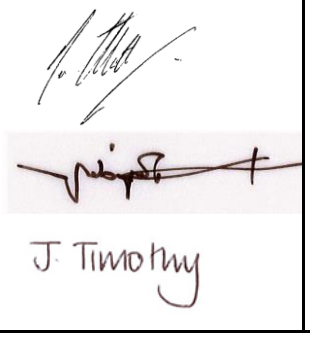
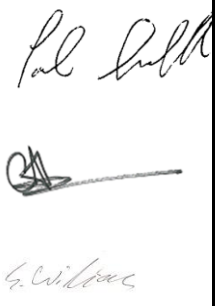
1EW02 Enabling Works – Area South

Heritage Agreement Method Statement

Alteration and Temporary Protection Methods for Party Wall between Royal College of General Practitioner's Building and Walkden House

Document number: 1EW02-CSJ-HS-MST-S003-000625

Revision: C01
WP Reference: P027a+d
MDL Reference: n/a/

Revision	Date	Author	Checked by	Approved by	Revision Details
C01	25/10/19	Joe Critchley Paul Owen Maria Mourtzouchou	Ian Elliott Alfredo Dilapdilap Jenny Timothy Amanda Chester	Paul Burrell Clive Atkinson Josh Williams	For Acceptance
Signature					

REVISION CHANGES, AUTHORISATION & ISSUE RECORD

Version	Date	Sections revised	Brief description of the revision	Prepared by	Checked by	Approved by	Reason for Issue	HS2 Acceptance Decal Code
P01	27/06/19	First Draft	First version for Review	J. Critchley	J. Timothy	J. Williams	Draft consultation	
P02	27 August 2019	Full report review	Second draft for review	J. Critchley	A. Chester	J. Timothy	Draft consultation	
C01	September 2019	Full report review	For review	Joe Critchley Paul Owen Maria Mourtzouchou	Ian Elliott Alfredo Dilapdilap Jenny Timothy	Paul Burrell Clive Atkinson Josh Williams	For review	
C01	October 2019	Full report review	Final Issue	Joe Critchley Paul Owen Maria Mourtzouchou	Ian Elliott Alfredo Dilapdilap Amanda Chester	Josh Williams	For Acceptance	

CSJV Review and Acceptance Decal

COSTAIN SKANSKA	CSJV Review and Acceptance Decal This decal is to be used for submitted documents requiring acceptance by CSJV.
☒	Code A. Accepted. Work may proceed.
☐	Code B. Not Accepted. Revise and resubmit. Work may proceed following incorporation of changes indicated.
☐	Code C. Not Accepted. Revise and resubmit. Work may not proceed.
☐	Code D. Received for information only. Receipt is confirmed.

Reviewed/Accepted by:(signature)	Print Name:	Position:	Date:
[signature]	J. Fitzpatrick	W.P.M.	25 Oct '19

Acceptance by CSJV does not relieve the designer/supplier from full compliance with their contractual obligations and does not constitute CSJV approval of design, details, calculations, analyses, test methods or materials developed or selected by the designer/supplier.

Contents

1 Introduction

1.1 Project Context – Schedule 18: Listed Buildings

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 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. "Schedule 18" refers to Schedule 18 of the High Speed Rail (London – West Midlands) Act 2017 (the Act). Paragraph 1 of Schedule 18 disapplies some of this legislation, and in particular the requirement for listed building consent for the purpose of alteration or monitoring, from the Phase One works in respect of the listed buildings set out in Table 2, or which are listed on or after 30 September 2013.

1.1.4 Following Royal Assent, HS2 Ltd entered into Heritage Agreements with the 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 and Historic England for their approval.

1.1.5 The Royal College of General Practitioners (RCGP) is identified in Table 2 of Schedule 18 to enable the Grade II* listed building to be altered for heritage or monitoring purposes. HS2 Ltd entered into a Heritage Agreement with the London Borough of Camden and Historic England dated 20th February 2017 that requires HS2 Ltd to submit method statements concerning the alteration of the building to the London Borough of Camden and Historic England for approval.

1.2 Scope of the method statement

1.2.1 The following method statement has been prepared to address:

- the method of demolition of Walkden House from the north elevation of the RCGP; and
- the temporary protection and weatherproofing of the northern elevation of RCGP.

1.2.2 This will include an assessment of the significance of elements of the northern elevation of RCGP which are to be impacted by the proposed works.

1.2.3 Schedule 2.1 of the Heritage Agreement with London Borough of Camden and Historic England requires the Nominated Undertaker to carry out decontrolled works as specified in particulars submitted by themselves to the council. Under Schedule 2.2 in the case of a Historic England related request the Nominated Undertaker is required to submit those particulars to Historic England, and the council cannot subsequently approve these unless no response has been gained after 9 weeks or that Historic England have indicated that they do not intend to comment on the particulars.

1.2.4 This document addresses heritage constraints and outlines a method statement to ensure the demolition of Walkden House is undertaken in a way which protects and is sensitive to the historic fabric of the northern elevation of RCGP.

1.2.5 A Heritage Agreed Method Statement for the monitoring of the RCGP building has been accepted by HS2, Camden Borough Council and Historic England (1EW02-CSJ-HS-MST-S003_000505).

1.3 Outstanding Matters for Agreement

1.3.1 This method statement does not include or seek agreement for the following matters. These will later be agreed through the submission of a separate method statement to the London Borough of Camden and Historic England.

1.3.2 Outstanding matters for subsequent agreement include the following:

- A separate Heritage Agreed Method Statement, for approval by statutory authorities, will be produced for any future permanent works to be undertaken to the Royal College of General Practitioner's Building.

1.4 Summary of Proposed Work

1.4.1 This method statement covers the structural demolition of Walkden House at the northern elevation of the RCGP, where the buildings adjoin. A Cut and Lift demolition methodology has been adopted as this protects the historic fabric of the northern elevation of RCGP. As Walkden House is gradually demolished, a temporary weather protection system will be applied to the exposed RCGP boundary wall. The structural elements of Walkden House (due to be demolished) subject to this HAMS include the southern wall stair/lift core, floor slabs adjacent to RCGP boundary wall, and beams and columns cast up against party wall only.

1.4.2 The following are the main steps involved in the demolition works:

- Demolish the 4th Floor Slab to Ground Floor Slab and Support Structure; and
- Temporary Remedial works required to the exposed RCGP brickwork
- Weather Proof the RCGP Wall using felt and batten to provide medium-term protection and minimal intervention into the fabric of RCGP.

1.5 Assumptions and Limitations

1.5.1 This report has been produced using the best available information, as provided by the contractor, at the time of writing. Visual assessment of the Royal College of General Practitioners party wall has been limited to where internal brickwork from the Walkden House party wall, which does not physically interface with the RCGP party wall, has been removed. The visual inspection of external areas was restricted to the roof of Walkden House.

2 Heritage asset description and history

2.1 General information

2.1.1 The RCGP (formerly 1-9 Melton Street now 30 Euston Square) is located immediately north-west of the junction of Euston Square and Euston Road. Stephenson Way is located to the north-west. Walkden House shares a party wall to the north. The building is located in the Bloomsbury Conservation Area. The principal elevations of the building are on the south, Euston Road, and east, Euston Square. The building is approximately 40m south of the present Euston Station and is centred at NGR TQ295825.

2.1.2 The RCGP is designated as a Grade II* listed heritage asset (list entry no. 1113131) and was first designated on 14 May 1974. The National Heritage List for England entry can be found in appendix B.

2.2 Description and historic background

2.2.1 From the early 19th century the site of the RCGP was occupied by terraced housing fronting onto Euston Road, Euston Square, Melton Street and Euston Buildings (now Stephenson Way) (Figure 1). The first phase of the RCGP (Figure 2), at what is now known as 30 Euston Square, was constructed in 1906-08 as the headquarters of the London, Edinburgh and Glasgow Assurance Company, which specialised in welfare insurance for low income families.

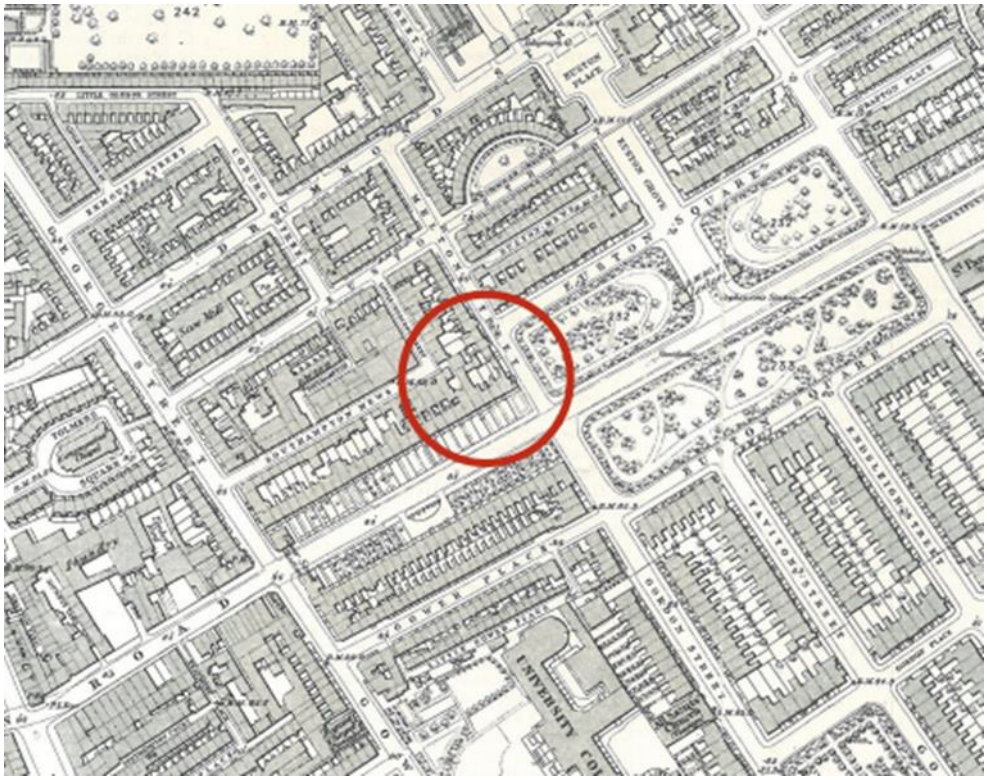


Figure 1. Ordnance Survey Plan of 1870

2.2.2 The building was constructed in the Greek Revival Style to the designs of Arthur Beresford Pite. Pite was a practising architect and Professor at the Royal College of Art during his work for the London, Edinburgh and Glasgow Assurance Company. While he worked in a number of styles he chose an Ionic style based on the 5th century BC Temple of Apollo Epicurius at Bassae. In accordance with Pite's views of traditional craftmanship the five storey building is constructed of load bearing masonry faced with Portland stone on the principal elevations, and stock brick work on secondary elevations, rather than a steel frame as is typical of many similar contemporary structures. Modern materials such as steel and concrete floors (Dawnay's Patent Flooring) however have been employed throughout the building and the fenestration pattern varies between timber and steel casements (Heath, 2012).

