

1EW02 Enabling Works – Area South

Heritage Agreement Method Statement Building Recording of 14 and 15 Melton Street

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1 Introduction

1.1 Circumstances of the project

- 1.1.1 High Speed Two (HS2) is a network of new high speed lines across Britain, being planned and built in two phases: Phase One, which will connect London with Birmingham and the West Midlands; and Phase Two, which will extend the route to Manchester, Leeds and beyond. Powers to construct and operate phase one of the railway have been secured through the High Speed Rail (London – West Midlands) Act 2017 (the Act), which received Royal Assent on 23 February 2017.
- 1.1.2 The Secretary of State has appointed High Speed Two (HS2) Ltd as the nominated undertaker responsible for delivering Phase One of HS2. HS2 Ltd is an executive non-departmental public body, sponsored by the Department for Transport.
- 1.1.3 Schedule 18 'Listed Buildings' to the Act concerns how legislation in respect of listed buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") applies to the Phase One works. Paragraph 1 of Schedule 18 disapplies some of this legislation, and in particular the requirement for listed building consent, from the Phase One works in respect of the listed buildings set out in Table 1, or which are listed on or after 30 September 2013.
- 1.1.4 Following Royal Assent, HS2 Ltd entered into Heritage Agreements with London Borough of Camden and with Historic England concerning the listed buildings identified in Schedule 18 to the Act within Camden. These agreements require certain details of works concerning the listed buildings to be submitted to the local authority for their approval, in consultation with Historic England where required.
- 1.1.5 Nos. 14 and 15 Melton Street and the attached railings (See Appendix B – Location plan) are identified in Table 1 of Schedule 18 to enable the Grade II listed buildings to be demolished during the construction of Phase One. HS2 Ltd entered into a Heritage Agreement with London Borough of Camden and Historic England dated 05/05/2017 that requires HS2 Ltd to submit method statements concerning the demolition of the buildings to London Borough of Camden for approval. The Heritage Agreement requires Historic England and the relevant Amenity Societies (the Ancient Monuments Society, the Victorian Society, the Georgian Group, the Council for British Archaeology and the Society for the Protection of Ancient Buildings) to be consulted on these submissions.

1.2 Scope of the method statement

- 1.2.1 The following method statement has been prepared to address the demolition of 14 and 15 Melton Street and the attached railings, pursuant to the Heritage Agreement.
- 1.2.2 Part 2a of Schedule 1 of the Heritage Agreement with London Borough of Camden and Historic England requires the method statement to set out the results of an assessment of the

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heritage significance of the buildings and attached railings, and their setting. It also requires the method statement to set out the extent of survival of architecturally or historically significant features and fabric.

- 1.2.3 Part 2b of Schedule 1 of the Heritage Agreement requires the method statement to set out a specification for recording the following elements of 14 and 15 Melton Street and the attached railings:
- The buildings and attached railings;
 - Their setting; and
 - Architecturally or historically significant fabric or features exposed during the works.
- 1.2.4 Part 2c of Schedule 1 requires the method statement to detail the provisions and allowances to be made during demolition for the salvage of material of architectural or historic significance which has the potential for re-use.
- 1.2.5 Schedule 2 of the Heritage Agreement sets out the information to accompany submissions of works details. A location plan has been included in Appendix A, and photographs of the buildings have been included within the body of the method statement.
- 1.2.6 *Schedule 2 of the Heritage Agreement also requires, as far as relevant, a description of the proposed demolition works and their phasing, in sufficient detail for officers properly to understand the proposals. Demolition work is currently being planned in liaison with the proposed demolition subcontractor and will be programmed and carried out in stages to permit salvage of the items of historic interest identified in Section 5 below.*
- 1.2.7 The recording of 14 and 15 Melton Street will be carried out in accordance with this method statement, as per the requirements of Schedule 1 of the Heritage Agreement. A digital copy of the report will be provided to the local authority and made available to the public through the Archaeology Data Service (ADS) and the Greater London Historic Environment Record (GLHER). The report will include the data gathered and outputs created as a result of the recording exercise, which is specified in Section 4 of this method statement.

1.3 Standards and professional competence

- 1.3.1 In accordance with the HS2 Environmental Minimum Requirements Annex 3: Heritage Memorandum all building recording work will be carried out by suitably trained and experienced buildings archaeologists.
- 1.3.2 Recording work will be carried out by an archaeological contractor. The works will be supervised by the *Contractor's* Principal Archaeologist who is a Member of the Chartered Institute for Archaeologists (CIfA) and one of the *contractors* consultant Heritage Advisors ([REDACTED] Chartered Building Surveyor, accredited in building conservation by the RICS – Royal Institute of Chartered Surveyors, or [REDACTED] architectural conservator and buildings archaeologist accredited by CIfA and ICON – Institute of Conservation). If there is

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any change of personnel during the course of the work, the substitute will be an equally experienced member of staff with comparable professional training and qualifications.

- 1.3.3 Dismantling and removal of items to be salvaged from the building will be carried out by a suitably experienced mason or metal (iron) worker (for the railings and balconies) and carpenter/joiner (for timber items such as doors and windows).

1.4 Items for Submission in Final Record

- 1.4.1 The following items will be submitted as part of the final archival record for the building after demolition, in the post-archaeological fieldwork stage. All records will be produced in line with the specification set out in Section 4 below.
- 1.4.2 Final Photographic Record. This is to include (in digital format) all photographs taken pre-demolition and any significant details and features that might be revealed during demolition.
- 1.4.3 Final Drawn Record. To consist of all record drawings generated by survey, including measured survey prior to demolition and any drawings that may be produced in relation to survey of concealed elements in the course of demolition work.
- 1.4.4 Final Written Record. The final record will be an updated version of this document and will integrate additional information collected during recording work and analysed in the subsequent post-field work phase.

