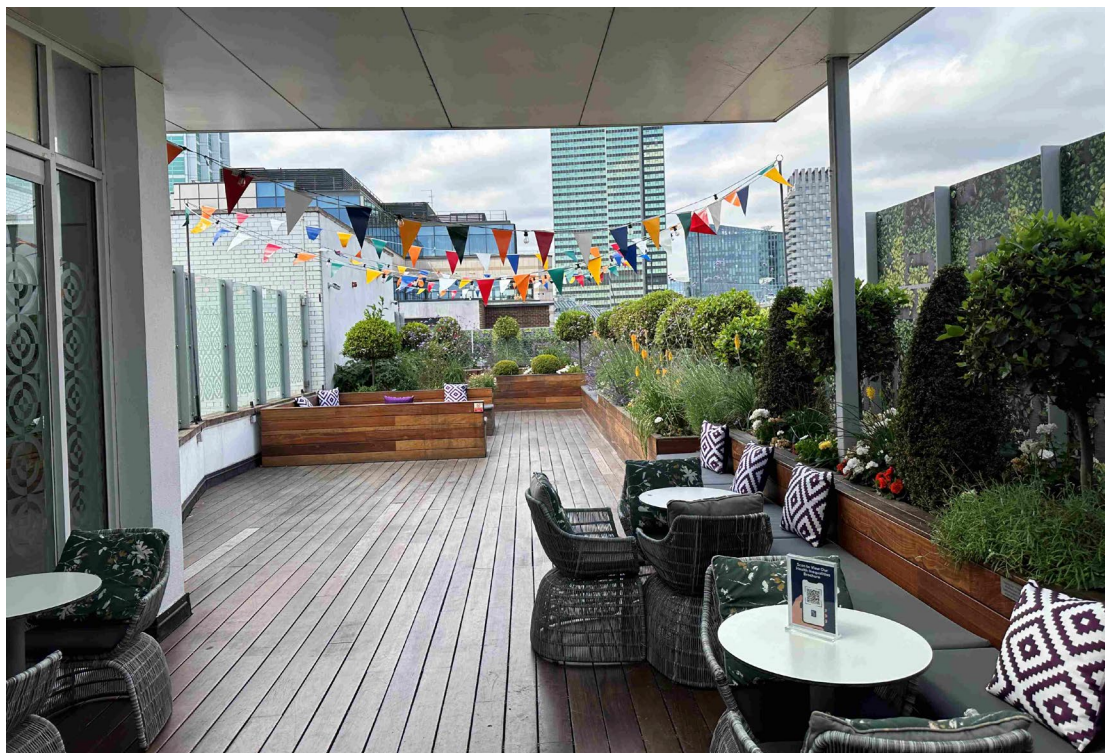


Figure 18: View of the existing roof terrace with current timber decking, planters and seating, looking west, *CBP*.

Ref:	GEN009
Ver:	4
ISD	08/09/2021



Figure 19: View of the existing roof terrace with current timber decking showing signs of deterioration, planters and seating, looking east, *CBP*.



Figure 20: Visual of the proposed roof terrace with new fireproof decking, planters and seating, *CBP*.

Ref:	GEN009
Ver:	4
ISD	08/09/2021



## 6.2. Amount

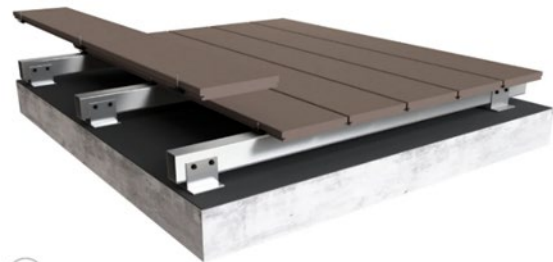
- 6.2.1. For all the above reasons, it is envisaged to replace the entire area of the current decking with new mineral fibre composite boarding fixed to a new 60x40mm aluminium boxrail subframe system clipped to cleat foots over the existing water membrane, as also demonstrated on Fig. 21 below. The entire system is to be A1 fire rated.