Figure 2. Phase Plan of the RCGP building (Alan Baxter, 2018)

2.2.3 It is assumed that the original intention was to build a larger building than that of the first phase, with subsequent phases representing the gradual availability of leases of surrounding land which at the time was occupied by 19th century terraced houses.

2.2.4 The London, Edinburgh and Glasgow Assurance Company had become part of Pearl Life Assurance by 1910. The National Insurance Act of 1911 led to the creation of the National Amalgamated Approved Society (NAAS) in 1912, of which Pearl was one of the initial 11 members. The building served as the (NAAS) headquarters from 1912.

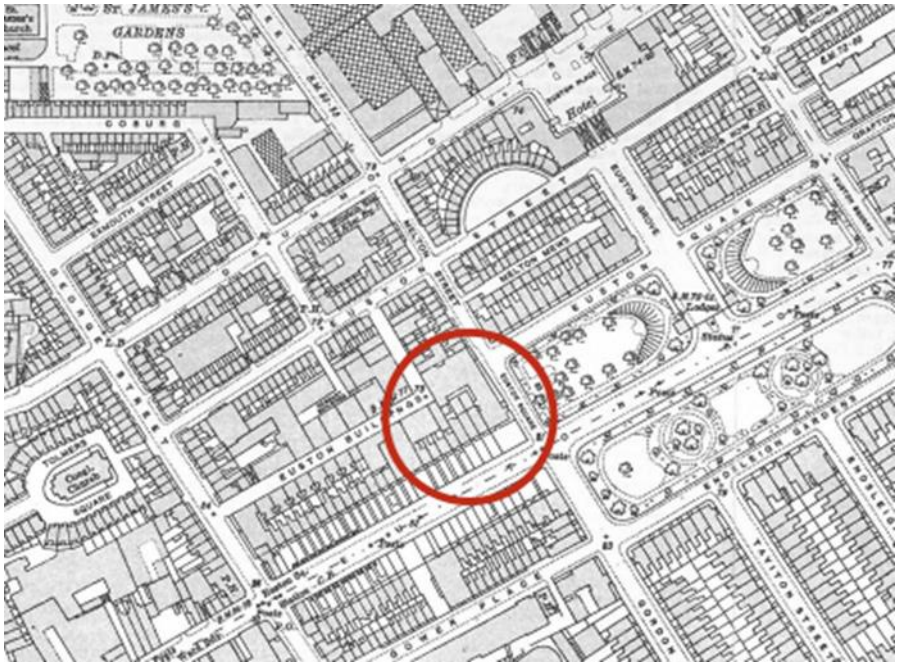


Figure 3. Ordnance Survey Plan of 1913, showing Phase 1 of the RCGP

2.2.5 The second phase of the building comprised an extension to the west (marked 3 in Figure 2) and was constructed for the NAAS, to the designs of Pite between 1913 and 1923.

2.2.6 The building was then extended further to the west, again by Pite, later in the 1920s. This forms the third phase (marked 4 in Figure 2) and is not included in the Grade II* listing (Alan Baxter, 2018).

2.2.7 The fourth phase comprises an extension to the north of the building, at 9 Melton Street, and was constructed in 1923 to a design by Pite (marked 2 in Figure 2). The northern elevation of the RCGP, which forms a party wall with Walkden House, and the subject of this report belongs within this phase. As Pite's earlier work at the site, this phase is built of load bearing masonry faced with Portland stone on the principal elevations and stock brick work on rear and side elevations. Although more modest than earlier examples of Pite's work at the site, lacking the Ionic engaged columns of its predecessors, 9 Melton Street has an elaborate Greek revival façade.

2.2.8 The building is of four storeys including an attic storey in a sloping slate roof with lead dormer windows in the eastern elevation. The western elevation is of four storeys with two of these within a sloping roof with lead dormers. A flat roof is located between the east and west sloping roofs, covered in metal sheet. The eastern elevation is rusticated on the ground floor with rusticated quoins on the upper storeys.

2.2.9 The north elevation of the RCGP building at the interface with Walkden House is a secondary elevation. The regular brickwork at upper level, built of yellow stock facing bricks laid in English bond, contrasts visibly with the brickwork below the second floor level.

2.2.10 Brickwork at lower levels comprises red brick, in English Bond, and represents low quality infill constructed as part of the RCGP extension. Mortar is inconsistently applied, with large gaps. A

thin scabbled layer of 19th century brick survives on parts of the northern elevation of the RCGP. This represents the remnants of the southern gable end of 19th century terraces on the site of Walkden House, against which the RCGP extension was abutted when constructed in 1923. The 19th century terrace party wall was largely removed during the construction of Walkden House.

2.2.11 The elevation also has Portland coping stones and quoins relating to areas visible from principal elevations (Heath, 2012).

2.2.12 Pite designed a further extension to the west at what is now 194-198 Euston Road during the 1920s (Phase 5 in Figure 2). However, this was not constructed until 1932 to a design by W.H. Gunton. The layout of the north of the extension matches a design, shown on drawings held in the RIBA collection at the V&A, prepared in the 1920s by Pite (Alan Baxter, 2018). It seems likely therefore that this extension, fronting onto Stephenson Way, was constructed using Pite's design and that only the south of the fifth phase was designed by W.H. Gunton. This phase is again not included in the Grade II* listing. Gunton's work is constructed with a steel frame behind a stone facade rather than the load bearing Portland stone of Pite's (Heath, 2012).

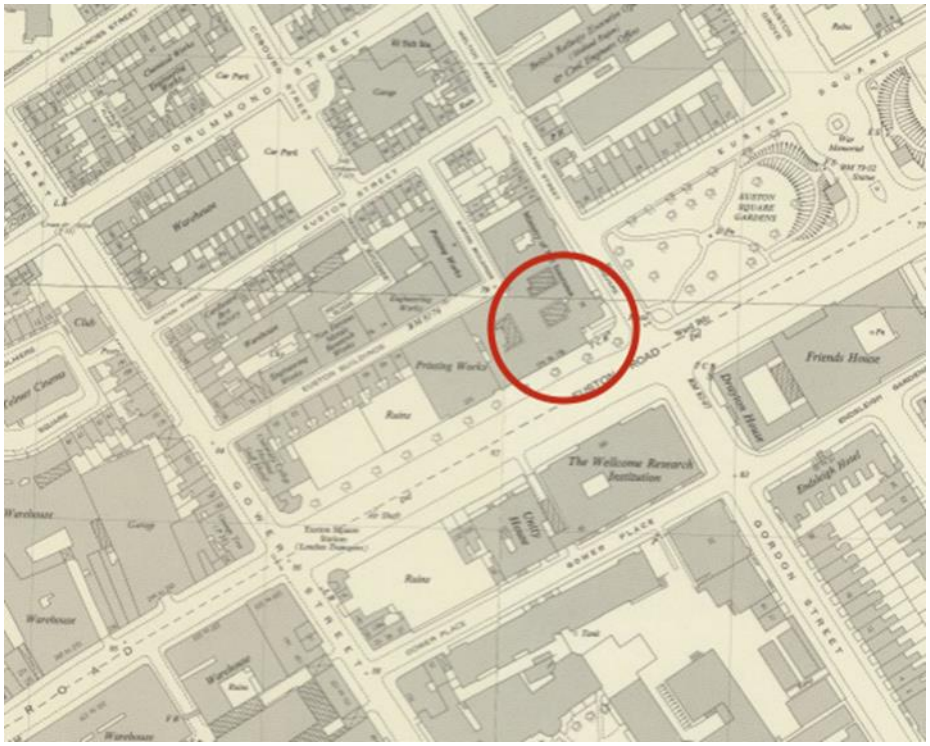


Figure 4. Ordnance Survey Plan 1953. Showing phases 1-4 of the RCGP, with terraced housing to the north

2.2.13 The National Insurance Act of 1946 abolished approved societies and the National Amalgamated Approved Society was made redundant. In 1948 the building was acquired by the Government for the offices of the Ministry of Pensions and National Insurance, and subsequently the Department of Health & Social Security offices after 1968 (Heath, 2012). Minor repairs undertaken during this time include the replacement of some of the stonework

at first floor level on the south elevation to the 1932 extension (Fifth phase). This was where corrosion of built in steelwork had caused cracking of the stone (Alan Baxter, 2018).

Figure 5. RCGP party wall with Walkden House, viewed from the north from the roof of Walkden House (Mott Macdonald, 2019)

2.2.14 From 1955 land north of 9 Melton Street was acquired by the Transport Salaried Staffs Association, upon which were located Georgian terraces. The 1923 northern extension of the RCGP had been constructed up against one of these Georgian terraced houses. By 1958 these terraced houses had been cleared to allow for the construction of Walkden House. To enable the construction of Walkden House the brickwork of a 19th century terrace house, which the RCGP had abutted, was broken back leaving remnants of the Georgian brickwork in layers up to c.50mm thick. In places this Georgian brickwork had been completely removed revealing an uneven face to the back of the RCGP wall (Figure 6).