2 Heritage asset description and history

2.1 General information

- 2.1.1 Nos. 14 and 15 are located on the western side of Melton Street, between the junctions with Euston Street to the south and Drummond Street to the north, within the London Borough of Camden. The national grid reference for the buildings is TQ 295825. The principal Melton Street elevations face east, overlooking the west return of Euston Station's main concourse building. The rear elevations face a small communal patio.
- 2.1.2 Nos. 14 and 15 Melton Street and the attached railings are designated together as a Grade II listed heritage asset (list entry no. 1113133). They were first inscribed on the list on 11 January 1999. See Listed Building entry in Appendix A.

2.2 Description and historic background

- 2.2.1 *Note: Items highlighted in italics and parentheses in this Description indicate particular building elements or features where recording work is in progress and details (including, as appropriate, drawings and photographs) will be submitted in the final record.*
- 2.2.2 Nos. 14 and 15 Melton Street are terraced houses spanning four floors (including a basement), set back from the street behind a lightwell, which runs continuously in front of both properties. At no.15 (to the north) this lightwell is spanned by a walkway on a half arch, which provides access to the entrance. The walkway to the entrance of no.14 (to the south) now consists of a flat slab, and was probably modified at the same time that the railings were altered and steps added (apparently as a fire escape) down to the basement level.
- 2.2.3 Iron railings extend in front of the building façade and enclose the lightwells. These are of the spearhead pattern with decorative, urn-shaped cast finials at the corners. The same type is visible on other terraced houses in the vicinity, for example on North Gower Street which runs parallel to Melton Street to the west. The railings will be inspected after salvage to determine as far as possible by visual assessment how they were produced, if cast or wrought iron, or a combination of both.
- 2.2.4 The terraced houses are constructed of brick, finished with painted render and displaying a rusticated ground floor. Vertical fractures through the render are visible between the first and second floor windows in the 1903 photograph (Figure 2 below).
- 2.2.5 Each house is two bays wide, and features arched (semi-circular) door and window openings, both of which are offset from the alignment of the windows above. The doorcases both have fluted pilaster jambs and mutule cornices; No. 14 features a fielded six-panel door and fanlight, and No. 15 features a two-panel door and blocked fanlight, which is apparently a more recent replacement.

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- 2.2.6 *The door to No.15 has been blocked on the internal face and is not presently accessible on the exterior (via lightwell). The basement level lightwell and this door to no.15 will be inspected at close range and recorded once access is available.*
- 2.2.7 The windows are timber sashes. None of the windows on the principal (Melton Street) elevation belong to the building as first constructed. Comparison of archival photographs of 1903 with the present arrangement (see Figure 6) shows that the fenestration has been substantially altered since 1903. The 6 over 6 sashes have been replaced with 12 over 12 sashes, apart from a single 6 over 6 replacement at second floor level on No.14 which is a relatively recent addition. The existing post-1903 first and second floor windows of No.15 have some typical historic features - horns and an ovolo fillet glazing bar profile – but they are without the frame and concealed opening mechanism (pulleys, cords and weights) which form part of a traditional timber sash window. Horns were introduced in the later nineteenth century to reinforce the sash rail and the stile, originally as a practical measure to support larger, heavier sheets of glass which were available by this stage.
- 2.2.8 On the rear elevation the windows vary from relatively recent replacements, apparently installed when the two dwellings were divided into flats, to timber sashes, some of which could potentially belong to the original building. Those which are of historic interest are the three ground level windows on the rear elevation which are of 6 over 6 type, complete with frame and mechanism (pulleys, cords and weights) – two in No.14 (including the one on the stair landing) and one in No.15. The window openings appear to be unaltered in these cases with box frames set behind the brick rebates of the window openings in line with building regulations introduced in London around this time. These windows have glazing bars with an ovolo and fillet profile which which was commonly used in the nineteenth century. (See *MOLA drawing / sketch – to be included in Final Record*)
- 2.2.9 The first-floor windows of the main facade are floor to ceiling height with shallow balconies. The balcony railings are comparatively plain and slender in section. These will be inspected at close range after salvage to determine as far as possible by visual inspection of any damaged sections, how these were produced, if cast or wrought iron, or a combination of both. The mode of deterioration of a balcony railing on No.15 – vertical splitting – suggests that these are of wrought iron.
- 2.2.10 The balconies are not in their original positions. The 1903 photographs show them in slightly different positions from the current arrangement: two of the four balconies have small, decorative floral details and were both installed on no.15 in 1903. Currently there is one balcony with this detail on No.14 and one on No.15. Also, the level of the balconies appears to have been altered slightly. They have been installed at a slightly lower level and their bases now cut across what remains of the rendered string course between ground and first floor level, traces of which are visible under the painted surface.
- 2.2.11 At roof level nothing remains of the chimneys, and the modern flat roofs are screened by a low parapet which has also been substantially altered. The parapet visible in the 1903 photographs features a projecting cornice, which surmounted the façade and balanced its

composition. This moulded detail has been lost, the face of the parapet is now flat and capped with modern concrete slabs. The original roof was apparently the typical butterfly set behind a low parapet with slopes feeding into a central gutter between Nos. 14 and 15. The roof still drains to the rear elevation. The rainwater pipe is of cast iron at lower level; the upper section and hopper heads at higher level have been replaced, probably when other work was carried out to the roof, during redevelopment into flats.

- 2.2.12 Terraced houses are shown in the location of Nos. 14 and 15 Melton Street on Horwood's map of 1819, but not on Darton's New Plan of 1817, indicating Nos. 14 and 15 Melton Street were built between these dates.
- 2.2.13 The photographs of 1903 (Figure 1) suggest that their facades were finished with stucco from the outset. The stucco at ground floor imitated rusticated masonry, on the upper floors it was lined (incised) to imitate ashlar stonework. Fractures are visible in the stucco, extending between first and second floor windows at this stage, some 80 years after construction. The stucco has since been repaired and overpainted to the extent that the incised 'ashlar' joint lines are no longer visible, apart from in very small isolated areas on the rear elevation.
- 2.2.14 At first- and second-floor level, the stucco has been renewed, and the incised 'joint' detail has been lost. The projecting string course beneath the first-floor windows, visible in the 1903 photographs, has been lost, apparently cut back flush to the main face, although the faint line of this remains barely legible. The finely worked stuccoed keystones over the ground level arched openings (visible in the 1903 images) have also been lost.
- 2.2.15 When first built, the ground floor was at a slightly higher level than the Melton Street pavement and set back from the pavement behind iron spearhead railings, as shown in Figure 1 below. This provided for a lightwell at the front to illuminate the basement service areas of the properties. The walkway level in front of the doors has since been raised by repair work which has concealed the iron boot scraper in front of No.14, apart from its rounded ends which protrude through the surface adjacent to the entrance.
- 2.2.16 The drainage plan of 1893 for No. 14 (Figure 2) suggests that both houses were built to the traditional London plan established in the 18th century, one room wide, with an offset entrance and corridor leading through to a rear staircase. By 1893 at least there was another structure in the rear courtyard, apparently a separate building with a separate entrance positioned directly opposite the rear entrance to the house.

