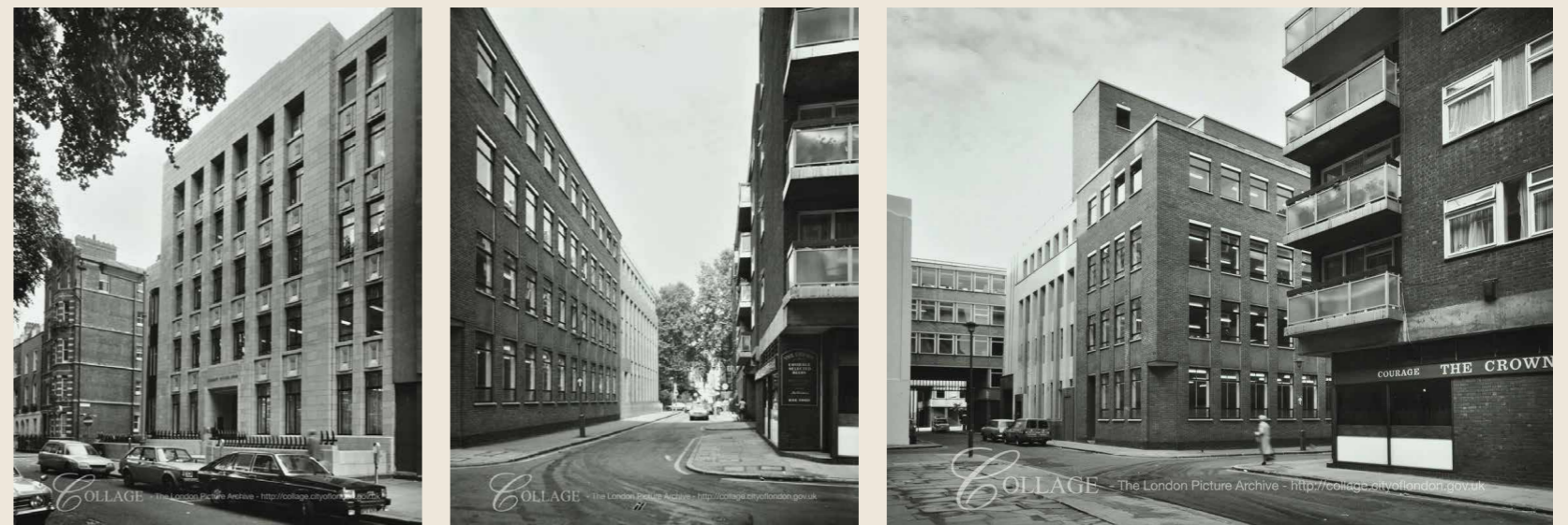


5.1 _ The Building's History and Form

The building that occupies the site today, and constitutes Summit House, was built in three phases. The original building, to Red Lion Square, was built in 1925 as an office building for Austin Reed, a gentleman's tailors. It was designed by architects Westwood and Emberton and comprises a steel frame clad in a deep yellow faïence which emphasises the grid-like construction. This building is 6 storeys tall: ground, basement and four above ground storeys. Historic records indicate that this commercial building originally also incorporated a warehouse / garage element at its rear, to Eagle Street linked in the position of the extant main stair.

The next key phase in the development of this building was in the post war period. Bomb Damage Maps indicate that buildings at the corner of Dane Street and Eagle Street were damaged in the war. It's this area that then accommodated the further expansion of the floor plate of Summit House. This extension was a reinforced concrete frame clad in brick. It was originally intended as a warehouse facility but later adapted to office space. Archival drawings suggest that expansion onto this area was envisioned as early as the 1930s; in addition planning records approve a new development in 1957. There seems to have been a delay in constructing this extension, which appears not to have been in existence on drawings or maps until at the earliest the 1970s. This extension was also 6 storeys; ground, basement and four above ground storeys, with the topmost being set back from Eagle Street and Dane Street.