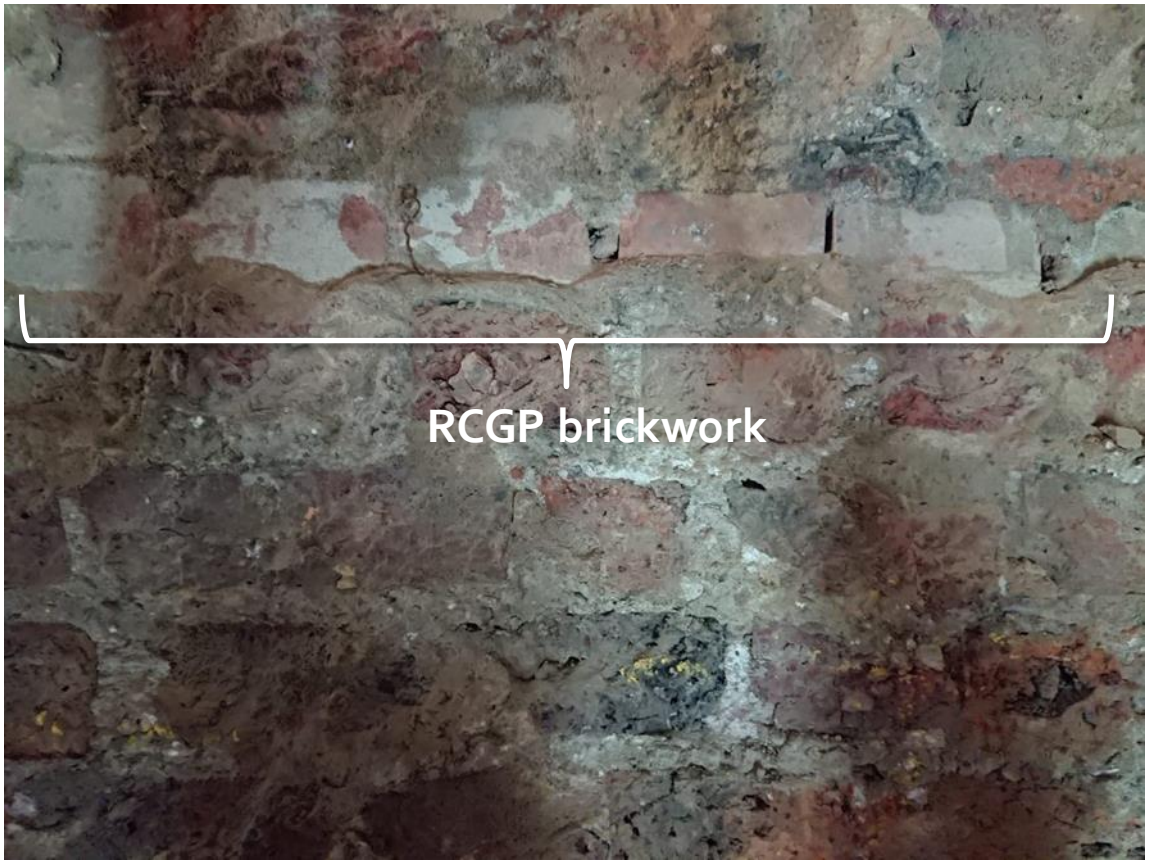


Figure 6. Early 19th century brick scabbled back during the construction of Walkden House, revealing the RCGP northern elevation in the top of the photo (Mott MacDonald, 2019)

2.2.15 As per Figure 6, looking at party wall face from within Walkden House (Level 1) this shows the fragmentary remains of the pre-existing early 19th century brickwork (up to c.50mm in depth), which had been dressed back when the RCGP extension was built. This 19th century brickwork covers the later RCGP brickwork, visible as a single course in the photo. The RCGP wall was apparently built flush against the retained, scabbled 19th brickwork - the brickwork and the remains are quite well bonded to the RCGP wall.

2.2.16 Walkden House was constructed of a reinforced concrete frame, cast in situ, with concrete slab floors abutting the northern elevation of the RCGP building. Walls were constructed of red brick infill between concrete floor slabs, with a small gap / void of approx. 20-150mm between the existing RCGP and new Walkden House brickwork (see Figure 7 - Sketched Arrangement showing relationship between the RCGP boundary wall and Walkden House – 1st Floor Walkden House).

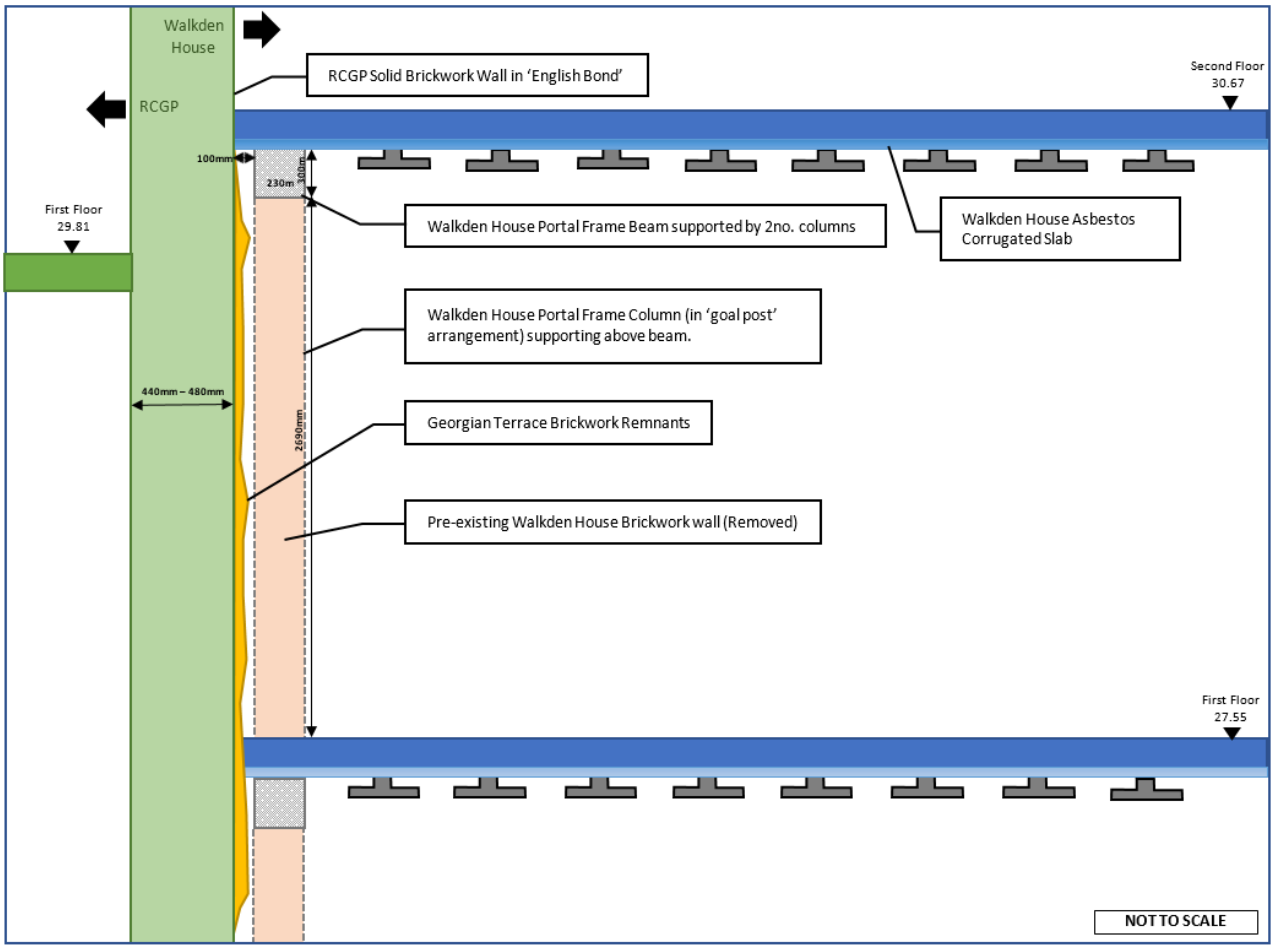


Figure 7. Sketched Arrangement showing relationship between the RCGP boundary wall and Walkden House – 1st Floor Walkden House

2.2.17 A thin bitumen layer was applied to the north face of the RCGP (party) wall at basement level, apparently as a waterproofing measure, during the construction of Walkden House.

2.2.18 At five storeys above ground, Walkden house's flat roof is higher than the roof level of the former (demolished) terraced houses on the site. A section of RCGP's northern external elevation which was formerly an external wall has therefore been covered since the late 1950s (Figure 12). The brick associated with the external face of the RCGP is more regularly bonded in English bond, close to and above the ridge height of former 19th century terraces. Red brick is employed above the ridge of the former terrace for several courses, with the yellow stock brick of the original RCGP external face behind the third storey brick infill of Walkden House. A recess is apparent immediately below the ridge line of the former terraces, approximately one brick stretcher in width and a header in depth. This recess continues below the floor of the second storey and is not visible in the first floor. Its purpose is unknown.

Figure 8. The ridge line of former 19th century terraces visible on the RCGP northern elevation, revealed behind the second storey brick infill of Walkden House (Mott MacDonald, 2019)