Originally Nos. 14 and 15 formed part of a continuous terrace of similar houses running from Euston Street to Drummond Street. Terraces also ran along Drummond Street, Cobourg Street and Euston Street, enclosing the city block at its perimeter. By the time of the Ordnance Survey of 1873-1874, the gardens of each individual house had largely been lost to infill development to provide accommodation for light industry (

- 2.2.17 Figure 3).
- 2.2.18 The other houses on the western side of Melton Street were lost through piecemeal redevelopment in the 20th century (Figure 4). Nos. 16 and 17 to the north, along with part of the south side of Drummond Street, were demolished for the construction of the deep level tube station for the Charing Cross, Euston and Hampstead Railway in c.1907. To the south, the

sites of Nos. 11 and 13 sustained serious damage during World War II and were vacant by the mid-1950s, leaving just No. 12, which was vacant by the time of the Goad plan shown in Figure 5. This was then demolished for an office building occupying the site of Nos.11-13 erected in 1958. The houses on the eastern side of Melton Street were demolished in the late 1930s and 1960s for the reconstruction of Euston Station.

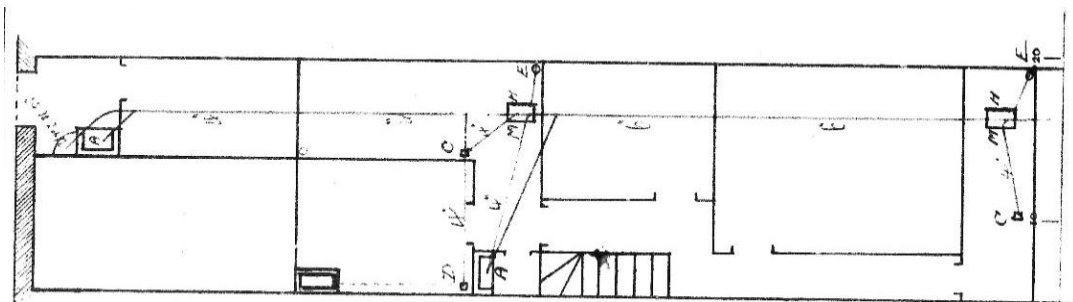
- 2.2.19 Nos. 14 and 15 Melton Street were originally built as private, single-family dwellings. By the 1970s, they had been purchased by the council for use as local authority housing. Towards the end of this decade, the interiors were reconfigured to form two two-bedroom flats, one three-bedroom flat and one studio flat. This involved substantial alterations to the plan form. Doorways were opened at ground-, first- and second-floor levels in the party wall between the two properties. The entrance hall and staircase in No. 14 became a communal stairway, providing access to all the flats in the building. The staircase in No. 15 between the ground floor and basement was retained, but the remainder from ground floor upward was removed. Partitions were installed in the basement and on the first and second floor to form entrance halls to the new flats. The chimney breasts were also altered, hearths blocked and any decorative chimney pieces removed. Possibly at the same time, the butterfly roofs were dismantled and a flat roof substituted for them.
- 2.2.20 Modifications were also carried out to the exterior of Nos. 14 and 15 in the latter part of the 20th century, though it has not been possible to establish the exact date (Figure 6). All the windows have been replaced and only the left-hand second-floor window of No. 14 still reflects the six-over-six arrangement that is recorded in the photograph of 1903 (Figure 1). The railings along the front elevation were altered: a fire escape was installed from the basement flat of No. 14 up to street level, and a gate was installed across the former entrance to No. 15, between the existing railings along the footway.
- 2.2.21 There are no vantage points at street level from which the rear elevations of Nos. 14 and 15 are visible. There are no elements of historic or architectural interest within the paved areas at the rear of Nos. 14 and 15. The two rear entrance doors have been replaced. The courtyard ground level window to no. 14 has been blocked. The rear windows are a mixture of 8 over 8, 6 over 6 and modern replacements. Only ground level windows (the three 6 over 6 pattern) could potentially belong to the original building.

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Figure 1 Nos. 14 (left) and 15 (right) Melton Street in 1903 (Source: Camden Council Local Studies and Archives Centre)



Figure 2 Drainage plan of 1893 for No. 14 Melton Street at basement level; Melton Street is to the right. The rear yard with building is on the left. (Source: Camden Council Local Studies and Archives Centre)



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Figure 3 Ordnance Survey map at a scale of 1:2,500, from 1873-74, illustrating the rear extensions to the property



Figure 4 Aerial view of 1936 from the south-east, showing Nos. 14 and 15 Melton Street (circled) in their setting with the Euston Underground Station building which replaced the terraced houses to the north earlier in the twentieth century. (© Historic England. Licensor www.rcahms.gov.uk)