A further, more discreetly located extension was built in 2001. This was to Yorkshire Grey Yard as part of a further scheme to redevelop former garaging and back of house areas and introduced an extended service core to the original main stair enclosure with new lifts and toilet facilities up to fourth floor level. This fully glazed, curtain wall extension enclosed the once external elevations of the upper parts of the main staircase core and also replaced the roof top lantern light to the stair.



5.1.A 1980s photos of Summit House from Collage The London Picture Archive (L-R: Red Lion Square, Dane Street, Eagle Street)



5.1.B 1956 photo of Summit House from Collage London Picture Archive



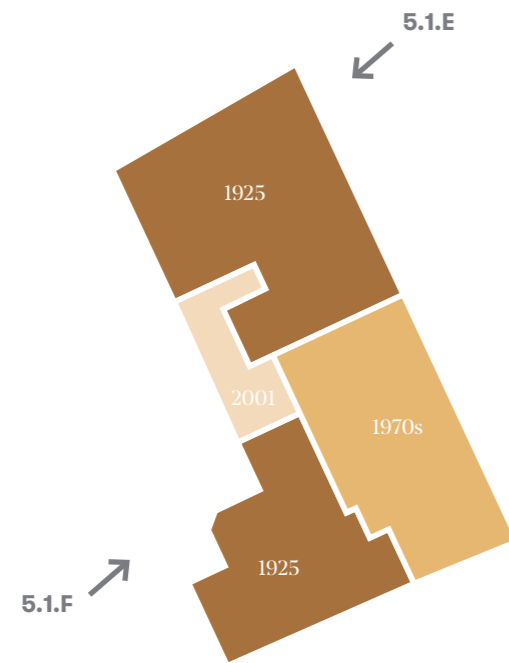
5.1.C The Entrance Hall 1925

5.1 _ The Building's History and Form

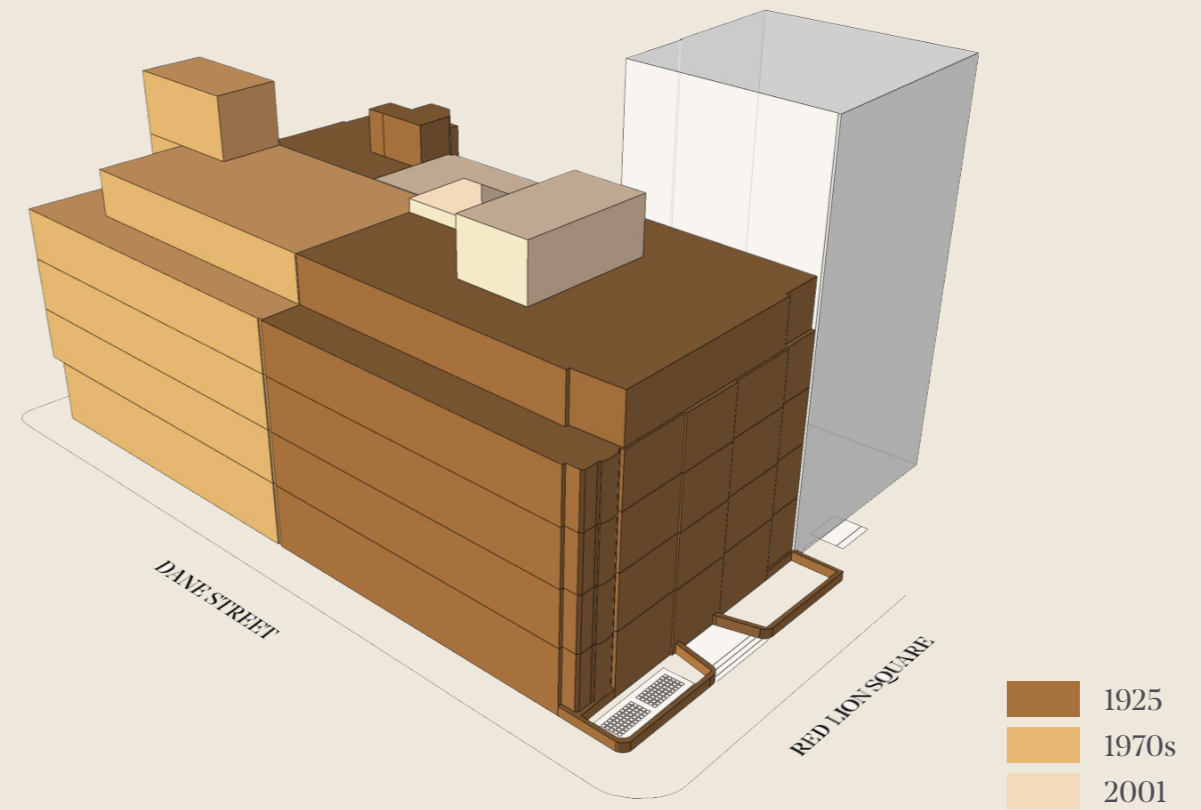
Neither of these later additions to the listed building of the later postwar period and also 2000s are of special interest, and they contribute little, if anything, to its significance overall.