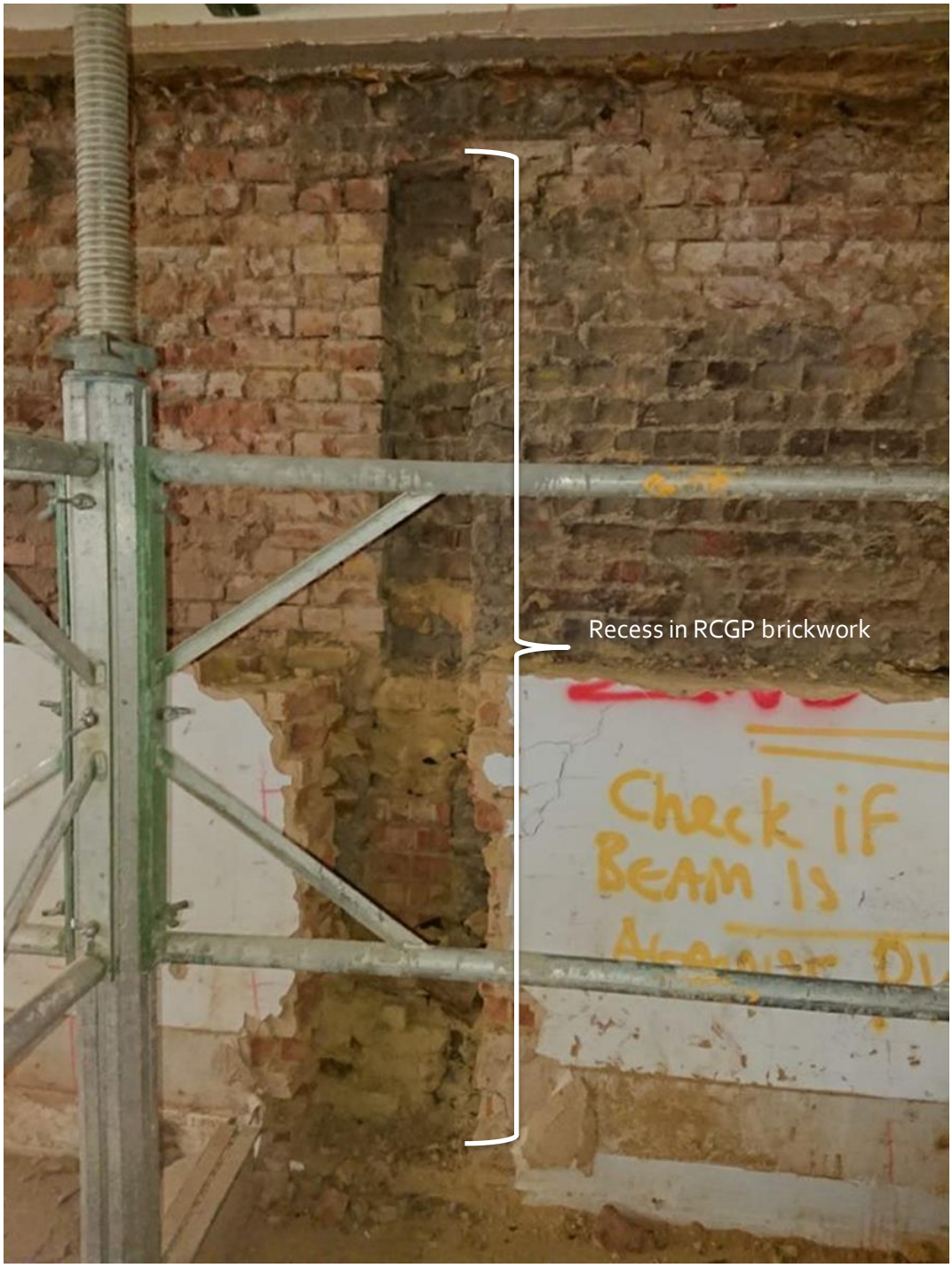


Figure 9. Recess in the RCGP northern elevation (Walkden House second storey) in line with the ridge of former 19th century terraces (Mott MacDonald, 2019)

2.2.19 1-9 Melton Street (now 30 Euston Square) was unoccupied by the 1990s, having been for some time in private sector ownership. It remained empty for a number of years and had been highlighted as a building at risk. The Royal College of General Practitioners purchased the building in 2010 and undertook a phase of repair and refurbishment (Heath, 2012).

2.3 Assessment of significance

2.3.1 This assessment of significance concerns only the northern elevation of the RCGP (formerly 9 Melton Street), which is to be impacted by the demolition of Walkden House which it adjoins.

2.3.2 Of significance are the Portland stone coping stones and quoins of the northern elevation. These are associated with the principal elevations of the buildings. These details inform the construction of the building, and how materials differ between the stone and brick elevations of principal and rear facing elevations. The coping stones and quoins are integral to understanding how the building is intended to be viewed from public areas. The architectural interest of Pite's Greek Revival façade hinges upon an appearance of solidity and continuity of the Portland Stone elevations, and these stone masonry details act to enhance this by masking lower quality materials of rear elevations.

2.3.3 While the northern elevation of Pite's 1923 extension is of lesser aesthetic value than the eastern elevation, the varied use of brick types indicates an intentional application of more aesthetically pleasing materials in areas where they may still be visible. Yellow stock brick, now black from soiling and exposure, (Figure 5) has been employed in the areas of the elevation above the ridge height of former terraces north of the building. This is coursed in English bond and begins several courses above the ridge height of the terraces, only where there is a chance it will be visible. Brick lower down the elevation where the RCGP had a party wall with 19th century terraced houses is red brick rather than yellow stock with little concern for the aesthetic qualities of the wall. The red brick appears to be of the Phorpres type, introduced by the London Brick Company, a leading manufacturer of bricks incorporated in the 1900s – refer to figure 10. This 'four-pressed' type of brick with a deep frog and stamp was also found in brickwork of Walkden House. These are imperial pressed bricks of dimensions approx. 8 1/2 inches x 4" x 2 5/8 inches.

Figure 10 – Phorpres type brick with deep frog and stamp, found in the Walkden House Wall

2.3.4 The face of the RCGP wall appears irregular, and lacks consistent mortar joints in many places. This face would have been abutted against the southern gable end of the former terraces on the Walkden House site. As such this part of the wall was never intended to be seen. The differing materials allow insight into the architectural interest of Pite's design and the intended presentation of the building.

2.3.5 Past repairs and recesses in the lesser quality red brickwork are potentially indicative of the form of the terraces to which the building was abutted in 1923. The nature of these is unclear but archaeological recording has the potential to elucidate their function or purpose.

2.3.6 The setting of the northern elevation, and the other phases of the RCGP building, is of principal significance and has been discussed in section 2.5 below.

2.4 Assessment of condition

2.4.1 An inspection was undertaken of the northern elevation of RCGP in April 2019, and again in July 2019

2.4.2 The following description is based on inspection of areas of the south wall of Walkden House (party wall with RCGP), where brickwork has been dismantled to view the face of adjacent RCGP masonry. The condition / structure exposed is as follows:

1. 'General – there is a narrow gap between the brickwork of the south wall of Walkden House and the RCGP brickwork. The Walkden House brick wall is c.220mm or 1 brick – stretcher – in thickness.
2. Non-intrusive investigation works undertaken by AECOM (1EW02-CSJ-GL-REP-S003-000142) have confirmed that the RCGP wall is two bricks thick of a solid bonded construction of between 440mm to 480mm thick. Ground Penetrating Radar (GPR) was chosen as the primary geophysical technique to map subsurface material variations at the site with endoscopic inspection used to supplement findings. The survey included orthogonal grids of GPR profiles acquired using antenna frequencies of 1500MHz and 900MHz, to provide both depth of signal penetration and near surface detail respectively.
3. An assessment of mortar samples was undertaken by Sandberg LLP in August 2019 (1EW02-CSJ-EN-REP-S003-000051). Mortar joints of the RCGP building was found to be of varying Portland Cement composition.
4. Basement level – a solid relatively thick coating / layer (hard, black) has been applied, apparently over brickwork. This appears to be some sort of "tanking" or waterproofing. Visual inspection was made through a small 'window' made through the Walkden House brickwork (Figure 11)

Figure 11 A 'window' in the basement party wall of Walkden House - brick infill removed revealing RCGP brick covered in bitumen (Mott Macdonald, 2019)

5. Ground floor level – RCGP brickwork had been covered with a thin building paper membrane prior to construction of the Walkden House wall. This membrane is in a deteriorated condition. The RCGP brick face at this level is irregular and roughly finished red brick, with a scabbled layer of 19th century brick red brick adhering to a large area of the northern elevation of the RCGP. This is in contrast to the upper levels (3rd floor and roof) which were neatly finished as they were originally exposed.
6. First floor level – Similar condition to the ground floor level.
7. Second floor level – Brickwork is irregular and appears poorly laid, as in the two lower storeys. A layer of scabbled 19th century red brick adheres mainly to the right side of the RCGP wall. The ridge lines of the 19th century terrace is apparent with brick laid to a better standard approaching and above the ridge height (Figure 8). In this storey brickwork is red, above and below the terrace ridge height. A recess in in the RCGP brickwork in the centre of the elevation presumably relates to the form of the 19th century terraces.
8. Third floor level – Neatly finished English bonded brickwork, in yellow stock, consistent in

appearance with brickwork exposed at roof level above.'

9. Above roof height – Neatly finished English bonded brickwork, in yellow stock. Coping stones of Walkden House are recessed into the masonry face of the RCGP elevation

2.4.3 The condition of the RCGP northern elevation below the ridge height of 19th century terraces is generally assessed as poor.

2.4.4 Areas of red brick and yellow stock above the ridge height of 19th century terraces and above the roof height of Walkden House, have been assessed as of good quality. The same blackening from air pollution is apparent on both.

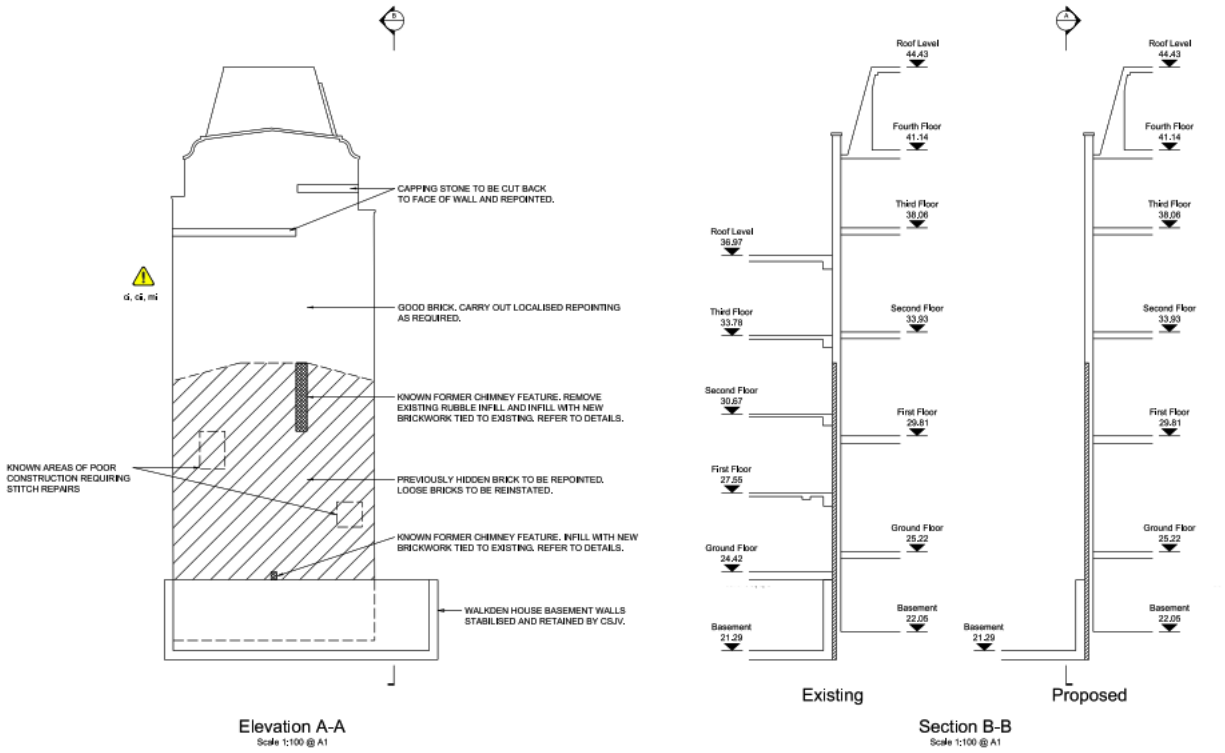


Figure 12. RCGP northern elevation and sections (Not to scale)