Figure 5 Goad plan of the mid-1950s showing Nos. 14 and 15 Melton Street

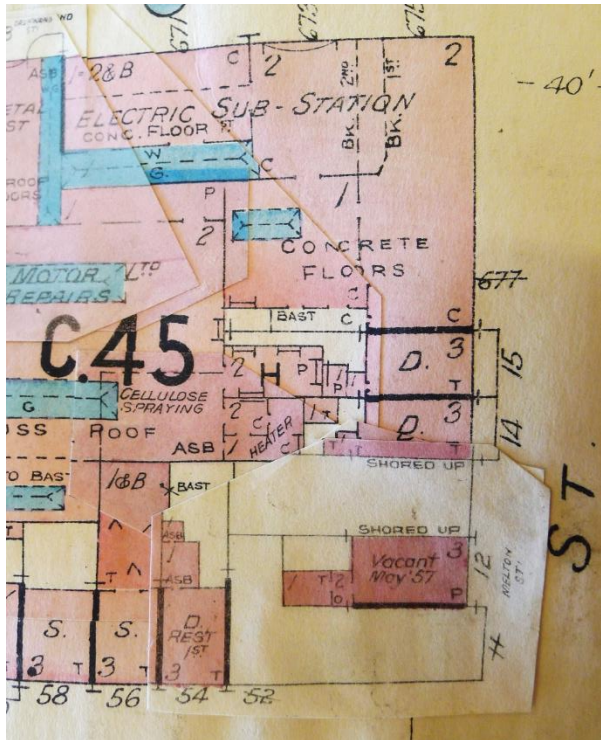


Figure 6 The street elevation of Nos. 14-15 Melton Street



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2.3 Assessment of significance of the building, attached railings and setting

- 2.3.1 The architectural interest of Nos. 14 and 15 Melton Street lies in the treatment of the main elevations, the use of characteristic elements of their period, and the proportions. However, some characteristic elements of the street frontages have been altered or lost. There has been substantial alteration of the windows, the doors (no.15 possibly replaced and no.14 punctured by multiple letter boxes), and the stucco detail, with the loss of the cornice, the ashlar 'joints', keystones, and string course between ground and first floor. The combined effect of these losses has been to reduce the architectural and aesthetic impact of the façade.
- 2.3.2 Nos. 14 and 15 Melton Street are historically significant as two of the very few surviving houses dating from the first phase of development of Euston Square and its immediate vicinity. Houses of this type originally lined the whole of the west side of Melton Street all the way from the Euston Road to St James's Gardens. Nos. 14 and 15 Melton Street also have intrinsic historical interest as examples of the sort of London townhouses that would have been built in the early 1800s in less prominent locations for middle-class residents.
- 2.3.3 When first built, Nos. 14 and 15 were flanked by similar terraced houses laid out shortly after Euston Square. Initially their setting was within the context of other modest terraced housing developments; they faced other terraced dwellings across the street, and the area was largely residential. The construction of Euston Station brought with it commercial development of the yards behind the terraced houses in the area, including a carriage works behind the rear gardens of Nos. 14 and 15 Melton Street. Terraced houses were sometimes converted to shops, and gradually the setting changed to a mixed residential, commercial and light industrial area.
- 2.3.4 Developments in the 20th century created the existing setting of Nos. 14 and 15, which retains little of the historic setting; today, their setting is mainly comprised of Melton Street, which they overlook. Adjoining terraced houses at Nos. 16-17 Melton Street were demolished to make way for a new London Underground station at the turn of the 20th century. Bomb damage, clearances and commercial redevelopment along Melton Street (including Nos. 11-13), combined with the reconstruction and extension of Euston Station in the middle of the 20th century, led to the demolition of additional terraced houses in the area, contributing to the further loss of the area's historic residential character and appearance.

2.4 Survival of significant features and fabric

- 2.4.1 From an external visual inspection of the front elevations' render, it appears there are minor cracks mainly at second-floor level, though there are no obvious signs of major structural distress. Further investigation would be required to confirm the structural stability of the buildings. The condition of the railings is generally good, with no visible significant areas of corrosion. They appear to have been repainted at a relatively recent date. Exterior surfaces of the two houses are discoloured with light soiling, the result of weathering and atmospheric pollution.

- 2.4.2 Concerning the railings, the accumulation of successive layers of paint has blurred the relief detail of the cast corner finials. There is a later gate made to a different pattern with spearhead uprights extending across the pavement entrance to No. 15. Most of the railings to the south of the No.15 entrance have been cut away to accommodate the installation of a fire escape down to the basement / lightwell area of no.14. The railings here are also missing their spearhead finials.
- It appears that the six-panel door to No.14 may be original, or a replacement in the style of the original. Further close-range inspection prior to and during salvage should confirm this. The date of the two-panel front door to No. 15 is uncertain. Again, this should be confirmed by inspection and recording directly prior to and during salvage. The front doorways of both houses retain original, decorative pilaster jambs. There are fanlights above both doors, but that to No. 15 has been panelled over. It is not clear from the photograph of 1903 (
- 2.4.3 Figure 3) whether they formerly had glazing bars, but if they did, these have since been removed.
- 2.4.4 The Melton Street elevations retain original ironwork: in addition to the railings at ground level, enclosing the basement (lightwell) areas, there are balconies to the first-floor windows. These are of simple design with slender uprights, which in the case of two of the balconies are adorned with small quatrefoil-shaped details. At least one of these has changed position since the photograph of 1903 shows balconies with this detail to No. 15 only.
- 2.4.5 The rear elevations have been altered by: renewal of stucco (original incised 'joints' are visible in very small localised areas); loss of original rainwater goods; replacement of external entrance doors; and alterations to window openings. Alterations have apparently been made to openings in the external elevations, in particular to No.15. This probably occurred when the two separate houses were integrated and subdivided into flats, with a single entrance at No.14 and new openings through the party wall between the two. It seems that the stair to No.15 was removed at this stage and the windows modified accordingly. A window between ground and first floor level has presumably been blocked, based on alterations to stucco in this area, and based on comparison with the rear of No.14 where the stair survives. A window has also apparently been inserted above the missing stair, at second floor level. Altered or inserted openings are characterised by flat lintols, which may be of concrete. The original, unaltered openings have slightly arched (segmental) openings, almost certainly of brickwork.
- 2.4.6 Where timber sashes have horns, on front and rear elevations, for example the first floor window to no.14 these are later replacements. Horns were adopted as a window detail in the latter part of the nineteenth century to reinforce the joints between sash rail and stile, as larger glazing units came into use. In summary, the rear elevations have been quite extensively altered and only the ground floor level 6 over 6 timber windows at this level may belong to the original construction. Two of these, however suffer from timber decay (to cills and glazing bars), due to lack of past maintenance (re-decoration work) and salvage may therefore not be possible.
- 2.4.7 Internally there is little evidence of features of historic or architectural interest. The plan form of both Nos.14 and 15 has been altered in the process of dividing the building laterally into flats, to be accessed via the main entrance to No.14. Other alterations included the crude

blocking of the main entrance to No.15, removal of stair to No.15, and installation of new internal doors and partitions. These 1970s alterations mean that the interiors have a limited potential to contribute to the significance of the buildings: the lateral conversion of the previously distinct dwellings, the alterations carried out to the layout and the removal of internal features such as chimney breasts indicate that the interiors are unlikely to retain many original features.

