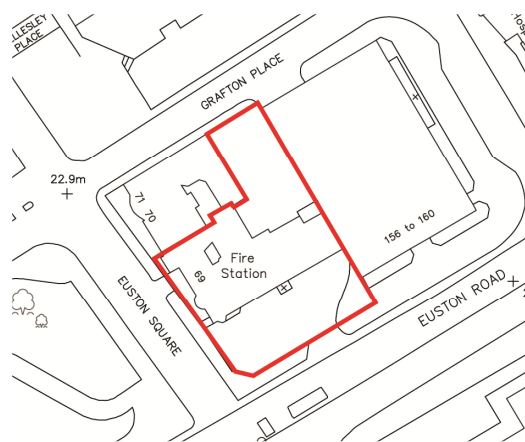


Euston Fire Station: Conversion of Existing 4th Floor Accommodation to Counselling Rooms

Heritage Statement

Introduction

Euston Fire Station is situated at 172 Euston Road. It is an operational London Fire Brigade (LFB) station with 2 fire fighting appliances currently deployed there.



Euston Fire Station Site Plan.

The operational areas of the station occupy all floors from basement to third floor level. The fourth floor houses office accommodation and bedsits for single persons.



Euston Fire Station entrance.

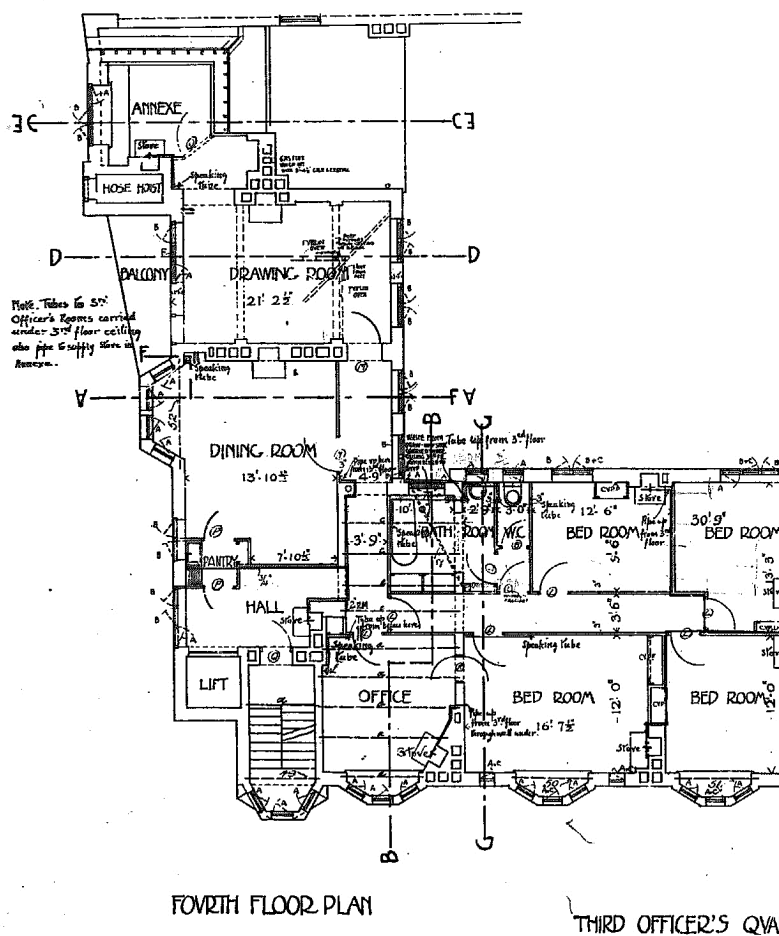


Euston Fire Station frontage from front yard.

The LFB wishes to convert the fourth floor of Euston fire station into accommodation for their Advice and Counselling Services. This will necessitate minor alterations to the building fabric in this area. This statement describes the proposed work and assesses the impact on the heritage asset.

The Heritage Asset

Euston Fire Station is a Grade II* listed building. It was built in 1901-02 and designed by HFT Cooper of the Fire Brigade Branch of the London County Council Architects' Department. The original building had the operational fire station on the ground floor with flats above. A private entrance and stair on the south west corner led to the Third Officer's accommodation on the fourth floor. A passage from Euston Square led to a yard and stables in the north east corner (now demolished).



Early 3rd Floor Plan showing private stair and lift to Third Officer's accommodation.