### Luxura® Deck 200

#### A1 Fire Rated Mineral Composite Decking Board

The Luxura® Deck 200 mineral composite non-combustible deck board is a wider board module with a woodgrain finish for a more contemporary appearance. Available in Aged Oak, Golden Oak and Hickory colours, this board has a 200mm design module which gives a bold and clean appearance much like a machined hardwood deck.

Luxura® can be fixed either with a simple concealed clip fixing or by fixing directly through the board if needed.



### Luxura®

MINERAL COMPOSITE DECKING SYSTEM

#### COMPATIBLE WITH OUR BOXRAIL SUPPORT SYSTEM

A1 Fire rated, non-combustible aluminium support system with a unique clip designed for restraining porcelain tiles against wind-uplift. Suitable for use with all balconies and terraces. Works with all suitable machined exterior porcelain and concrete tiles of minimum 200mm thickness.



Figure 21: The proposed new fireproof decking system, *Mydek (2024)*.

- 6.2.2. All planters and seating will also be replaced with new, similar to existing, clad in the same boarding as the new decking to provide a seamless effect. However, both seating and planters will be less in amount compared to the existing as this time these will only be lining the two free edges of the terrace and the return to the south against the pantry and up to its door (Fig. 22).
- 6.2.3. The existing lighting is also considered insufficient and of poor quality and will therefore need to be replaced with new LED quality lights. A main lighting source is envisaged to be created by integrating linear lighting along the new seating (as shown on visual Fig. 23– Night Scene + Proposed Floor Plan). All lights will be subtle

Ref:	GEN009
Ver:	4
ISD:	08/09/2021

and directed towards the roof terrace only, at no instance outwards to any of the surrounding buildings.

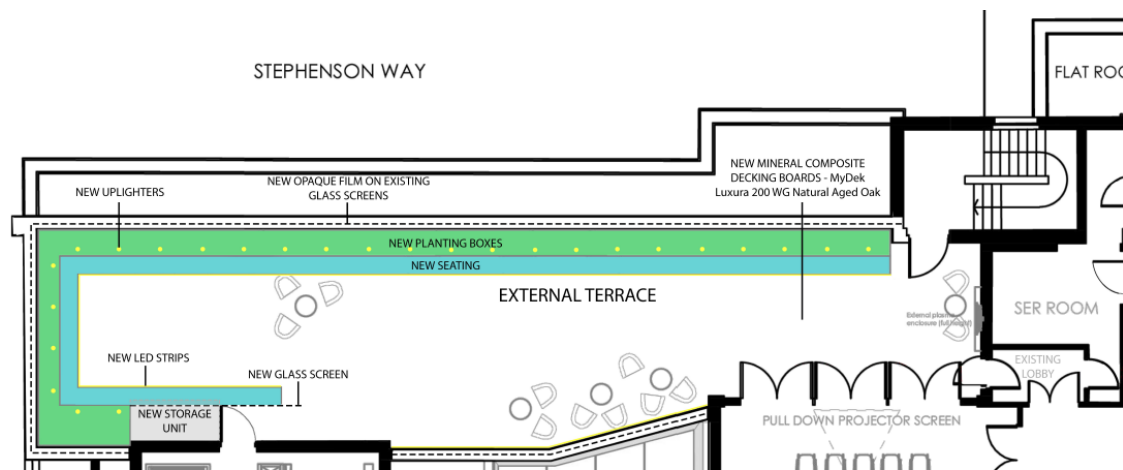


Figure 23: Night scene of the proposed terrace layout, *CBP + Proposed Floor Plan*

6.2.4. It is also intended to provide additional spare sockets/ electrical supply around the area in better support of the various events to be hosted on the terrace.

6.2.5. The existing glazed screens with applied transfers to the terrace perimeter will remain in place.

6.2.6.