Diagram 5.1.D to 5.1.F illustrate the current form of the building and its phased construction. The site comprises the single building: it is of six storeys in height, including the basement / lower ground floor level, but not including taller services housing and lift overrun structure at roof level. The current building remains in the use for which it was originally constructed, although now for a new occupier - TOG.

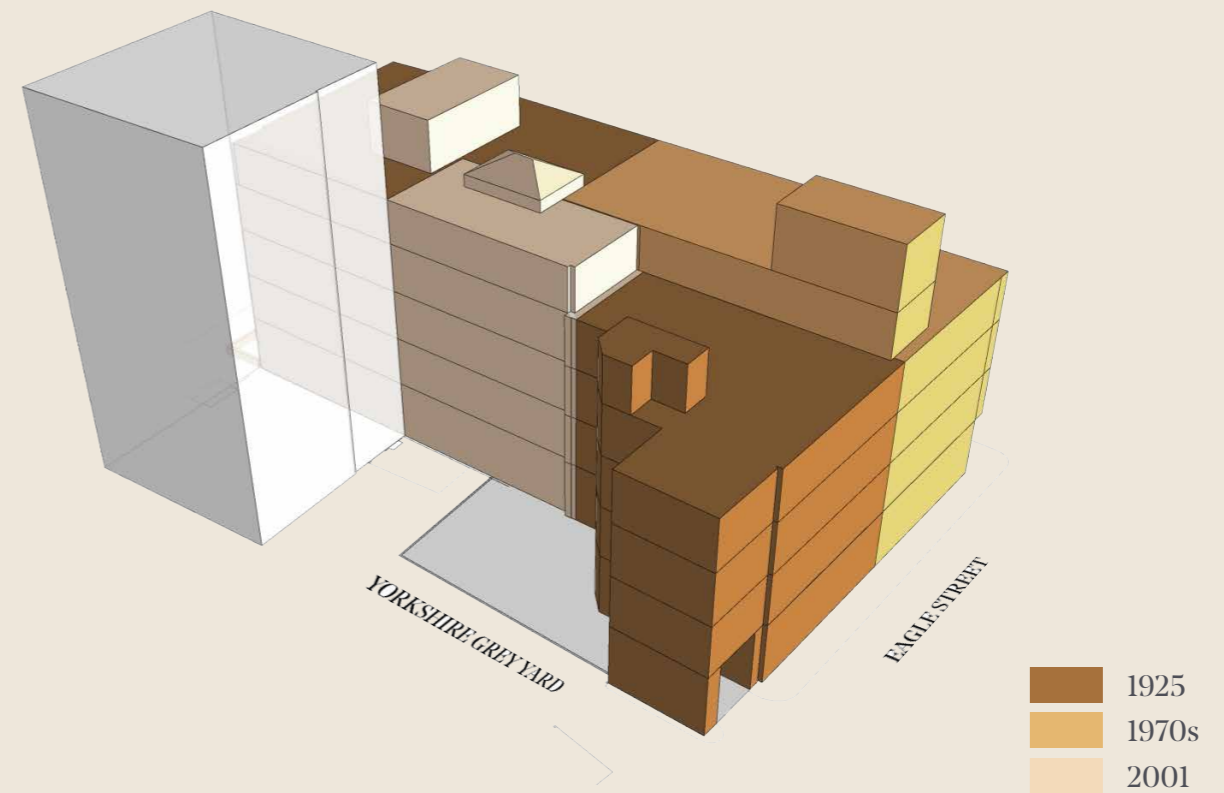
The existing building on the site is approximately 57,580sqft (5,349sqm) GEA and 53,395sqft (4,9561sqm) GIA.