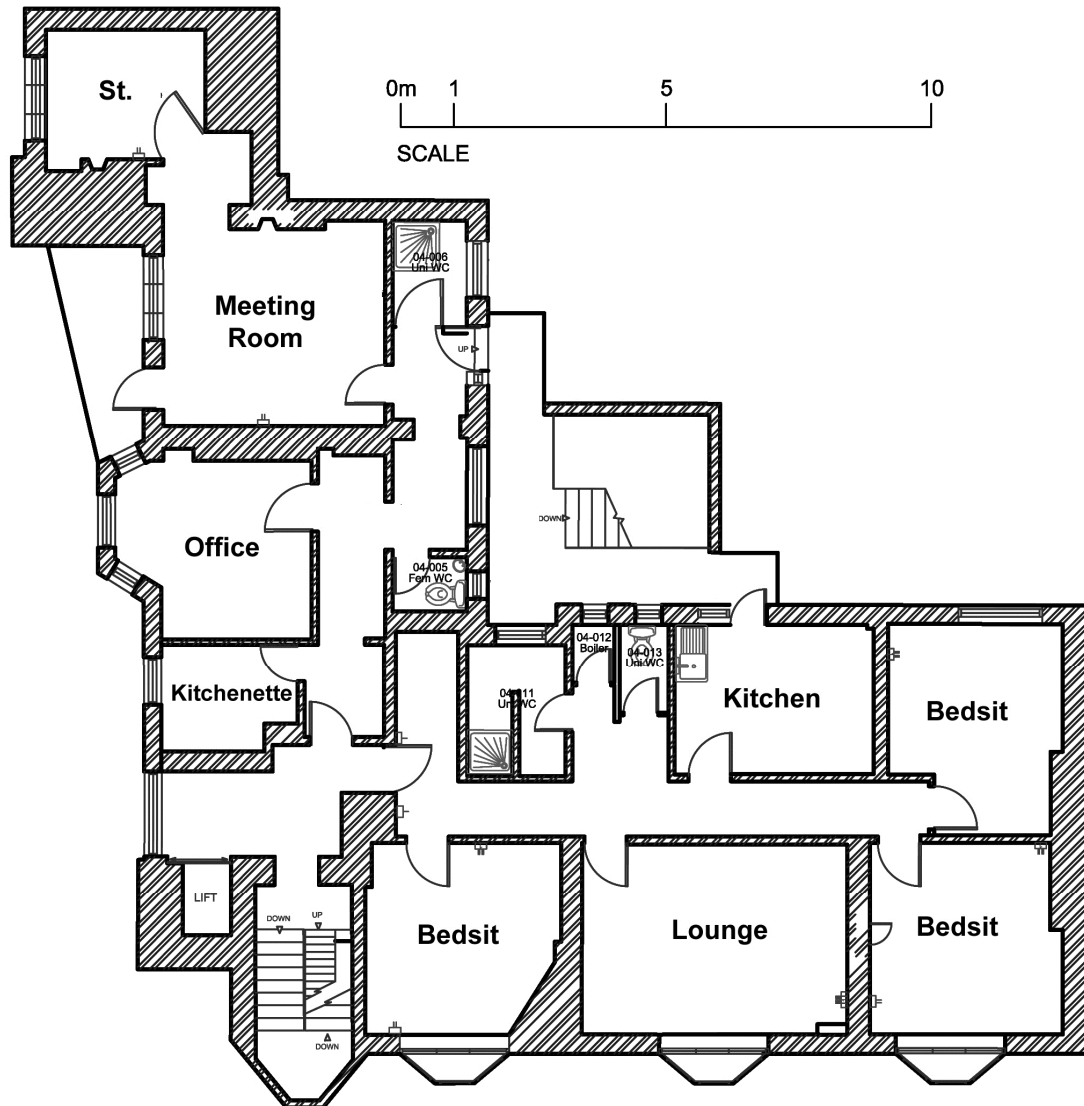
The plan was reconfigured altered around 1920 when this passage was infilled and single-storey extension added to the appliance room on the south east side. The original appliance bays are now converted as a reception area, watch room and offices; the extension is now the appliance room.

The interior was extensively refurbished in the 1990s and was generally much altered. Operational areas now occupy all areas apart from the 4th floor.

The full listing text is included as an appendix at the end of this statement.

Area of proposed work

The 4th floor of Euston fire station, originally the Third Officer's flat, has undergone a number of alterations since originally constructed. The current use of the accommodation facing Euston Square is as office accommodation for the LFB. The remainder of the floor is used as single persons' accommodation comprising bed sitting rooms and kitchen and shower facilities.