- 2.4.8 However, soft stripping and removal of current floor covers (recent linoleum, carpet) may reveal historic floors. This will be confirmed during soft strip stage and the condition of any surviving timber floors and potential for salvage will be assessed at that stage.

3 Proposed works to heritage asset

- 3.1.1 The Grade II listed 14 and 15 Melton Street and the attached railings will be demolished during Phase One construction works at Euston Station. The land will be returned to suitable development use at the completion of construction.
- 3.1.2 Demolition work will proceed in stages, including the following principal phases: investigation to identify risks to health and safety (e.g. check construction details, presence of asbestos); strip out of modern finishes and fittings, e.g. plasterboard); removal of elements within the structural shell via the rear (internal courtyard); removal and salvage of items of historic or architectural interest (may occur at other stages, as well); dismantling of structural shell.
- 3.1.3 Items to be salvaged and procedure for salvage work are provided in Section 5 'Specification for Salvage.'

4 Specification for recording

4.1 General standards

- 4.1.1 The recording methodology is subject to a Heritage Agreement with London Borough of Camden and Historic England. Section 4.1 of this method statement sets out general standards for recording the heritage asset. Sections 4.2, 4.4 and 4.5 specify the recording methodology for the asset, its setting and its architecturally or historically significant fabric or features exposed during the works.
- 4.1.2 Recording shall be undertaken in accordance with Historic England guidance for the recording of historic buildings as per the requirements of the Heritage Agreement. HS2 Technical Standards will also be adhered to during the recording exercise. The HS2 Technical Standards informed the development of this method statement but are not material to or required by the Heritage Agreement.
- 4.1.3 The Contractor shall archive resulting reports and supporting data and information in accordance with HS2 Ltd's standard procedures. A digital copy of the report will be provided to the local authority and made available to the public through the Archaeology Data Service (ADS) and the Greater London Historic Environment Record (GLHER). The report will include the data gathered and outputs created as a result of the recording exercise.
- 4.1.4 Historic environment investigations involving the production of maps shall adhere to a standard approach to GIS deliverables as set out in the relevant HS2 Ltd GIS Specifications. HS2 Ltd's standard templates for maps will be used. Mapping and spatial data deliverables will conform to a standard approach to ensure consistency across all the contracts.
- 4.1.5 For written accounts, HS2 Ltd's standard templates for reports will be used. A final copy will be saved in PDF format for maximum readability.
- 4.1.6 In accordance with Historic England's 'Understanding Buildings: A Guide to Good Recording Practice', the standards for drawings are as follows:
- Drawings should include the following basic information: the name and address of the building, the civil parish and county, London Borough or unitary authority, and the National Grid Reference; the name of the individual(s) responsible for the drawing, and for the survey, if different; the date of the survey; and the name of the originating body or institution;
 - A drawn metric scale, in addition to a stated scale (for example 1:50) should be included on the drawing. A drawn scale will remain accurate if the drawing is reproduced at a smaller scale;
 - Drawings derived from a measured survey should be produced by Computer-Aided Design (CAD) and saved in PDF file format;
 - Drawings should follow the standard conventions identified by Historic England in

'Understanding Buildings: A Guide to Good Recording Practice'; and

- Dimensioned site sketches of constructional details should be scanned and saved in digital format, preferably as TIFF files, to prevent compression of the image and resultant loss of data.

4.1.7

In accordance with Historic England's 'Understanding Buildings: A Guide to Good Recording Practice', the standards for photographic records are as follows:

- Photography should be carried out in digital format, using a high-resolution camera with sensors exceeding 10 mega pixels;
- Images should be shot in RAW format on a DSLR camera and converted to an uncompressed file format (TIFF);
- Where no alternative is available, a compact digital camera may be used which allows the override of automatic features and production of high-resolution JPEG files;
- Where possible, a tripod and shift lens should be used to help minimise distortions in elevational photography. The camera angle should be levelled to avoid distortions;
- A lens causing the least distortion should be used, usually a standard or telephoto lens. Wide-angle lenses should be avoided except where required by site and building constraints (for example, interiors will usually require wide angle lenses);
- Use of a tripod will minimise the risk of blurring from camera shake and will aid with image composition and framing;
- All photographs should be in focus, with an appropriate use of depth of field;
- Photographs should be adequately exposed in natural light or by adequate artificial light where required. Care should be taken as to the time of day and direction of lighting. Often a bright but overcast day can provide suitable lighting to avoid over- or under-exposure;
- For interior photographs, electronic flash may be used. An off-camera source will give greater relief and a better result, and a bounced light from a reflector or white ceiling will produce a more even light than a direct source. Natural light may also provide a suitable source. Camera-mounted electronic flashes should be avoided where possible;
- The white balance setting of the camera should be checked to ensure colour distortions are not introduced in the record;
- When photographing details, a clearly marked and suitably sized scale should be positioned parallel to one edge of the photograph;
- Standard colour cards may be included in the frame when photographing details to ensure an accurate record of the colour balance is made;

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- When recording the general appearance of constructional details, photographs should be taken at close proximity and further afield to relate constructional details to locations;
- Any metadata saved (including date) should be accurate to the record taken; and
- When creating prints from digital files, photographic printing paper, preferably a silver halide paper, should be used, and a resolution of 300dpi should be maintained.

