

3.2 ARCHITECTURAL AND HISTORIC APPRAISAL

EPR Architects

The last phase in the development of the former Prudential Assurance building came in the late 1980s and into the early 1990s, when EPR Architects were commissioned to extend and alter the northern and western parts of the building, in a development that would also see the absorption of Greville Street within the new build. The new development saw the removal of much of EM Joseph’s work of the 1930s (although some fin internal art deco features were retained), and demolition of the few remaining Victorian and early twentieth century parts of the building to the north of Wood’s Hotel. Between Greville Street and Beauchamp Street, some Edwardian structures were also subsumed. A comparison between figures 22 and 23 gives a good impression of the scale of the work, which saw a large quantity of new-build office accommodation introduced to the site, finished in polished granite, steel and glass, and including a dramatic new semi-circular atrium to 2 Waterhouse Square, and a number of other large covered atria. The development identified the parts of the building to the south and east as being of most significant, and retains a number of external and internal features here, while focusing the redevelopment further north, particularly around what is now 2 Waterhouse Square.

More recently, a number of refurbishment works have further adapted internal spaces, improving them to meet modern office standards.

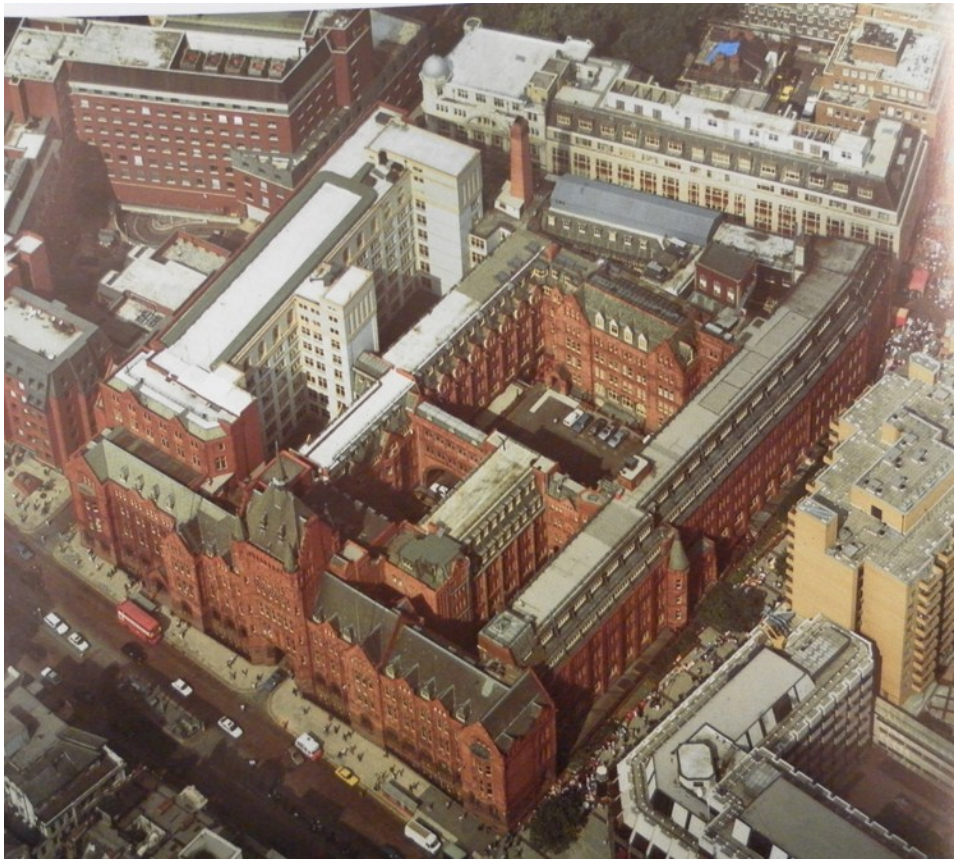


Figure 22: 1980s aerial view of the site, prior to the late 1980s redevelopment.



Figure 23: Plan of EPR’s works at Waterhouse Square.

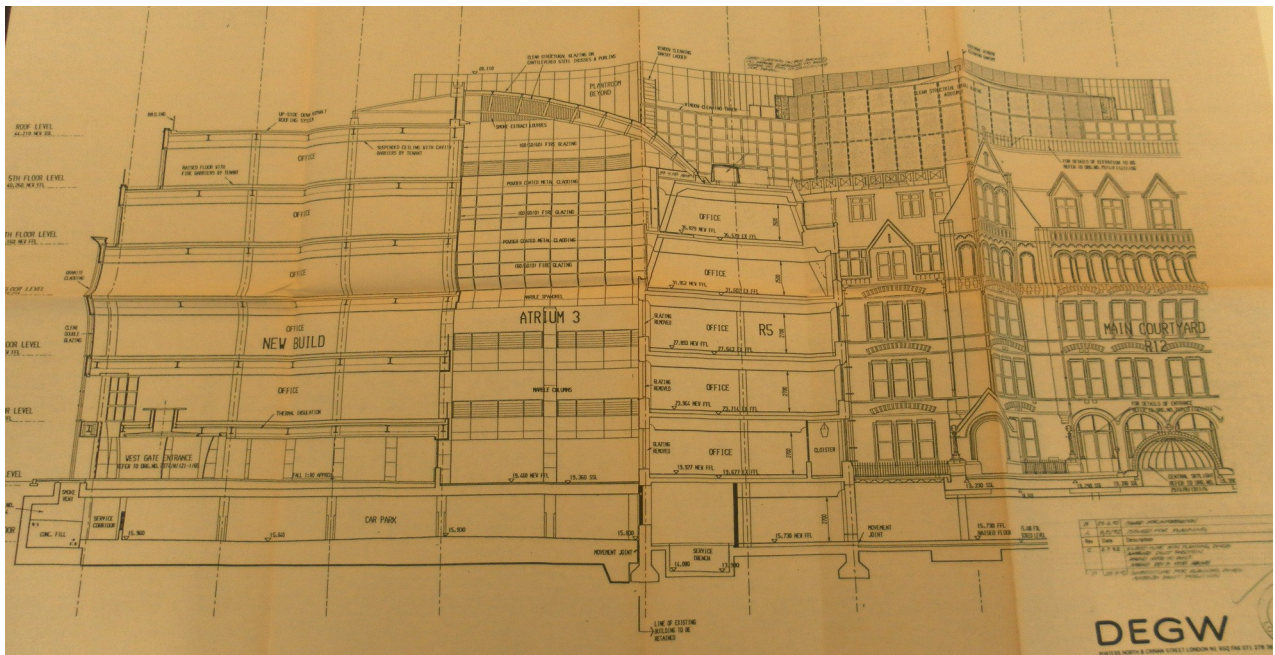


Figure 24: Section of EPR’s works.