2.5 Survival of significant features, fabric and setting

Features and fabric

2.5.2 Surviving original features of the RCGP northern elevation include the brick elevation, comprising two different brick types; the lower quality red brickwork extending up to the second floor, and the good quality yellow stock brick from second floor to roof level. The remnants of the terrace structures by way of scabbled brickwork still survive in areas on the RCGP party wall. Portland stone coping and quoins are also significant original features. These features have both the ability to illustrate Pite's design and the construction of the RCGP

building, as well as the form of structures which historically neighboured the building. They also illustrate the construction of Walkden House.

Setting

2.5.3 The setting of the building comprises firstly the other phases of the present RCGP buildings, which inform the historical development of the office building, most of which was similarly built to Pite's Greek Revival designs. This forms the greatest contribution of the setting to the significance of the northern elevation of the RCGP.

2.5.4 The Wellcome Building south of Euston Road also forms part of this historic setting. As a contemporary Greek Revival office building it informs the period of development of Euston Road, to which the RCGP belongs. This is in contrast to the historically residential character of the area.

2.5.5 Walkden House forms part of the setting of the RCGP northern elevation, contributing to an understanding of the continued development of the area, away from this residential character. Office buildings were developed in close proximity to Euston Station throughout the 20th century to capitalise on the hub created by the station. The use of Portland stone cladding at Walkden House illustrates the ambition of Walkden's architects to instil a sense of continuity in development in the area. Wolfson House to the north-west opposite Stephenson Way, and the Grant Thornton Building to the east, on the opposite side of Melton Street form part of this context of development of the area's office spaces which was heightened in the Post-War period.

2.5.6 These elements of the setting of 9 Melton Street therefore directly contribute to the ability to understand the historical context of development in the area, to which the buildings belong.

3 Specification for demolition of Walkden House where it interfaces with the RCGP party wall

3.1 Introduction

3.1.1 Walkden House forms part of Area A, within the Euston Street South Enabling works, and is to be demolished from roof level to top of basement slab. Under normal circumstances this building would fall under 'typical city block' demolition, using medium sized excavators to demolish all components in a 'top down' sequence. The challenge with this building is the existence of asbestos cement roof sheeting which is attached to the soffits of the majority of the floor slabs and cannot be removed prior to demolition.

3.1.2 A Cut and Lift solution is proposed for the asbestos shuttering on floor slabs and also beams and columns which have recently been diagnosed to have imbedded asbestos packers.

3.2 Demolition of Walkden House

General measures for the protection of retained heritage

3.2.2 During demolition works to Walkden House the following procedures will be put in place to prevent damage to the retained historic fabric in the RCGP party wall;

- A cut and Lift demolition methodology has been adopted to enable the demolition of Walkden House. Walkden House brickwork adjoining the RCGP wall (at the southern staircore) will be hand demolished;
- All cutting operations adjacent to the RCGP wall will be carried out by specialist diamond cutting operatives, with the supervision of a competent Front Line Supervisor;
- Prior to operating any demolition equipment near to the wall, a physical protection (i.e Timber bulks, plywood sheeting or similar) will be used to protect the RCGP wall;
- Poly gauge sheeting will be used to temporarily protect the RCGP during the remedial works, ahead of the installation of the Felt and Batten protection. This is to ensure that the wall is continuously protected from weathering;
- Demolition debris will be contained within the courtyard as shown in Figure 13. All debris will be removed on a floor by floor basis into the compound by boat skip to

prevent the build-up of material. This will be controlled by a banksman and will be on a rope guide at all times.

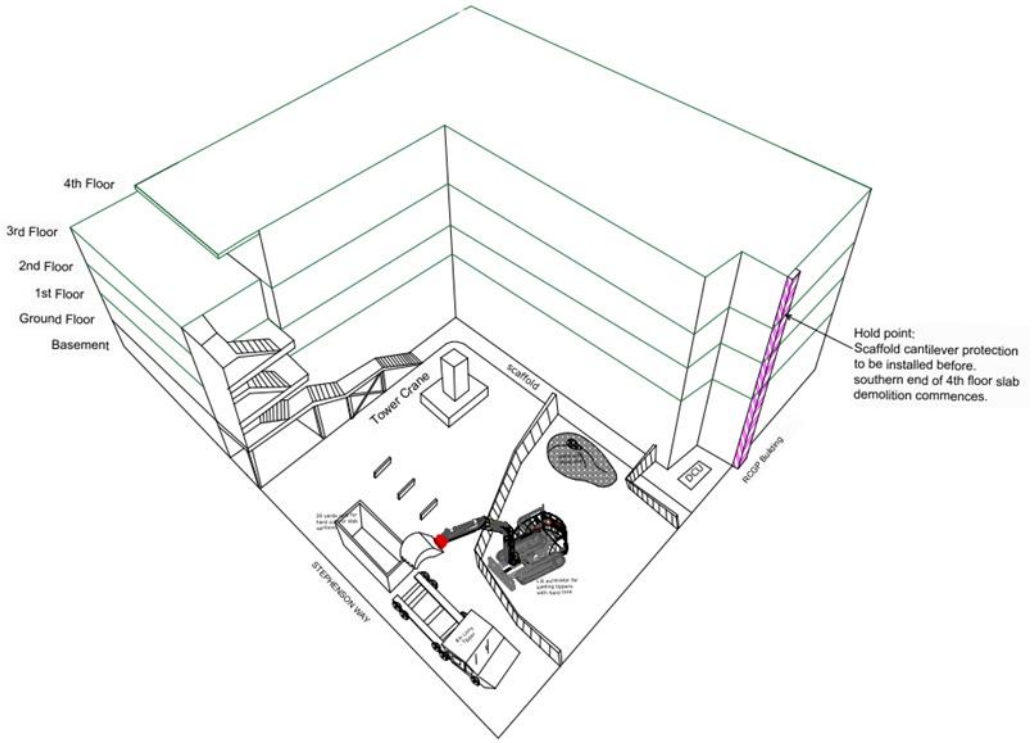


Figure 13. Location of demolition compound

- A back-propping system will be used to prevent uncontrolled collapse or debris falls of Walkden House during demolition. The back-propping system will not be attached to any historic fabric in the RCGP party wall. Components will be carried up to their installation locations by operatives. The north stairs will be used to bring components into the building, with operatives exiting using the southern stairs. This will prevent accidental damage to the RCGP party wall.
- Exclusion zones will be set up on all floors to ensure that general demolition works do not damage any historic fabric. These zones will be a minimum of 1m from the RCGP party wall and will be controlled through barriers preventing access.
- All operatives will be made aware of the importance of protecting the historic fabric of the RCGP wall during site induction.
- Before any cutting/listing of concrete elements abutted against the RCGP timber stop blocks will be placed between concrete elements and the RCGP wall to maintain separation from the RCGP wall during removal.

Demolish the Slab and Support Structures from 4th floor to ground adjacent to the RCGP party wall

3.2.3 Concrete floor slab and support structure will be cut and craned out, in a manner which protects and is sensitive to the historic fabric of the northern elevation of RCGP. This will be achieved by:

Methodology for the demolition of floor slab

3.2.4 Diamond blade Tyrolit 3 Phase floor saws or track saws and support equipment will be lifted up to the 4th floor.

3.2.5 The site engineer will set out the cut-lines for the first set of slab sections to be removed.

3.2.6 The first slab sections required to be cut are the two slabs against the RCGP northern elevation and the two slabs at the Euston Street elevation sections.

3.2.7 Eco-barriers will be set up over the first cuts to ensure noise is contained. Cutting of concrete slabs with a floor saw will be carried out at a minimum distance of 100mm from the RCGP wall. The line of the cut will be clearly marked on the floor slab prior to cutting;

3.2.8 The concrete cutters will position their saws on the start of the 5m edge nearest the building boundary (site side of the RCGP party-wall beam) and will commence cutting half the slab depth along the entire length of the line. The cut will be repeated from the start to cut the bottom half of the slab full depth of the slab. Angled cuts will be made along the line of these cuts, to produce a sit cut. This will ensure the slab does not wedge when removed.

3.2.9 This final asbestos zone cutting will be done under the Eco-Barrier Tents. Associated water suppression will drip into the gutter system below and flow into 200L barrels to be collected.

3.2.10 A diameter driller will core drill 100mm diameter holes set-out approximately at 1/3 distance from the ends of the slab panel. The slab will now be properly swept ready for the lifting operations.

3.2.11 The slinger/signaller will pass lifting tackle through the first set of holes and the asbestos operative will pass the end back up through the other hole. The slinger will ensure the lifting tackle is connected to the lifting beam.

3.2.12 The demolition operatives will put the ready-made A-Frame handrails on the safe side of the slab section to ensure edge protection is shielding the hole left by the removed slab section in a few minutes time. The slinger will remain on the safe side of this hand-rail. Note: this hand-rail will be built to the exact length of the slab section, in one physical section.

3.2.13 The slinger will communicate with the crane driver to lift up to 100mm height to ensure lift is level. The load will be observed initially to ensure levelness.

3.2.14 He will raise the lift just high enough to travel over the hand-rail and onto three timber bites ready equipped with a large section of plastic wrap.