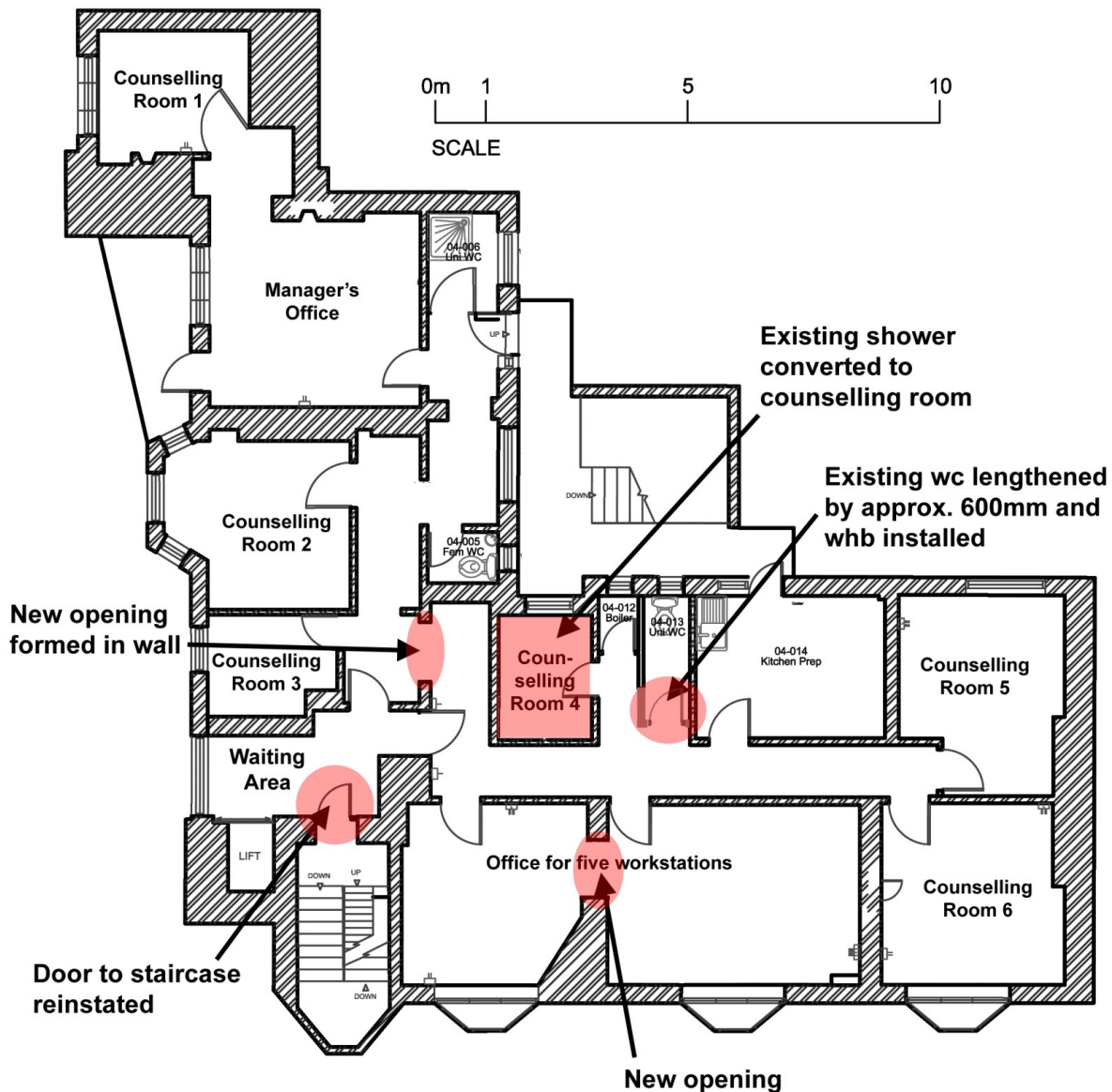
Current 4th Floor Plan showing Single Persons' Accommodation and Office and Meeting Room facilities.

The LFB's Advice and Counselling Service (ASC) has to vacate its current premises at Southwark fire station as this station has closed and the site is now on the market. The proposed accommodation is eminently suitable for their move due to its central location and private entrance to the 4th floor from Euston Square. The LFB has no other central London property that is able to accommodate their ASC's requirements.

The proposed accommodation is for six counselling rooms, office for 5 counsellors, managers office, tea point and wcs. In order to achieve this some minor internal alteration work is required.