5.1.D Diagram showing the existing building form and construction phases - Plan

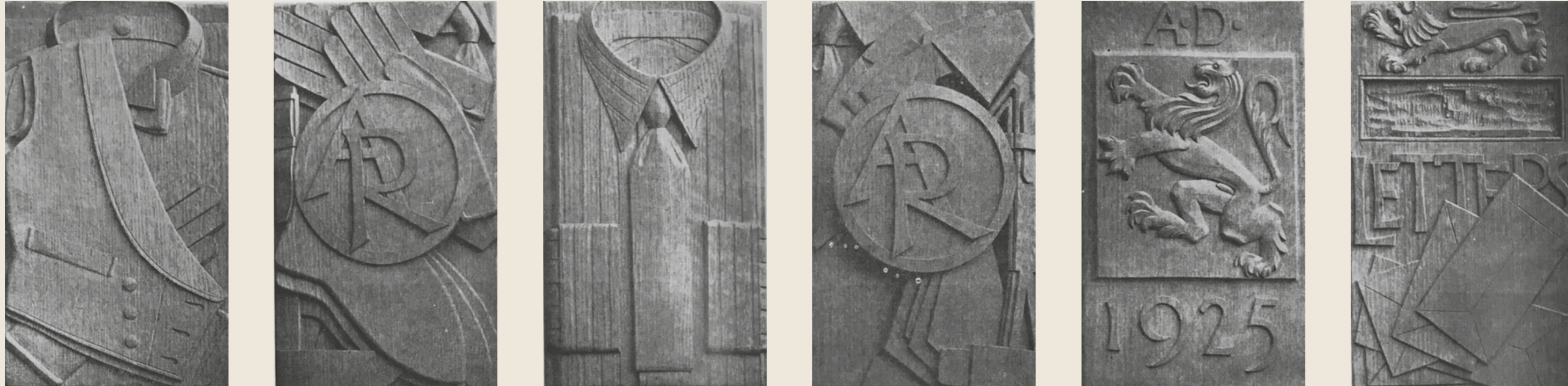


5.1.E Diagram showing the existing building form and construction phases - Looking from north east (excluding basement)



5.1.F Diagram showing the existing building form and construction phases - Looking from south west (excluding basement)

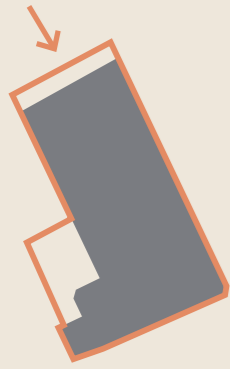
5.1 _ The Building's History and Form



5.1.G The original carved panels to the entrance doors by Percy Metcalfe, 1925. Two remain today,



5.1.H Austin Reed advertising posters



5.2 _ The Building's External Appearance Red Lion Square

Summit House addresses both public elevations of its corner location of Red Lion Square and Dane Street confidently through its architecture.

The principal facade of the building to Red Lion Square is in a modernist, Art Deco style, characterised by cubic massing with inset, vertical fenestration bays. The yellow faïence cladding is punctuated by the fenestration bays which have geometrically decorated spandrel panels between the black painted metal framed windows. The central elevation is six bays in width and up to fourth floor level, with a flanking recessed two bay element to the west. Similarly recessed in depth, but only three storeys in height, is a full height metal framed bay window feature to the east. This marks the corner of the building. The elevation has a strong vertical emphasis, accentuated by these windows.