### 6.3. Scale

6.3.1. The scale of the proposed works is minimal, localised only to the existing rear roof terrace footprint.

### 6.4. Layout

Ref:	GEN009
Ver:	4
ISD	08/09/2021

- 6.4.1. The new decking boards are to be laid across the terrace as opposed to the current layout, which is following the long dimension, to visually reduce the impact of the decking, and to allow more visual flexibility on the furniture/ seating layouts.
- 6.4.2. The new planters and seating are to be set in a plain linear arrangement along the two free edges of the terrace and the return to the south against the pantry and up to its door. The updated layout will rationalise the space leaving it free in the middle for greater flexibility (refer to drawings attached, as well as visual of proposed layout above). A new glazed screen will be installed shielding the existing kitchen access/ egress door.

#### **6.5. Access:**

- 6.5.1. There is no change to the existing access arrangements to the roof terrace. It is our intention to enhance the area, as any trip hazards by the currently deteriorating boards will be removed when the new decking is laid as proposed. Also, the new arrangement is a simplified layout which will enhance circulation around the space.

#### **6.6. Use:**

- 6.6.1. The use of the roof terrace is to remain exactly the same as its current use, for the entertainment of users, offering an enhanced experience of the space through an updated appearance, safer structure and a more flexible spatial arrangement.

#### **6.7. Landscaping:**

- 6.7.1. Planting will be limited along the two free terrace edges and the return towards the pantry on the south, to replace the existing, with seating running parallel to the planters at a lower level. There will be a mixture of planting with plants of varying heights, types and colours, to bloom in all seasons offering a permanent but variable habitat.

#### **6.8. Appearance:**

- 6.8.1. The existing timber boarding at the roof terrace appears currently tired showing signs of discolouration and wear and tear; in combination with the cramped arrangement of planters/ seating.
- 6.8.2. The new decking extending also to the replacement planters and seating in a plain arrangement along the main terrace outline, will provide altogether an updated seamless effect connotative of a contemporary appearance. To intensify this

Ref:	GEN009
Ver:	4
ISD	08/09/2021

modernised fire rated material, the client has opted for a lighter grey tone (natural aged oak- Fig. 24) to the decking colour as opposed to the existing natural timber brown.

- 6.8.3. The new decking sits on pedestals on the existing bituminous felt waterproof layer, over the plant room. The water run off passing between the boards and away via existing outlets in the flat roof layer.



Figure 24: Proposed colour of decking to be used across the roof terrace including new planters and seating benches, *MyDek*.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

6.8.4. The proposed material offers a natural timber look aesthetic with a textured woodgrain effect appearance of the roof terrace will practically remain very similar to the existing but much more rationalised and enhanced with a new decking material of superior quality, offering improved safety and requiring very low maintenance. The visuals illustrate the intended appearance for the terrace after completion of the proposed works (Fig. 25).



Figure 25: Intended appearance of the roof terrace with new fire proof decking, planters and seating benches along the edges, *CBP*.

## 6.9. Sustainability:

6.9.1. As a final note, it is important to highlight that the proposed material to replace the decking and cladding of seating and planters is carefully engineered to provide high performance through very low maintenance, delivering outstanding durability, offering fire protection, and projected to last up to 60 years. Made from mineral composite, the material is assured to be 100% recyclable.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 7. Heritage Impact Assessment

### 7.1. Effect on the listed building:

- 7.1.1. The proposed works are localised on the contemporary 5th floor roof terrace of the rear elevation of the host building and will therefore have no effect to the designated original building whatsoever or to either of the significant principal elevations.
- 7.1.2. The works are almost a like for like replacement of contemporary materials as added with the 2012 refurbishment works and do not impact on the historic fabric or any significant part of the listed building.
- 7.1.3. Accordingly, there will be no harm to the building's special historical or architectural interest.

### 7.2. Effect on setting/ the character and appearance of the Conservation Area

- 7.2.1. There will be no obvious change to the appearance of the roof terrace as viewed externally from Stephenson Way or other buildings around. There will be also no intensification of the usage of the terrace as a result of the proposed works.
- 7.2.2. The removal of the green films from the glazed protective screens along the edges replacing them with new opaque films can be considered as an improvement to the appearance locally of the setting and Conservation Area as this will expose completely the natural planting instead of the artificial planting visual effect provided by the films.
- 7.2.3. Accordingly, the proposed works will preserve the character and appearance of the Conservation Area undisturbed.