The proposed alterations

- 1) A door is proposed to be fitted within the existing door frame on the stair landing in order to form a waiting area for ASC's clients.
- 2) A new opening of approximately 1.0m in width and 2.1m in height is to be formed between the corridors of the existing LFB offices and the single persons' quarters. This will allow the ACS counsellors and their clients to access all of the accommodation without having to exit one part of the accommodation in order to access the other via the landing/waiting area.
- 3) A new opening of approximately 1.0m in width and 2.1 m in height is to be formed between one of the bedsits and the lounge in order to provide a single office for the five ACS counsellors.
- 4) The existing shower room is to be converted into a counselling room. This will provide the required number of counselling rooms and remove the redundant shower facilities.
- 5) The existing wc will be lengthened by approximately 600mm to allow the installation of a wash hand basin.



Proposed Alterations to the 4th Floor Plan to accommodate the ACS counselling rooms and offices..

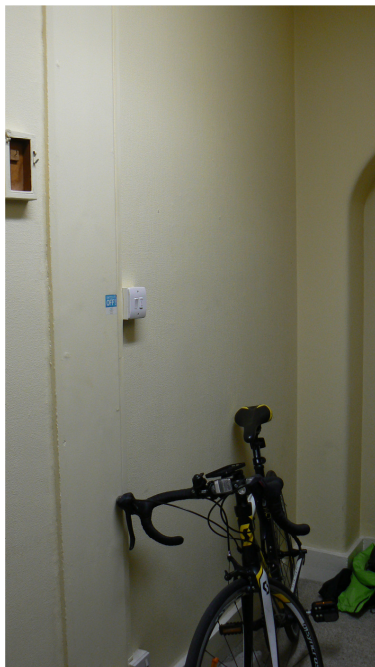
Effect on the Heritage Asset

1) Door to Landing: Originally there was a door in this position. The date of its removal is unknown. The reinstatement of a door within the existing frame will form the ASC waiting area and will not be detrimental to the heritage asset.



4th floor landing door frame. New door to be fitted within existing frame.

2) New opening in wall between existing LFB offices and the single persons' quarters: This wall has no features that are of any note whatsoever. The formation of this access will have no adverse effect on the heritage asset



Single persons' quarters side of the wall where opening is to be formed.



LFB offices' side of the wall where opening is to be formed.

3) New opening to form office for five workstations. : This wall has no features that are of any note whatsoever. The formation of this access will have no adverse effect on the heritage asset.



Lounge side of the wall where opening is to be formed.

Bedsit side of the wall where opening is to be formed.

4) Existing shower room converted into counselling room: This room has been much altered from its original configuration and has no features of any merit whatsoever. The alterations will have no detrimental effect on the heritage asset.



Existing shower room to be converted into a counselling room.

5) Lengthening of wc and installation of wash hand basin: The existing wc has been refurbished and altered a number of times during the lifetime of the building. The refurbishment of this area will not have any detrimental effect on the heritage asset.



Toilet to be extended to accommodate wash hand basin.

Conclusion

The proposed works will enable the fourth floor to continue to be used for a LFB function and enable the ACS to maintain a Central London location following their vacating their current premises at Southwark fire station. This Central London location is essential to the work of the ACS as they serve clients from the whole of the Greater London Area.

These works are all of a very minor nature, all on the 4th floor and do not alter any significant features within Euston fire station. Therefore the heritage of the building is not detrimentally affected by the proposed work.

Appendix

Listing Text

798-1/89/418 EUSTON ROAD

14-MAY-74 172

Euston Fire Station including boundary walls, gate piers and railings

(Formerly listed as: EUSTON ROAD 172 FIRE BRIGADE STATION)

II*

Fire station with flats above. 1901-2, altered and extended c1920; later C20 alterations. Designed by HFT Cooper of the Fire Brigade Branch of the London County Council Architects' Department. Built by Stimpson & Co.

MATERIALS: Red brick laid in English bond with Portland stone dressings, basement in yellow stock brick; Portland stone ashlar facing at ground and third floors; Slate roofs.

PLAN: L-shaped block with main frontage facing SE to Euston Road behind forecourt. It comprised ground-floor fire station with flats above and a central well stair. A private entrance and stair on SW corner led to the Third Officer's flat on fourth floor. A passage from Euston Square led to a yard and stables in NE corner (demolished). Plan altered c1920 when passage infilled and single-storey extension added to appliance room on SE side. Original appliance bays now converted as reception area, watch room and offices; the extension is now the appliance room.