3.2.15 The slings will be released and then the asbestos operatives will wrap with plastic and tape up securely and 100% sealed. The weight of the beam will be marked on the plastic wrapping.

3.2.16 The plastic wrapped section of slab will now be re-slung and lifted down to the courtyard ready for removal.

3.2.17 The demolition of the 3rd – 1st floor slabs will be performed sequentially using the same Slab Removal Methodology.

Methodology for demolition of columns and beams

3.2.18 Walkden House is constructed of a reinforced concrete frame throughout its height between basement and 4th floor. The elevation adjacent the RCGP Party-wall, at each floor level, consists of a column/beam portal frame which has been constructed without a movement joint or gap. This means that the demolition of this abutting elevation needs to be performed carefully with vibration free methodology to eliminate any vibration nuisance to the RCGP structure and or its residents.

3.2.19 Concrete will be cut with a wire saw and will be carried out at a minimum distance of 20mm from the surface of the RCGP wall. The wire saws will be fitted with a guides and rollers preventing it from slipping or cutting at less than 20mm.

3.2.20 The following method sequence explains the steps to ensure this vibration risk is controlled/eliminated:

Step 1: Commencing at 4th floor level (Walkden House), the 4th floor slab 'cut & lift' works will be completed, leaving the linear column and beam 'abutting structure' isolated and ready to prepare for removal.

Step 2: The work-force will create a clear tidy exclusion zone adjacent the RCGP party-wall at 3rd floor level, to ensure a suitable work area for the concrete cutting operatives and their specialist equipment.

Step 3: At this stage, Walkden House will be encapsulated by a perimeter scaffold with a Monor-sound Sheeting as a first defence against noise emissions. This scaffolding will not be attached to the RCGP party wall.

Step 4: The concrete cutters will core drill a 50mm diameter hole each end of the beam horizontally at the end column interface. This will allow them access to thread the wire through and completely loop the beam at the interface.

Step 5: To ensure that the abutting structure is completely separated from the Party-wall i.e. potential bolts or anchors that may have been used during the historic construction of Walkden House' the concrete cutters will perform a separation cut at the interface with their specialist wire saw. This wire saw is a very effective silent means of cutting structure accurately without causing any vibrational effect to adjacent buildings. With guides and rollers, it can cut to any desired line which is perfect for this scenario.

Step 6: With the rear of the beam now proven separated from the Party Wall, the concrete cutters will core drill a vertical 100mm diameter hole at 2no intermediate positions to the rear of the beam to allow future web-slings to be installed for the future lifting operation.

Step 7: The beam will receive the web-slings and the crane will hold 75% of the beam weight. Note the crane will not oversail the RCGP and will maintain 500mm distance from any part of the boundary.

Step 8: With the beam held, the concrete cutters will wire saw each end of the beam at the column intersections deeming the beam 'separated' and the crane will carefully lift the beam off and away from the party-wall. The lifting will be controlled by the crane slinger and crane driver and a rope tag line will be used and held by an operative to ensure the beam is steered away from the party-wall.

Step 9: The columns will now be removed. The concrete cutters will core a 100mm diameter hole horizontally to the rear of the column at the column beam interface. Note a 200mm section of beam will be protruding from the top of the column to assist with the future chain sling grip. The cutters will also drill a 50mm diameter hole horizontally at the base of the column to enable their wire saw access.

Step 10: The crane and chain sling will be attached through the top 100mm hole and the crane will hold partial weight.

Step 11: The concrete cutters will wire cut the bottom of the column until released and the crane will remove the column.

Removal of Walkden House Electrical Conduits

3.2.21 Electrical conduits will be removed from the RCGP northern elevation. This will entail the careful unscrewing of screws by hand, removing them, and filling holes with a cement based mortar of 1:5 Portland cement to sand.

3.3 Masonry Repair Methods

3.3.1 A number of repairs are to be undertaken to the RCGP northern elevation, prior to the installation of weatherproofing. Repair work, consisting of repointing and localised re-building of missing or defective facing brickwork is necessary to provide structural stability and to permit installation of temporary protection (as it would not be possible to securely fix felt and batten protection to defective brickwork with open joints and loose bricks).

Removal of Residual 19th century Brick Remnants

3.3.2 The remains of earlier brickwork (thought to belong to the 19th century terrace) overlying the RCGP wall face (in a thin layer) will be carefully removed by hand by a mason suitably experienced and skilled in historic brickwork. Removal will permit inspection of the underlying RCGP brickwork, to verify brick bond and condition and to facilitate installation of protection to the exposed RCGP party wall.

Removal of Walkden House Coping Stones

Embedded coping stones to which flashings for Walkden House were connected shall be cut back so that c.20mm projects from the elevation of the RCGP brickwork. This is to avoid cutting against the RCGP wall. Joints will be repointed flush with brick faces (respecting the original joint widths and brick arises) and to match existing, adjacent joints. The stones shall be pointed where required.

Figure 14. Walkden House coping stones embedded into the RCGP northern elevation

Brick Repointing Repair

3.3.3 Areas of the wall at and between ground floor and second floor (Walkden House levels) will require repointing. There may also be small and isolated areas of the exposed wall above second floor requiring repointing (See Brick Repointing Detail in Good Brick Area, in Appendix D – Remedial Detail Figure).

3.3.4 Repointing shall be carried out in accordance with BS 8221-2:2000 Code of practice for cleaning and surface repair of buildings – Part 2: Surface repair of natural stones, brick and terracotta.

3.3.5 Chemical analysis of existing mortar samples taken from the wall to 30 Euston Square has been undertaken by Sandberg LLP (Sandberg). The Sandberg report is referenced 1EW02-CSJ-EN-REP-S003-000051. The mortar samples analysed were found to comprise Portland cement and sand mixes and would fall within Designations ii or iii as given in BS 4551:2005 + A2:2013.

3.3.6 New mortar for repointing shall be compatible with the existing Portland cement mortar. Mortar shall be Designation (iii), Compressive Class M4 (M4 compressive classification as per BSEN459).

3.3.7 New mortar will be designed by a specialist subcontractor suitably experienced and qualified in the repair of historic brickwork. The sub-contractor will produce mortar samples and suitable sands for inspection with datasheets for sands, binders and mix ratio. These samples will be

agreed by the project's built heritage advisor and engineers in order to match mortars for compatibility and colour with existing surrounding masonry mortar.

3.3.8 Sand shall be well graded washed sand with no clay fines. Water used for washing shall be potable.

3.3.9 It is understood that the currently hidden brickwork will be covered and protected in the permanent state. Therefore, this part of the wall will not be exposed to weather.

3.3.10 Where mortar is present and in good condition, bonded to the brickwork, there is no requirement to remove this. Repointing of the wall is only required where either no mortar is currently present or where existing mortar is loose.

3.3.11 Note: Assessment of condition of brickwork joints and exact extent of remedial work will be carried out jointly by the project's built heritage advisor and specialist subcontractor suitably experienced and qualified in the repair of historic brickwork.

3.3.12 Loose mortar is to be raked out and the affected area repointed.

3.3.13 There may be small and isolated areas of the exposed wall at third floor and above requiring repointing.

3.3.14 Repointed areas should match the original pointing profile visible at third floor and above.

Note: Brickwork repointing repairs will be carried out by a specialist historic brickwork subcontractor.

Helibar Stitch Repair

3.3.15 Particularly poor-quality brick work has been observed at ground floor and at first floor (Walkden House levels) (See Helibar Stitch Repair Detail, in Appendix D – Remedial Detail Figure). These areas comprise of brickwork with large gaps (approximately 20mm) between bricks and non-standard bond patterns, forming notional vertical cracks (Figure 15).

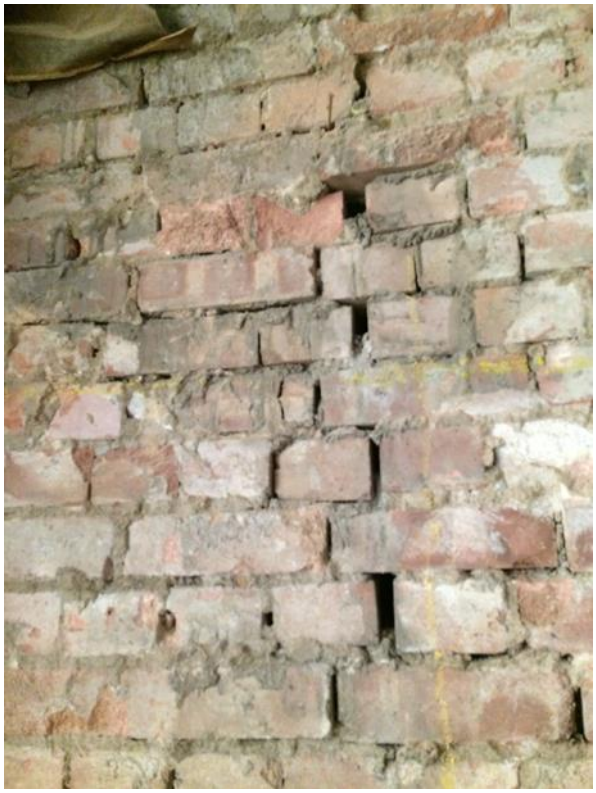


Figure 15. RCGP elevation at first floor (Walkden floor levels) showing brickwork needing repair (Mott MacDonald, 2019)

3.3.16 In order to ensure the wall's integrity, Helibar stitches are to be installed along with Helifix remedial wall ties. The area will be repointed as per the rest of the wall.

3.3.17 Proprietary 6mm diameter Helibar stainless steel bars shall be installed as per the Helibar Stitch Repair Detail, in Appendix D – Remedial Detail Figure

3.3.18 Helibars shall be installed at the top, bottom and at every four intermediary courses and shall extend a minimum of 500mm either side of the notional vertical crack.

3.3.19 Repointing shall be carried out as per the rest of the wall.

Note: Stitch repairs will be carried out by a specialist historic brickwork subcontractor

Facing Brickwork Repair

3.3.20 There are two known void features in the RCGP northern elevation (See Brick Infill Repair, in Appendix D – Remedial Detail Figure). These are located at ground and second floor (Walkden House levels). The largest is located at second floor.