4.2 Internal Soft Strip and Investigation

- 4.2.1 Inspection indicates that, in general, very few historically significant elements have survived inside the building, due to substantial alterations, in particular those carried out when no.14-15 was converted from two separate dwellings into a multi-dwelling building with a single principal entrance at no.14. It is possible that historic elements could be concealed behind modern wall, ceiling and floor lining materials, and modern stud walls and partitions. This will be determined as dismantling work proceeds and internal, modern finishes are stripped away.
- 4.2.2 At the appropriate stage, as investigation proceeds to determine the materials (and date) of the existing finishes and the construction details, the Buildings Archaeologist and/or the project's Heritage Specialist will carry out detailed inspections of the building interior to identify and record any concealed details of historic, architectural interest. As part of this inspection, modern wall, ceiling, floor finishes and linings will be identified and clearly marked for careful removal or 'soft strip' to expose underlying finishes and fittings. Buildings of this period may contain historic wallpapers, decoration, timber panelling, joinery chair rails, picture rails and plaster details which are concealed behind plasterboard dry lining or suspended ceilings.
- 4.2.3 Soft strip works will be supervised by the Principal Archaeologist and/or the Heritage Specialist to ensure historic fabric is retained for recording. Method statements for demolition work will incorporate the aims and practical requirements of recording and salvage of items of historic fabric.
- 4.2.4 Soft strip work will be carried out progressively, in stages, to reveal any significant finishes and fittings that may be concealed by modern finishes and partitions. Building fabric will not be dismantled to allow recording of the building shell (external masonry walls and floor) construction, unless nationally significant or construction technology which is unique for this period, is identified.
- 4.2.5 Once internal and external building recording work is complete, demolition work will commence.

4.3 Recording the heritage asset

- 4.3.1 Recording of the heritage asset will be carried out in accordance with guidance by Historic England in 'Understanding Historic Buildings: A Guide to Good Recording Practice'.

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- 4.3.2 The Contractor will produce a report, which will constitute the record alongside archive material and may include:
- **The rationale for the recording;**
 - **An outline of the methodology** and techniques employed; this will include a section on the methodology of recording setting, as set out in Section 4.4;
 - **Details of engagement** and any external parties involved;
 - **A written description** containing the required information as specified in Table 1;
 - **A brief summary of elements of the heritage asset to be affected;**
 - **Historic and recent maps**, as specified in Table 1;
 - **Photographic material**, within the body of the report and in appendices, as specified in Table 1;
 - **Maps, plans and figures** to illustrate key points, as specified in Table 1; and
 - **Other material or outputs** that may have been collated.
- 4.3.3 The report will cover both the recording of the asset (as set out in this section) as well as the recording of its setting (as specified in Section 4.4) in a single integrated report. For example, the methodology and the written description will include both the method of recording the asset and the method of recording its setting.
- 4.3.4 Historic England (Understanding Historic Buildings: A Guide to Good Recording Practice, 2016) has defined an approach to historic building recording identifying a range of techniques and providing guidance on when these may be applicable. Descriptions of the four levels of recording, plus photographic study, and their specifications, are set out in Section 5 of the Historic England document.
- 4.3.5 A **Level 3 analytical record** will be required for 14 and 15 Melton Street and the attached railings. This has been specified in accordance with guidance in the Historic England document, which identifies that assets proposed for demolition will require a Level 2 to Level 4 record, depending on the significance of the asset. In this instance, Level 3 has been selected because 14 and 15 Melton Street comprise a Grade II listed asset. The buildings have undergone significant alterations since their initial construction, and they are of a standard London building type, so a Level 4 comprehensive analytical record is not required. However, as 14 and 15 Melton Street are among the few buildings surviving from the initial development of the Euston area, a detailed record should be created to provide an understanding of the history, fabric, setting and significance of the buildings, prior to their demolition.
- 4.3.6 The Level 3 record will be composed of the following elements in Table 1:

Table 1 Specification for Level 3 heritage asset record

Type of record	Specification for record
Drawing	<p>A site plan at a scale of 1:1,250 relating the listed buildings and railings of 14 and 15 Melton Street to the surrounding area. The site plan should identify the surviving historic railings and the extent of any surviving associated structures in the land of Nos. 14 and 15 Melton Street.</p> <p>Measured plan drawings at a scale of 1:100 recording the basic plan of the basement, ground, first and second floors of Nos. 14 and 15 Melton Street, if the interior plan on each of these floors remains largely original. Plans should show the form and location of any structural features of historic significance.</p> <p>Measured plan drawings at a suitable scale to record the form or location of other significant structural or ornamental detail (for example, timber framing or extant cornices).</p> <p>One measured cross-section and one measured long-section at a scale of 1:100 to illustrate the vertical relationships within the building.</p> <p>Measured drawings at an appropriate scale for each feature, to show the form of any architectural decoration (for example the moulding profiles of door surrounds, mullions and cornices); drawings should only be made where there are extant original features.</p> <p>Measured external elevations at a scale of 1:100 of the front and rear elevations.</p> <p>Measured internal elevations at a scale of 1:50, if any significant original interior features remain. These should be captured to form an understanding of the buildings' design, development or function.</p> <p>A plan or plans at a scale of 1:100 or 1:50 as appropriate, identifying the location and direction of accompanying photographs.</p> <p>Copies of earlier drawings throwing light on the buildings' history, including plan drawings of the alterations carried out in the 20th century, if extant.</p>
Photography	<p>Photographs of the external appearance of the buildings at close range, including individual elevation views taken straight on, of both the rear and front elevations. These photographs should contain all elements of the building in the frame, including features such as the front elevation railings.</p> <p>Photographs of the external appearance of any buildings or associated structures in the rear garden of Nos. 14 and 15; these should include both axial and oblique views.</p> <p>Photographs showing external decorative details. These should include detail photographs of the balconies, railings and doors.</p> <p>Photographs showing the overall appearance of the principal rooms and circulation areas.</p> <p>Any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use, with scale where appropriate.</p> <p>Any associated features in detached or extension buildings in the rear gardens, such as coppers or other domestic or commercial equipment of historic interest.</p> <p>Any dates or other inscriptions; any signage, maker's plates or graffiti which contribute to an understanding of the buildings. A transcription should be made wherever characters are difficult to interpret.</p> <p>Any building contents which have a significant bearing on the building's history.</p>
Written account	<p>The precise location of the buildings as an address and in the form of a National Grid reference. This will refer to the location identified in the National Heritage List for England.</p> <p>A note of any statutory designation (that is, Grade II listing of the buildings and attached railings).</p>