EXTERIOR: Principally five storeys rising to six, plus attics. Lively Arts and Crafts domestic style with asymmetrical façades, irregular height and massing, projecting square and canted bays, and oriels. Picturesque roofline with deep eaves broken by projecting gabled bays, dormers and tall stacks. Varied fenestration, combining mullioned-and-transomed and narrower two-light vertical windows, and some oculi. Metal casements with leaded lights. Pitched roofs; that to main SE block steeply so.

Main (SE) elevation: Ground floor (from E to W) has 2 appliance bays with patterned frieze with 'L.C.C FIRE BRIGADE STATION EUSTON 1902' in bronze lettering, and a round-arched window with keystone. First and second floors each have four flush-framed mullion-and-transom windows; third floor, faced in stone, has narrower windows set in splayed reveals. Fourth floor has three canted stone oriels of three lights with quoined surrounds, that to left rising to a fifth floor with gable above. The elevation terminates in a canted staircase bay of two lights rising to the third floor; top section is more steeply canted with three lights and stone mullions under a circular roof; above this is a gable with oculus and two small rectangular lights below. In the angle of the canted bay and flank of return elevation is a single-storey porch with segmental-arched doorway and slate roofed.

SW elevation to Euston Square is dominated by projecting rectangular right-hand (S) bay and canted penultimate left-hand (N) bay; the former gabled and the latter hipped with glazed clerestory. Two large mullion-and-transom bay windows at ground-floor level, between which was entrance to the yard, now infilled. Asymmetrically-placed canted oriel rising through third and fourth floors with diagonal balcony linked to N projecting bay.

C1920 single-storey extension to E, now the appliance room, is not of special interest. Modern drill tower to the rear is not of special interest.

INTERIOR: Extensively refurbished in the 1990s. Some original features including doors, dado panelling in ground-floor former recreation room, and fireplaces survive, but generally much altered. Stone stair with plain iron balustrade.

SUBSIDIARY FEATURES: Walls, gate piers and railings to forecourt on SE side and basement area on SW side. Low brick wall with stone copings and stone piers with gambrel-shaped heads. Gate piers to angle of forecourt have inset geometric panels to head; those to basement entrance torpedo-shaped heads. Wrought-iron railings with flattened sections in portcullis design.

HISTORY: Fire services in London emerged principally from the need for insurance providers to limit their losses through damage to property in the period after the Great Fire of 1660. Initially, each insurer maintained a separate brigade that only served subscribers until the foundation of an integrated service in 1833, funded by City businesses. In 1866, following an Act of Parliament of the previous year, the first publicly-funded authority charged with saving lives and protecting buildings from fire was founded: the Metropolitan Fire Brigade, initially part of the Metropolitan Board of Works. The earliest MFB fire stations were generally plain brick and few pre-1880 examples survive. In 1880s under the MFB architect Robert Pearsall, fire stations acquired a true architectural identity, most notably in the rich Gothic style typical of Victorian municipal buildings such as Bishopsgate. It was the building boom of the 1890s-1900s however that was to transform fire station architecture and give the Brigade some of its most characterful buildings. In 1889, the fire brigade passed to the newly-formed London County Council, and from 1896 new stations were designed by a group of architects lead by Owen Fleming and Charles Canning Winmill, both formerly of the LCC Housing Department, who brought the highly-experimental methods which had evolved for designing new social housing to the Fire Brigade Division (as the department was called from 1899), and drew on a huge variety of influences to create unique and commanding stations, each built to a bespoke design. This exciting period in fire station design continued to the outbreak of World War I.

The new station replaced the Metropolitan Board of Works station at 133-135 Great Portland Street. It opened on 27 November 1902. Euston was the headquarters of the North Division of the London Fire Brigade, under the command of a Third Officer. Domestic accommodation was provided for divisional staff on the first floor and for the Third Officer on the fourth floor.

SOURCES: Andrew Saint, London's Architecture and the London Fire Brigade, 1866-1938 (Heinz Gallery RIBA, Exhibition Catalogue, 1981)
Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998), p355
M Pinchen, Euston: The Story of a Fire Station, www.eustonfirestation.com, accessed March 2008
John B Nadel, London's Fire Stations (2006)

REASON FOR DESIGNATION: Euston Fire Station is designated at Grade II* for the following principal reasons:

- * It is widely regarded as the masterpiece of a remarkable group of fire stations built by the LCC between 1896-1914, and stands at the summit of achievement of LCC civic architecture of this rich and prolific period;
- * A highly original interpretation of the Arts and Crafts style, expressed through its dynamic façades and bold, skilful massing, coupled with high-quality materials and detailing; its romantic silhouette is a prominent landmark;
- * Well preserved externally, with original boundary walls and ironwork.