3.3.21 At second floor level (Walkden House), void feature is partly infilled with rubble, approximately 1300mm high, as shown in Figure 16. This shall be removed. A single skin of new brickwork shall be installed within the void, where available, existing phorpres bricks will be re-used.

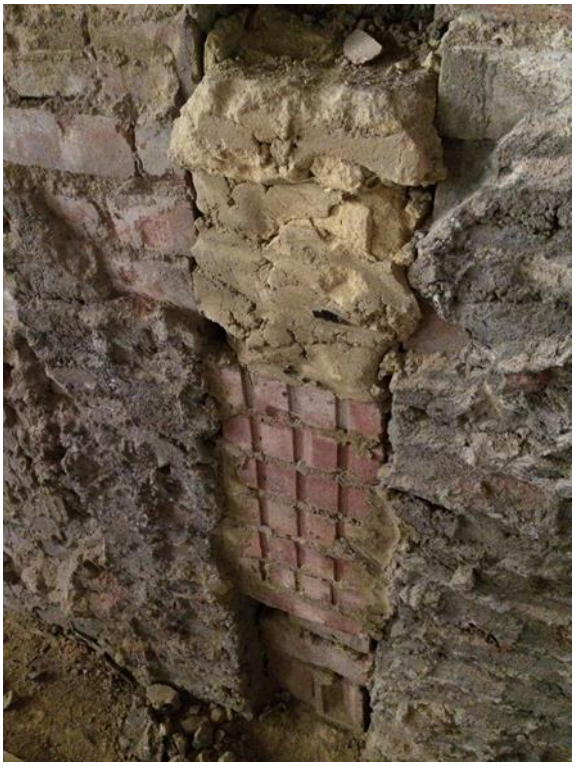


Figure 16. Close up of void Feature at second floor level (Walkden floor levels) of the RCGP (Mott MacDonald, 2019)

3.3.22 The approximate dimensions of the void are 250mm wide x 100mm deep. Existing defective brickwork will be removed without compromising the structure. The brick face will be repaired using bricks of matching type and dimensions, maintaining existing construction details including coursing, brick bond (English), and joint widths. Any voids behind the brick face and in the wall core will be filled with a mixture of bedding mortar and suitably sized clean aggregate to be approved by the project's built heritage advisor. All joints will be filled to full depth and mortars will be protected as required (depending on environmental conditions) until fully cured / set.

3.3.23 In order to adequately bond this brickwork to main body of the wall, Helifix Remedial Wall Ties and Helibar horizontal stitches shall be installed using the method stated in sections 3.3.15 to 3.3.19

Note: Facing brickwork repairs will be carried out by a specialist historic brickwork subcontractor

3.4 Weather Proof the RCGP Party-Wall

3.4.1 It was assessed that the most appropriate medium term protection for the building was Felt and Batten; as this option was considered to have minimal intervention and is easily reversible.

3.4.2 A felt and batten weatherproofing will be either sequentially installed on a floor by floor basis as Walkden House is demolished, or it will be installed following the completed demolition of Walkden House (Appendix C Felt and Batten Detail Figure).

3.4.3 If the weatherproofing is secured sequentially then operatives will use the retained floor slab, aluminium towers and tower scaffold on each floor to secure the felt and batten in place. There will be no fixings to support the scaffold into the RCGP wall.

3.4.4 Where the remedial works are being undertaken, temporary 1000 gauge poly sheeting will be erected to ensure weathertightness, prior to temporary felt and batten install. The programme duration for the remedial works is expected to be no longer than two weeks per floor.

3.4.5 If weatherproofing is secured following completed demolition, then a full scaffold will be required to undertake the installation of the felt and batten. The scaffold would be erected across the area where the felt and batten is required. It will not be fixed to the RCGP party wall but would be a raked scaffold to ensure stability.

3.4.6 Demolition Operatives will use felt, 2*1 battens, screw fixings and wall plugs installed using rotary drills on a non-percussive setting. This will be attached in mortar joints where possible to allow for easy repair when permanent works are undertaken. The screws will be 60mm, inserted into a hole drilled into the masonry to a depth of 50mm, and will be installed at 400mm centres. The timber battens shall be tanalised as they will exposed to external weather conditions (as specified in the temporary façade solution report and the felt & batten drawing details).

3.4.7 Battens will not be fixed to the Portland stone quoins which do not require weatherproofing. Due to the coursing of the quoins, the end of every second course will be partially covered by the felt and batten but no fixings will be made to the quoins. Felt and batten will be modified around the shape of the quoins at the lowest and highest reach of the felt and batten protection in order to provide secure fixings to the RCGP northern elevation (see Appendix C - Felt and Batten Detail Figures).

3.4.8 The following actions will be undertaken:

- The exposed northern elevation of RCGP which was historically a party wall with residential properties prior to the construction of Walkden House, and therefore not weatherproof, will be protected with felt and batten. This will include the ground to second floors of the RCGP.
- An assessment of the condition of the RCGP brickwork will be undertaken as it is exposed. RCGP brickwork which was historically exterior, prior to the construction of Walkden House, will be protected only if it is assessed as no longer weatherproof. This will minimise the need to drill into the RCGP party wall to attach fixings.
- Newly exposed elements of the northern elevation of RCGP will be recorded prior to the remedial repairs and the application of weatherproofing (Section 4 Recording), in accordance with an associated Project Plan and Location Specific Written Scheme of Investigation (LSWSI).

4 Recording

4.1.1 The building recording will comprise a Level 2 survey, as defined in Understanding Historic Buildings: A guide to good recording practice (HE, 2016). This will provide a sufficient level of recording to both assess the form and character, and any changes thereof, of the building over its lifetime, including a photographic record of the building and its immediate setting. It will also enable an identification of any previously unknown significant architectural features. A Level 2 recording and its specification, as set out in section 5 of the Historic England document (2016), is summarised here: "A higher level of descriptive survey when further works are not envisaged. The exterior will be inspected, and the written account will be accompanied by photographs and some drawing. The survey will enable a general statement of significance to be made." Recording will be undertaken of the party wall interface only, and as such will include only the exterior of the RCGP building.

4.1.2 Historic building recording of the northern elevation of RCGP will be carried out in accordance with the procedures set out in this method statement by a Built Heritage Specialist. These will be incorporated with the final Historic Building Report to be shared with all relevant parties. 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).

4.1.3 Recording will be undertaken in accordance with a separate Project Plan (PP) and Location Specific Written Scheme of Investigation (LS-WSI) to be produced in line with this Heritage Agreed Method Statement for recording of the RCGP party wall. Building recording works will be undertaken in accordance with the commitments set out in the HS2 Heritage Memorandum, which forms part of the Environmental Minimum Requirements (EMRs) for the project.

References and glossary of terms

References

Title	Reference
HS2 Phase One Environmental Statement and Supplementary Environmental Statements	P1S3-ETM-EV-REP-SS06_SL16-000001_P01
Cultural Heritage GIS Specification	HS2-HS2-GI-SPE-000-000004
Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy	HS2-HS2-EV-STR-000-000015
Technical Standard - Specification for historic environment investigations	HS2-HS2-EV-STD-000-000035
HS2 Technical Standard: Specification for Project Plans and Location Specific Written Scheme of Investigations	HS2-HS2-EV-STD-000-000036
Technical Standard: Historic Environment Physical Archive Procedure	HS2-HS2-EV-STD-000-000039
Technical Standard: Historic Environment Digital Data Management and Archiving Procedure	HS2-HS2-EV-STD-000-000040
Detailed Desk Based Assessment for St James's Gardens Buildings	1D037-EDP-EV-ASM-S000-00000
Understanding Historic Buildings: A guide to good recording practice.	Historic England. 2016. *Understanding Historic Buildings: A guide to good recording practice* [Online]

	Available at: https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/ [Accessed: 12/03/19]
Standards and guidance for the archaeological investigation and recording of standing buildings or structures	CIfA. 2014. Standards and guidance for the archaeological investigation and recording of standing buildings or structures [Online] Available at: https: https://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf [Accessed: 12/03/19]
Single or Return? The History of the Transport Salaried Staffs' Association	Wallace, M. 1996. *Single or Return? The History of the Transport Salaried Staffs' Association.* Transport Salaried Staffs' Association. London: England
From Arcadia to Euston Square: a historical perspective on the RCGP's new headquarters	Heath, D. 2012. From Arcadia to Euston Square: a historical perspective on the RCGP's new headquarters [Online] Available at: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3481501/ [Accessed: 17/06/19]
Walkden House Structural Demolition RAMS	1EW02-CSJ-HS-MST-S003-000205
WP004 Structural report for Walkden House	1EW02-CSJ-GL-REP-S003-000075
Royal College of General Practitioners 30 Euston Square Listed Building and Structural Assessment Report	Alan Baxter, 2018 [Appendix 3]
Walkden House Party Wall	1EW02-CSJ-HS-MST-S003-000625

Investigation Report	
Significance and the threat to fabric and setting from High Speed 2 - Royal College of General Practitioners	Arts Lettres Techniques, 2018. Significance and the threat to fabric and setting from High Speed 2 – Royal College of General Practitioners
Table 2 Heritage Agreement	London Borough of Camden, 2017 – Table 2 Heritage Agreement
RCGP & Walkden House (WH) Party Wall	Woolfit, C. 2019. RCGP & Walkden House (WH) Party Wall
Non - Intrusive Investigation Report - Walkden House / RCGP, N W1	1EW02 - CSJ - GL - REP - S003 - 000142
Walkden House Mortar Samples Report	1EW02-CSJ-EN-REP-S003-000051
Walkden House Site Visit Report	PAYE Stonework and Restorations Ltd. 2019.