At street level on Red Lion Square a low-wall encloses the lower ground floor. The wall includes decorative iron railings, in a 'lotus' leaf style with lotus leaf finials at each corner and either side of the main entrance. These walls bound light wells to the lower ground floor, which were enclosed and roofed with concrete pavement lights in the late 1930s. Integral stone steps from street level provide access to the main entrance at the raised ground floor.



5.2.A Red Lion Square facade



5.2.B Iron railings



5.2.C Enclosed light well

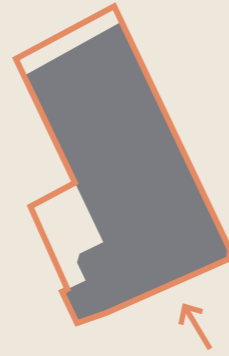
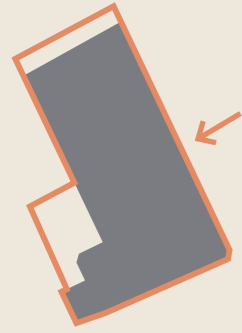


5.2.D Faïence detail



5.2.E Original door carving

At ground floor the central main entrance door is two window bays in width. The facade projects to boldly frame this entrance, with timber, double doors recessed from the main facade placing further emphasis on the entrance. These timber entrance doors incorporate two of the carved panels by Percy Metcalfe from the original entrance doors. These carvings denoted Austin Reed products and can be seen in figure 5.1.G. "Summit House No.12" is picked out in applied black metal lettering above this entrance.



5.2 _ The Building's External Appearance Dane Street and Eagle Street

The original 1925 building that fronts Red Lion Square continues along Dane Street. This elevation is again clad in yellow faïence with matching geometric detail, inset vertical fenestration bays and black painted metal window frames, as the main facade. Window bays are just three storeys high to this facade, with the third and fourth stories each setback from the floors below.

This original facade extends eleven bays to the south, however at ground floor the southernmost pair of bays have been combined to frame a single window opening. This is the original position of a secondary entrance from Dane Street in-filled in 1967.

There is a distinct differentiation between old and new along Dane Street. Beyond the original facade, the southern part of the elevation along Dane Street, is the 1970's extension. This follows the original massing and form as well as the window pattern. This element of the facade is simpler in detail and brick clad, with concrete spandrels between the black painted metal window frames. This facade also extends eleven bays along Dane Street and then turns the corner onto Eagle Street and extends four bays westward. At ground floor the brick facade is chamfered at this corner.

The 1970s elevation to Eagle Street meets the original elevation to the west, noted by its Art Deco styling again. Its elevational treatment is much simpler in design to the faïence façades, with the use of a mix of dark brickwork to the ground floor and yellow glazed bricks above. Later alterations are again evident to this elevation, such as the infill of the former door entrance. This elevation also includes a single loading bay to the west end, with narrow strip windows to the supported building above it.



5.2.F Dane Street facade - looking towards Red Lion Square



5.2.I Rear entrance



5.2.J Brick details



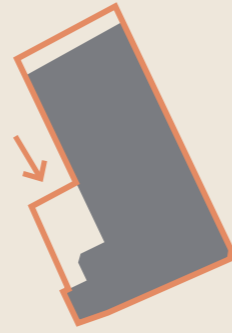
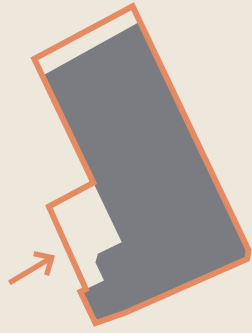
5.2.G Facade details



5.2.H Dane Street pavement lights



5.2.K Eagle Street facade - looking towards Dane Street



5.2 _ The Building's External Appearance Service Yard and Yorkshire Grey Yard

The buildings wrap around a predominately hidden service yard, adjacent to Yorkshire Grey Yard. This yard is accessed via a large gate from Eagle Street and is used for bicycle storage for the office building.