	<p>The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.</p> <p>A summary statement, summarising the form, function, date and sequence of development of the buildings, and outlining the findings of the record. The names of the landowner, lessee, commissioner, architect, builder and craftsmen should be given, if known.</p> <p>An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. The introduction will explain that the record is a Level 3 record of the buildings and attached railings. The introduction will include acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced. There will be a discussion of the published sources relating to the buildings and the attached railings.</p> <p>A historical summary; this will include an account of the history of the buildings, as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the buildings, where they exist. This will be illustrated where appropriate with cross references to any maps, photographs and other material included in, or appended to, the report and other material consulted. Key historic maps illustrating the main changes over time will be included in the record.</p> <p>A detailed description of the form of buildings and attached railings, including structure, materials, fixtures, fittings and decoration, together with the evidence supporting this analysis. This will include analysis of any extant detached structures in the rear gardens of the properties. If maker's marks are found, these should be identified. An analysis of the past and present purpose of the buildings should also be given, with the evidence for these interpretations. This should also include analysis of the successive phases of alteration to the buildings. Any evidence for the former existence of other demolished or removed structures associated with the site should be recorded, including a discussion of any features or detached structures in the rear gardens of the properties.</p> <p>An analysis of the significance of the buildings and their attached railings, including constituent features or fabric and the buildings' phases of development. This will seek to identify both the significance of the buildings themselves, as well as their significance as part of the development of the Euston area. The analysis of significance will set important aspects of the buildings and their association with the Euston area and station in a regional or national context.</p> <p>A conclusion setting out the findings of the assessment.</p> <p>Full bibliographic and other references, or a list of the sources consulted.</p>
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4.4 Recording setting

4.4.1 The Contractor shall produce a report, which is integrated within the Level 3 record as part of it (as set out in 4.2 above). The report will constitute the record alongside archive material and will include the elements below. These will be added integrally with the Level 3 record, so that there will be no need to repeat information within the report:

- **Rationale for the recording;**
- **Outline of methodology** and techniques employed;
- **Details of engagement** and any external parties involved;
- **A written description** of the history of the asset focussing on its changing design and its changing relationships with the surrounding landscape/ townscape;

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- **A written summary** of the current setting and its contribution to the asset’s significance;
- **Brief summary of elements of the setting to be lost;**
- **Historic and recent maps**, where available, or relevant, to illustrate the changing setting relationships over time;
- **Photographic material**, within the body of the report and in appendices;
- **Maps, plans and figures** to illustrate key points; and
- **Other material or outputs** that may have been collated.

4.4.2 A **Simple Setting recording** level will be required for recording the setting of 14 and 15 Melton Street and the attached railings. This is in accordance with the HS2 Ltd technical standards, which set out the general criteria for establishing the levels of recording setting. A Simple recording is appropriate where the listed building is out of context, and the contribution of the setting to the significance of the asset is simple. The original setting of Nos. 14 and 15 Melton Street has been radically altered since their original construction, and the existing setting does not contribute positively to the significance of the assets; therefore, a Simple recording has been specified.

4.4.3 The Simple Setting record will be comprised of the following elements in Table 2:

Table 2 Specification for Simple Setting record

Type of record	Specification for record
Photography	<p>Photographs showing principal views of Nos. 14 and 15 from points along the east side of Melton Street. These photographs should illustrate the relationship between Nos. 14 and 15, as well as their relationship as a coherent group with their wider setting of Melton Street and the railway station.</p> <p>Photographs showing principal views of Melton Street from the front elevation of Nos. 14 and 15 at street level.</p> <p>Photographs showing views of Nos. 14 and 15 Melton Street from Euston Square Gardens, and views of the gardens from Nos. 14 and 15 Melton Street.</p> <p>Photographs showing the rear of the buildings in their wider context, including any key views of or from the rear elevations, illustrating the relationship to commercial or industrial buildings behind the rear gardens’ boundaries.</p>
Written account	<p>Short description of the history of the buildings’ setting on Melton Street. This should give a description of the changes to the setting of Melton Street, and the adjacent Euston Station, since the terraced houses were first erected, including but not limited to the changes of Euston from a residential area to the site of a major railway terminus with associated commercial, industrial and transport industries supporting the station. It should identify what survives of the historic townscape in the setting of Nos. 14 and 15.</p> <p>A discussion of the buildings’ past and present relationship to their wider setting of the Euston area. This should include analysis of their relationship to local settlement patterns and their part in the architectural group of terraced houses, which do not survive.</p>

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	Short summary description and analysis of the contribution of surviving elements of the setting to the significance of the buildings.
Mapping	<p>Reproduction and description of the key historic maps. These should include maps showing Melton Street from its junction with Euston Road, to the southern boundary of St James’s Gardens. Maps should also include the adjacent Euston Station site, as well as the commercial/light industrial complex located behind the rear gardens of Nos. 14 and 15; this area is bounded by Drummond Street, Cobour Street, Euston Street and Melton Street. Any historic maps included should note the date of the map.</p> <p>Production of a current map at a scale of between 1:200 and 1:1,250 scale, showing key views that include Nos. 14 and 15. This map should also note the location from which the photographs were taken.</p>

4.5 Recording features or fabric exposed during demolition works

- 4.5.1 If features or fabric of historic or architectural interest (in addition to those listed in the following Section 5) are exposed during demolition, further recording will be carried out, in accordance with the general standards set out in Section 4.1, following the procedures described in Sections 4.2 – 4.4 above.
- 4.5.2 Where features or fabric of historic or architectural interest are exposed, the Contractor shall record these and produce an addendum to the Level 3 and Simple Setting report, which will constitute the record alongside archive material and shall include, depending on the nature of the record:
- **Copies of elevation, section and plan drawings** identifying the location of the features of interest, as specified in Table 3;
 - **A written description** of the features of interest, as specified in Table 3;
 - **Photographs of features of interest**, as specified in Table 3;
 - **Measured drawings**, as specified in Table 3.