### 7.3. National Planning Policy Framework-compliant heritage assessment

- 7.3.1. According to all the above, it can be clearly concluded that the proposed works would cause no harm whatsoever to the designated asset, its setting, or the character of the conservation area. Therefore, there is no policy or legal impediment for the Council to grant consent for the works to go ahead.

Ref:	GEN009
Ver:	4
ISD:	08/09/2021



## 8. Conclusion

- 8.1.1. The proposed works are to take place locally in the area of the existing 5<sup>th</sup> level rear roof terrace of 30 Euston Square, which is a lately phase added during the main refurbishment works of this site to accommodate the new use of the RCGP. The terrace is made of a new metal structure placed over the existing 4th flat roof of the building section, forming a plant room below, overlooking Stephenson Way, which never had any sort of Listed designation.
- 8.1.2. The proposal is a like-for-like replacement with modern fire rated contemporary materials, the existing timber has started to deteriorate and pose safety hazards to the users.
- 8.1.3. The works intend to enhance the safety and appearance of this building area with a new decking material of superior quality and durability, through a simplified layout, rationalising the space and making it usable for more people to enjoy.
- 8.1.4. It is assessed that there is no impact through this proposal to refurbish the existing terrace to the adjacent Grade II\* listed building part, its setting or to the character of the Bloomsbury conservation area, where this lies site lies within.
- 8.1.5. From the above assessment and discussion, it can be concluded that the proposed scheme should be permissible by Camden Council.

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 9. Bibliography

- “1-9 Melton Street Archaeological desk-based assessment”, Museum of London Archaeology Service, 2008
- Heath, David: “From Arcadia to Euston Square: a historical perspective on the RCGP’s new headquarters”, British Journal of General Practice, 2012, p. 591-93  
[From Arcadia to Euston Square: a historical perspective on the RCGP’s new headquarters | British Journal of General Practice \(bjgp.org\)](#) (Accessed on 31/07/2024)
- London Borough of Camden: “Bloomsbury Conservation Area Appraisal and Management Strategy”, Camden Council, 2011
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[50d11f59-5926-6d74-d380-1bc4a30d7133 \(camden.gov.uk\)](#) (Accessed on 01/08/2024)
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- National Planning Policy Framework 2023 [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](#) (Accessed on 01/08/2024)
- National Design Guide 2024 [Planning practice guidance - GOV.UK \(www.gov.uk\)](#)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- RCGP: <https://30eustonsquare.co.uk/> (Accessed on 30/07/2024)
- The National Heritage List for England, Historic England: [No. 30 Euston Square and attached railings \(formerly 1-9 Melton Street\), Non Civil Parish - 1113131 | Historic England](#) (Accessed on 31/07/2024)

Ref:	GEN009
Ver:	4
ISD:	08/09/2021

## 10. Appendix 1: Listing Entry

### 10.1. No. 30 Euston Square and attached railings (formerly 1-9 Melton Street)

Official list entry

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1113131

Date first listed: 14-May-1974

Date of most recent amendment: 02-Aug-2011

List Entry Name: No. 30 Euston Square and attached railings (formerly 1-9 Melton Street)

Location Description: 30 Euston Square and attached railings, London Borough of Camden

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

### 10.2. Location

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ2951282501

### 10.3. Summary

Ref:	GEN009
Ver:	4
ISD	08/09/2021

- 10.3.1. Offices, built 1906-8 as the headquarters of the London, Edinburgh and Glasgow Assurance Company. Architect A Beresford Pite. Builders Foster & Dicksee of Rugby. Carved stonework by Farmer & Brindley. Roof extended 1913 by Pite; extended to rear and to N in 1923, again by Pite. The extension to the west (Nos. 194-8 Euston Road), added in 1932 by WH Gunton, does not form part of this listing.