This elevation of the original building to this yard is utilitarian in character with fletton brickwork and simple fenestration with black painted, metal framed windows. This sits alongside the 2001 extension with black framed and black, back painted glass, curtain wall cladding. These façades are secondary in character and interest.

The surface of the courtyard is tarmac and the perimeter boundary is a tall, black metal fence with a spin guard anti-climb system above. When the building was extended in 2001, a concrete ramp and stair was built in the north west corner of the yard to provide level access to the building. These have a black metal, key-clamp balustrade.



5.2.L East facade to service yard



5.2.M View of southern building from service yard

5.3 _ The Building's Internal Appearance Ground and Upper Floors

Historical refurbishments and the extensions have meant that very little of the interior and details of the original building now survive. From a heritage perspective the interiors are of limited importance, emphasised by the lack of any mention of internal aspects in the List Entry of the building by Historic England. Overall the internal elements and spaces of the building make a much lesser contribution to its significance relative to the external envelope. This is mainly due to the substantial degree of alteration and past loss or compromising of original features,

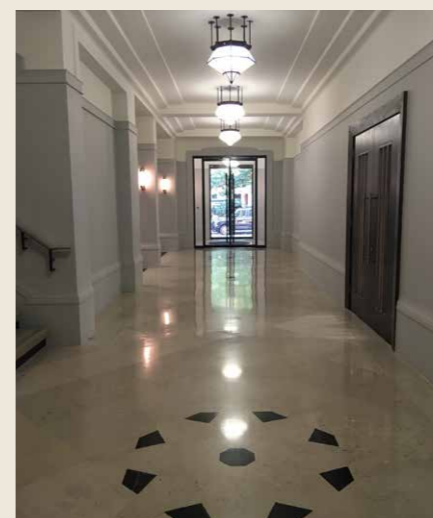
It is to the ground floor entrance lobby and hall and the main stair core that some of the original features and details have been retained - albeit in fragmented guises (figures 5.3.A, B and C). The lobby and hall maintain their original stone flooring, with contrasting black inlaid patterns. These areas have typical Art Deco style mouldings, to the cornice, picture rail and skirtings, although this is possibly a recreation as doorways off this hall have been created and in-filled over time. The current main entrance doors, lobby doors and doors leading from the hallway are all new from the 2017 refurbishment. The lobby and hall also contain ceiling hung pendants. These are replicas, from the 2001 fit out, that echo the look of the original 1920s fittings. Directly off this hall is a new reception area with new wall, floor and ceiling finishes.

The hall leads to the main stair core, in it's original location, albeit originally a lift occupied the centre. This was removed in the 2001 refurbishment and a new handrail was installed. This handrail was further adapted and heightened, along with the installation of new floor finishes in the 2017 refurbishment, to accommodate raised floor levels. The western wall of this stair retains original window openings which were infilled with the core extension in 2001.

The recent refurbishment has created modern, cat. A office space. The main office spaces throughout are white painted plasterboard, walls and ceilings, with suspended black linear fittings and metal raised access floors, as images 5.3.D illustrate. Floor plates have been opened up, with new structure inserted in 2017 to create the current large open plan spaces.



5.3.A Ground floor entrance hall



5.3.C New reception area



5.3.D Internal office spaces (L-R) Ground floor, First floor, Fourth floor



5.3 _ The Building's Internal Appearance Lower Ground Floor

At the lower ground floor the office spaces are modern in character; again predominately white, with raised access floors and black linear light fittings, albeit the office space is divided into two on the line of the structure between the 1925 and 1970s building.

There is little natural light to this floor. To the southern office space four small pavement lights from Eagle Street provide the only natural light to this deep space, as illustrated in figure 5.3.E. To the northern office space there is no natural light. Six pavement lights existing along Dane Street, however these are tenant store rooms and are blocked off from the main office via solid partitioning (figure 5.3.F).