Table 3 Specification for record of significant fabric or features exposed during the works

Type of record	Specification for record
Drawings	<p>Plan, elevation or section drawings (as appropriate), identifying the location of the feature, within the wider context of the building.</p> <p>Detailed plan, elevation or section drawings (as appropriate), illustrating the specific feature.</p>
Photographs	<p>Axial and oblique photographs showing the feature, both in proximity and showing the feature within the wider context of its location.</p> <p>Detail photographs of any maker’s marks, inscriptions, graffiti or other text or decorative elements on the feature.</p>
3D Recording	If appropriate, laser scanning to aid further analysis or to provide a 3D record of the feature.
Written account	Written descriptions should accompany any visual records to provide further explanation of the location and circumstances in which the feature was exposed. Written descriptions should identify the type of material, method of construction, location and any other pertinent details.

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5 Specification for salvage works

5.1 Introduction

5.1.1 The specification for salvage works to 14 and 15 Melton Street is subject to a Heritage Agreement with London Borough of Camden and Historic England. HS2 technical standards will also be adhered to during the salvage works. The HS2 technical standards informed the development of this method statement but are not material to or required by the Heritage Agreement.

5.2 Features or fabric of interest for salvage

External Melton Street elevations

5.2.1 The following external features of the Melton Street elevations are of interest for salvage during demolition of Nos. 14 and 15 Melton Street where removal and retention is reasonably practicable:

- External timber doors to No.14 and 15. It appears that the six-panel door to No.14 may be original and that the two-panel door at No.15 is a replacement of uncertain date, but this needs to be checked by close range inspection which will follow unblocking of the internal face of the entrance to No.15. Historic paint analysis is proposed to confirm as far as possible the authenticity of the doors, based on paint types and pigments that may survive and can be identified.
- The joinery door frame comprising pilaster jambs and fanlights to doors of Nos. 14 and 15. Historic paint analysis is proposed to confirm as far as possible the authenticity of the doors, based on paint types and pigments that may survive and can be identified.
- Railings at ground floor level of Nos. 14 and 15; and boot scrapers.
- Cast / wrought iron balconies at first floor level of Nos. 14 and 15.

External rear elevations and rear gardens

5.2.2 Based on building recording carried out so far, the following items have been identified with potential for salvage.

- Ground floor level 6 over 6 timber sashes (rear elevation) with frames and sash mechanisms (if these survive intact) – two windows at No.14 and 1 window to No.15. Two of these exhibit localised decay to cills and glazing bars due to lack of maintenance and may therefore be unsuitable for salvage, or only be salvageable for subsequent re-use in parts. It is proposed that salvage potential be re-assessed after historic paint analysis has been carried out – to confirm, as far as possible the date of windows based on paint types and pigments identified.

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Internal spaces

5.2.3 Recording work at this stage has identified the following elements of potential historic interest, which should be retained, subject to assessment by the Heritage Specialist or Buildings Archaeologist after 'soft strip'.

- Timber floor boards that may be concealed under existing floor covers. If timber floors survive under existing covers, their potential for salvage would need to be assessed after stripping of modern finishes. Salvage potential would depend, in large part, on the condition of timber boards, the extent of damage from alteration and installation of later finishes, and if they are suitable for re-use.

5.3 Procedure for salvaging items of historical significance

- 5.3.1 Items described under 5.2 will be salvaged during the demolition process, subject to ongoing assessment as set out above, together with any items of national significance that may be found in the building interior or external elevations.
- 5.3.2 All items will be carefully removed using specialist contractors with experience of salvaging items of historical significance. Timber items will be removed by operatives suitably skilled in carpentry, joinery. Iron work items (railings, balconies) will be dismantled and removed by operatives suitably skilled in masonry and metal work.
- 5.3.3 A specialist conservator will be used to remove samples of any historically significant wallpapers, if these are found, subsequent to removal ('soft strip') of more recent finishes.
- 5.3.4 The salvaged items will be photographed, and where appropriate will be examined and any significant detail recorded.
- 5.3.5 Salvaged items will be labelled, handled, transported and stored in accordance with the separate Salvage Strategy.
- 5.3.6 Any decorative, vulnerable items that might be revealed would be treated as separate items and wrapped in protective materials sufficient to prevent damage.
- 5.3.7 Retained, salvaged items will be held in a weatherproof secure store, initially at 1-3 Cobourg Street directly after removal, and then transported to a secure, weatherproof long term store, location to be confirmed by subsequent letter.
- 5.3.8 The salvaged items will be offered initially to a museum such as the Brooking National Collection and the Geffrye Museum of the Home. If the salvaged items are declined by museums they will be offered to an architectural salvage company.

Appendix A: Listed Building Entry - 14 and 15 Melton Street and attached railings

(Source: <https://historicengland.org.uk/listing/the-list/list-entry/1113131>)

NUMBERS 14 AND 15 AND ATTACHED RAILINGS

List Entry Summary

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

Name: NUMBERS 14 AND 15 AND ATTACHED RAILINGS

List entry Number: 1113133

Location

NUMBERS 14 AND 15 AND ATTACHED RAILINGS, 14 AND 15, MELTON STREET

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jan-1999

List entry Description

Summary of Building

CAMDEN

TQ2982NW MELTON STREET 798-1/88/1121 (West side) Nos.14 AND 15 and attached railings

II

2 terraced houses. Early C19. Stucco rendered brick; ground floor channelled. 3 storeys and basements. 2 windows each. Round-arched entrances with fluted pilaster jambs and mutule cornices; No.14 with fielded

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6-panel door and fanlight, No.15 2-panelled door and blocked fanlight. Hornless sashes, ground floor round-arched, 1st floor with cast-iron balconies. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.

Listing NGR: TQ2947282598

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Appendix C: References

Goad's Plan – 1950s (www.old-maps.co.uk)

OS Map 1:2,500 1873-74 (Ordnance Survey OSGB)

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