#### 10.4. Reasons for Designation

- 10.4.1. No. 30 Euston Square is designated at Grade II\* for the following principal reasons:
- \* Architectural interest: a distinctive Edwardian office building designed in a scholarly and inventive Greek manner
  - \* Authorship: a major work by the distinguished architect A Beresford Pite
  - \* Materials and craftsmanship: fine-quality stonework with carved decoration by Farmer & Brindley, the noted firm of architectural sculptors; elaborate ironwork
  - \* Interiors: the entrance hall is one of the most remarkable tiled interiors in an Edwardian commercial building; good office fittings, chimneypieces and stairs; extensive survival of tiled finishes
  - \* The 1923 extension, also by Pite, is a carefully considered adjunct to the earlier block, with the same high-quality stonework and ironwork.

#### 10.5. History

- 10.5.1. This was the national headquarters of the London Edinburgh & Glasgow Assurance Company, which specialised in welfare insurance for low-income workers and their families. The LE&GAC became part of the National Amalgamated Approved Society in 1912, a joint venture by a number of assurance societies, after which the building became the NAAS headquarters. Welfare insurance companies became obsolete following the National Insurance Act (1946) and the advent of the National Health Service (1948), after which the building was acquired by the Government as the premises of the Ministry of National Insurance, and subsequently the Department of Health & Social Security. The LE&GAC building is regarded as the first and only scholarly building in the Greek style since the work of CR Cockerell (1788-1863), and considered to be one of the most important works of the distinguished architect Arthur Beresford Pite (1861-1934). It was intended as the first stage of a much larger scheme with a long elevation in Euston Road, but Pite was not retained to complete the last phase, built in 1932 to the design of WH Gunton (Nos 194-198 Euston Road).

Ref:	GEN009
Ver:	4
ISD	08/09/2021

## 10.6. Details

- 10.6.1. MATERIALS: Load bearing Portland stone and brick masonry; steel and concrete floors; slate roofs; windows steel or timber casements.
- 10.6.2. PLAN: Comprises a long rectangular block facing E into Euston Square and Melton Street with a short S return into Euston Road, and a deep rear wing on the N side forming an L-plan. The internal plan comprises an entrance hall to the S leading through to a large open L-plan office. The first floor has a board room above the entrance hall, followed by a series of offices along a corridor, and an open-plan office in the rear wing. The floors above have open-plan offices. The attic, which originally contained a club room, dining room and a caretaker's flat, is now open plan. There are 3 stairs: at the rear of the entrance hall serving the Euston Road entrance, with a lift and spiral stair adjacent; in the N entrance bay, and in the SW corner of the rear wing.
- 10.6.3. EXTERIOR: Four storeys, attic and basement, with rusticated ground floor, an enriched band between ground and first floors and a bracketed cornice at attic level. The front (E) elevation of 1906-8 has 9 principal bays arranged 3-3-3, plus a recessed entrance bay to the N. The piers to the ground-floor flanking bays break forward to form pedestals supporting a giant order of attached fluted Ionic columns in the Bassae order (derived from the interior of the Temple of Apollo Epicurius at Bassae), carrying an entablature breaking forward above the columns. Second-floor windows have roundels on aprons and a moulded band beneath; those to third floor have pediments with keystones. The main entrance in the penultimate bay to the south has a porch with square granite pillars supporting an enriched frieze and segmental hood, and upswept wrought-iron gates attached to piers with cast-iron wreath hinges. The three central bays have paired windows to each bay; those at first and second floors divided by giant order of Ionic columns and set within a moulded frame, with cornice above. The third floor has tripartite windows divided by Ionic columns, flanked by pilasters. The S return to Euston Road is similar to the flanking bays of the main elevation except that the columns support a straight entablature and a pediment, and the first-floor windows have cast-iron balconies. Entrance has glazed timber door with iron grilles. The attic storey, originally rising above the outer flanking bays only, is in the form of an open loggia with Ionic columns. Stonework details are derived from Greek stele heads,