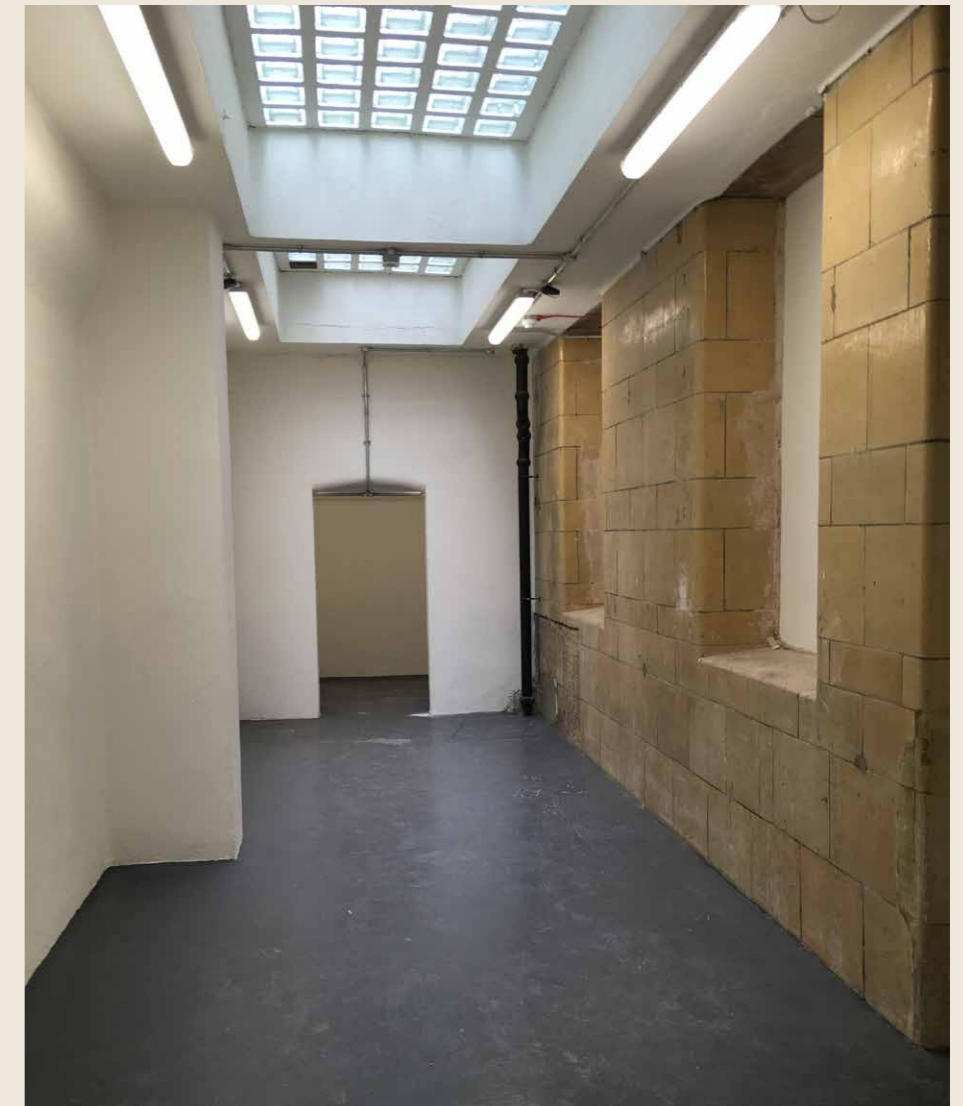
The only legible element of the original building is the separate and now enclosed eastern light well area to this northern office. As figure 5.3.G illustrates the original external faience facade of the building above continues down at this level and there are two infilled window openings. This highlights that this area was once an open light well - it is believed that this was infilled with the current concrete and glass roof and associated structure in 1936. This internal storage area is currently accessed via a standard timber door. What once would have been a mirroring light well to the western side of the main entrance is now occupied by a sub-station, with no access.



5.3.F Lower ground floor enclosed pavement lights to north



5.3.E Lower ground floor southern office space and pavement lights



5.3.G Lower ground floor north east covered lightwell