Ref:	GEN009
Ver:	4
ISD:	08/09/2021



sarcophagi and other sepulchral monuments. Above the central bays are three triangular gables, added 1913, each with a Serliana. The N entrance bay has a slightly bowed porch with plain transom and mullion detail, and glazed timber doors with iron grilles. Above, around-arched recess rises through two floors, with Diocletian windows at top and bottom, and a mezzanine window with paired round arches separated by an Ionic half-column. This bay terminates with a complex attic feature with three small rectangular windows, a tiny Diocletian window and plain transoms and mullions. The 1923 extension, also designed in the Greek idiom, is 3 storeys plus a set-back attic and a mansard roof. Façade of 2 bays, with pilastered ground-floor windows; upper-floor windows are set under broken pediments with stylised Ionic drops to the upper floors, separated by roundel spandrel panels.

- 10.6.4. INTERIOR: The entrance hall has a glazed timber lobby in the form of a kiosk with canted sides (glazing replaced), antifixae and an urn finial. The walls and ceiling are lavishly finished in green and cream Doulton Parian ware tiles with moulded relief patterns, the ceiling has elongated console brackets. The elaborate tiled chimneypiece has a black marble moulded surround and black and white tiled slips and fireback; the overmantel has three roundels with the arms of London, Edinburgh and Glasgow, surmounted by a stylised Greek entablature and pediment with antefixae. The black and white mosaic floor is laid out in grid pattern with large central roundel of guilloches containing the 12 signs of the zodiac, in centre of which a roundel of letters reads "Founded Anno Domini MDCCCLXXXI" encircling the intertwined initials LEG'. A black marble wall tablet records names of company members who fell in the Great War. A pair of arches leads through to the office, which has a beamed plaster ceiling supported on series of paired arches clad in green and white relief tiles, similar to entrance hall. The walls are clad in brown and dark yellow tiles to dado height, and cream and yellow tiles above. The first-floor offices have oak panelled doors with pedimented architraves. The board room has three-quarter height oak panelling, a coffered plaster ceiling and ribbed frieze, and a handsome chimneypiece in the Greek style with white marble surround and yellow and black marble slips, by Farmer & Brindley. Windows are set into arched recesses. Two other offices have oak chimneypieces. There are glazed doors to either end of the corridor. The rear wing

Ref:	GEN009
Ver:	4
ISD	08/09/2021

has green and cream tiled piers and brown tiled dados, matching those to ground floor office; the third floor also has these features. The attic storey has no original features except for one fireplace. The S stair has a closed string, carved drop finials, heavy handrail and turned balusters, and unusual newel posts in form of fluted obelisks. The inner string has brown and yellow tiling. The N stair has a close string and elongated finials with rounded caps, and triangular stick balusters set in groups of three; the SW stair has a simple handrail attached to the wall; both stairwells are clad in bands of banded brown and cream glazed bricks. The N extension has no interior features of interest.

10.6.5. SUBSIDIARY FEATURES: Elaborate iron railings with Ionic column piers on low plinth. Euston Road entrance has stone gate piers with anthemion heads and iron gates of similar design to the main entrance porch; gates also to N entrance.

10.6.6. This List entry was subject to a Minor Amendment on 03/04/2018 (Formerly listed as: 1-9 Melton Street)

10.6.7. Legacy

10.6.8. The contents of this record have been generated from a legacy data system.

10.6.9. Legacy System number: 477509

10.6.10. Legacy System: LBS

## 10.7. Sources

10.7.1. Books and journals:

10.7.2. Gray, A S, "Edwardian Architecture A Biographical Dictionary", (1985), 285-9

10.7.3. Hanson, B (ed), "The Golden City: Essays on the Architecture and Imagination of Beresford Pite", (1993), 118-123

10.7.4. 'Architectural Review' in The London, Edinburgh and Glasgow Assurance Building, London, Vol. 22, (January -June 1908), 169-75

10.7.5. 'The Builder' in The Builder, (19 September 1908), 304-5

## 10.8. Legal

10.8.1. This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Ref:	GEN009
Ver:	4
ISD:	08/09/2021