Glossary of terms

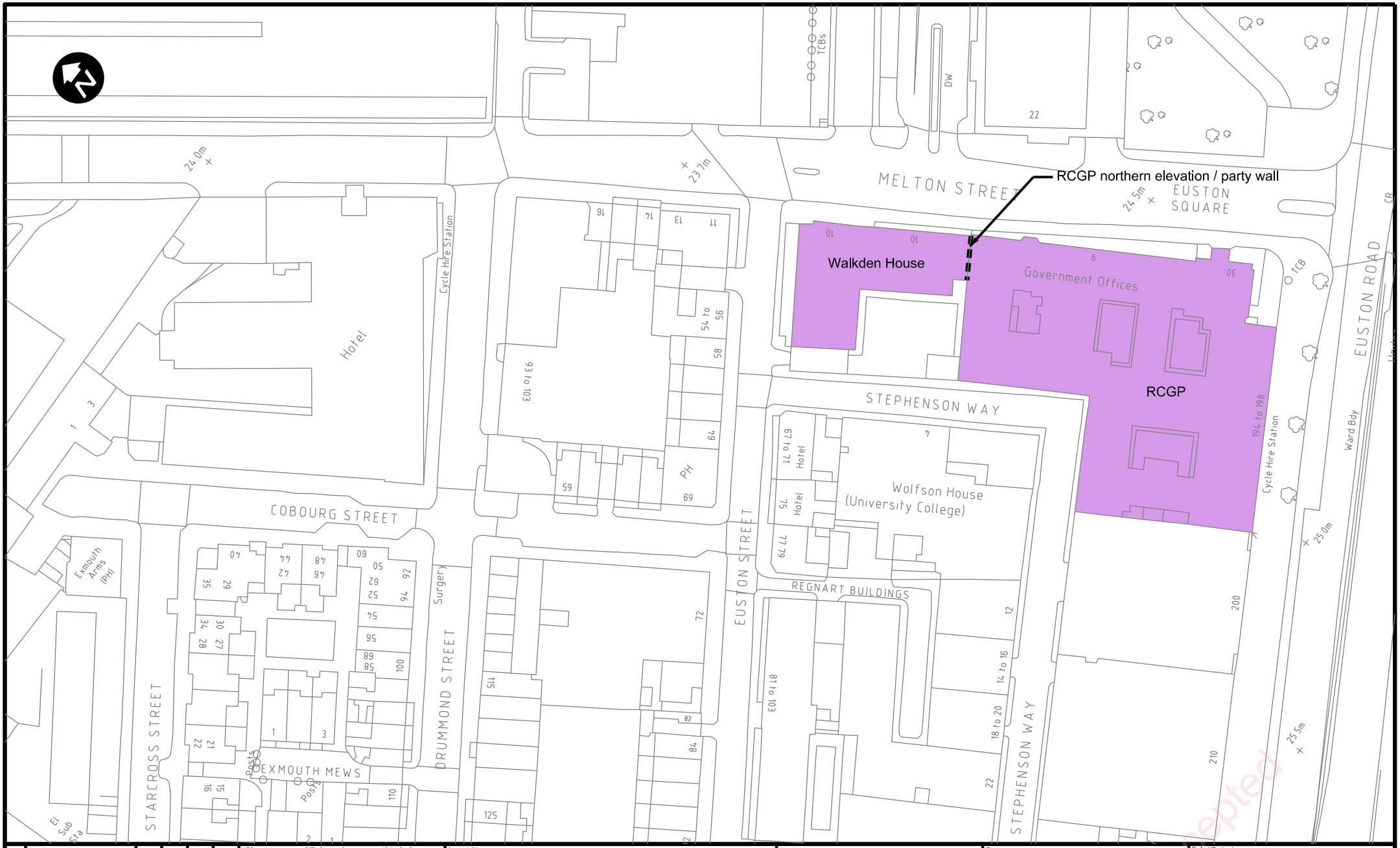
The following terms have been used in this report:

- Contractor – the organisation undertaking the evaluation on behalf of the Employer.
- Detailed Desk Based Assessment (DDBA) – analytical document that builds on the information gathered previously in the Environmental Statement to address particular issues, questions or uncertainties within a given area. It may be developed to provide a more detailed understanding of the resource in an area to inform design development or construction programming.
- Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy (GWSI: HERDS) – the framework for delivering all historic environment investigations undertaken as part of the HS2 Phase 1 programme.
- Location – a specific HS2 worksite or group of worksites that are being addressed as a combine historic environment investigation programme of assessment, evaluation and investigation.
- Project Plans – specification document for each specific package of activity (e.g. a survey, desk based assessment, excavation, recoding project). The plans would respond to the Specific Objectives set out in the GWSI: HERDS and be delivered within an agreed budget.
- Works – the specific historic environment assessment, evaluation or investigation works at each location

List of acronyms

Acronym	Meaning
AIMS	Asset Information Management System
ADS	Archaeological Data Service
BIM	Building Information Modelling
CIfA	Chartered Institute for Archaeologists
CSJV	Costain Skanska Joint Venture
DDBA	Detailed Desk Based Assessment
HAMS	Heritage Agreed Method Statement
EIA	Environmental Impact Assessment
ES	Environmental Statement
GIS	Geographical Information Systems
GLAAS	Greater London Archaeology Advisory Service
GLHER	Greater London Historic Environment Record
GWSI: HERDS	Generic Written Scheme of Investigation: Historic Environment Research and Delivery Strategy
HE	Historic England (formerly English Heritage)
HER	Historic Environment Record
HS2	High Speed 2
LBC	London Borough of Camden
LMA	London Metropolitan Archive
LS-WSI	Location Specific Written Scheme of Investigation
MHI	MOLA Headland Infrastructure
OASIS	Online Access to the Index of archaeological investigations
PDF	Portable Document Format
PP	Project Plan
QA	Quality Assurance
RCA	Railway Clerk's Association
RCGP	Royal College of General Practitioners
RICS	Royal Institute of Chartered Surveyors
TBM	Temporary Bench Mark
TSA	The Survey Association
TSSA	Transport Salaried Staff's Association
TST	Total Station Theodolite

Appendix A. Location Plan



Rev	Description	Drawn	Checked	Con App	HS2 App	Scale with caution as distortion can occur.
P01.1	First Issue	–	–	–	H01	HS2 accepts no responsibility for any circumstances which arise from the reproduction of this document after alteration, amendment or abbreviation or if it is issued in part or issued incompletely in any way.
	D01b	–	–	–	HT01	
	D02b				H02 HT02	
	D03b				H03 HT03	
	D04b				H04 HT04	
	D05b				H05 HT05	

Legends/Notes:

HS2

Registered in England
Registration No. 06791686
Registered office:
2 Snow Hill, Queensway,
Birmingham, B4 6GA

OFFICIAL

Creator/Originator: COSTAIN SKANSKA JV

Zone: EUSTON HS STATIONS

Project/Contract: ENABLING WORKS SOUTH

Design Stage: SCHEME

Discipline/Function: HERITAGE

Drawing Title: RGCP & WALKDEN HOUSE

LOCATION PLAN

Drawn	Checked	Approved
---	---	---

Date	Scale	Size
25/06/19	1:1000	A4L

Drawing No.: 1EW02-CSJ-GT-DSK-S003-000002

Rev.: P01.1

Appendix B. NHLE Entry

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

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1113131

Date first listed: 14-May-1974

Date of most recent amendment: 02-Aug-2011

County: Greater London Authority

District: Camden

District Type: London Borough

Summary of Building

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

Reasons for Designation

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

History

This was the national headquarters of the London Edinburgh & Glasgow Assurance Company, which specialised in welfare insurance for low-income workers and their families. The LE&GAC became part of the National Amalgamated Approved Society in 1912, a joint venture by a number of assurance societies, after which the building became the NAAS headquarters. Welfare insurance companies became obsolete following the National Insurance Act (1946) and the advent of the National Health Service (1948), after which the building was acquired by the Government as the premises of the Ministry of National Insurance, and subsequently the Department of Health & Social Security. The LE&GAC building is regarded as the first and only scholarly building in the Greek style since the work of CR Cockerell (1788-1863), and considered to be one of the most important works of the distinguished architect Arthur Beresford Pite

(1861-1934). It was intended as the first stage of a much larger scheme with a long elevation in Euston Road, but Pite was not retained to complete the last phase, built in 1932 to the design of WH Gunton (Nos 194 -198 Euston Road).

Details

MATERIALS: Load bearing Portland stone and brick masonry; steel and concrete floors; slate roofs; windows steel or timber casements.

PLAN: Comprises a long rectangular block facing E into Euston Square and Melton Street with a short S return into Euston Road, and a deep rear wing on the N side forming an L-plan. The internal plan comprises an entrance hall to the S leading through to a large open L-plan office. The first floor has a board room above the entrance hall, followed by a series of offices along a corridor, and an open-plan office in the rear wing. The floors above have open-plan offices. The attic, which originally contained a club room, dining room and a caretaker's flat, is now open plan. There are 3 stairs: at the rear of the entrance hall serving the Euston Road entrance, with a lift and spiral stair adjacent; in the N entrance bay, and in the SW corner of the rear wing.

EXTERIOR: Four storeys, attic and basement, with rusticated ground floor, an enriched band between ground and first floors and a bracketed cornice at attic level. The front (E) elevation of 1906-8 has 9 principal bays arranged 3-3-3, plus a recessed entrance bay to the N. The piers to the ground-floor flanking bays break forward to form pedestals supporting a giant order of attached fluted Ionic columns in the Bassae order (derived from the interior of the Temple of Apollo Epicurius at Bassae), carrying an entablature breaking forward above the columns. Second-floor windows have roundels on aprons and a moulded band beneath; those to third floor have pediments with keystones. The main entrance in the penultimate bay to the south has a porch with square granite pillars supporting an enriched frieze and segmental hood, and upswept wrought-iron gates attached to piers with cast-iron wreath hinges. The three central bays have paired windows to each bay; those at first and second floors divided by giant order of Ionic columns and set within a moulded frame, with cornice above. The third floor has tripartite windows divided by Ionic columns, flanked by pilasters. The S return to Euston Road is similar to the flanking bays of the main elevation except that the columns support a straight entablature and a pediment, and the first-floor windows have cast-iron balconies. Entrance has glazed timber door with iron grilles. The attic storey, originally rising above the outer flanking bays only, is in the form of an open loggia with Ionic columns. Stonework details are derived from Greek stele heads, sarcophagi and other sepulchral monuments. Above the central bays are three triangular gables, added 1913, each with a Serliana. The N entrance bay has a slightly bowed porch with plain transom and mullion detail, and glazed timber doors with iron grilles. Above, a round-arched recess rises through two floors, with Diocletian windows at top and bottom, and a mezzanine window with paired round arches separated by an Ionic half-column. This bay terminates with a complex attic feature with three small rectangular windows, a tiny Diocletian window and plain transoms and mullions.

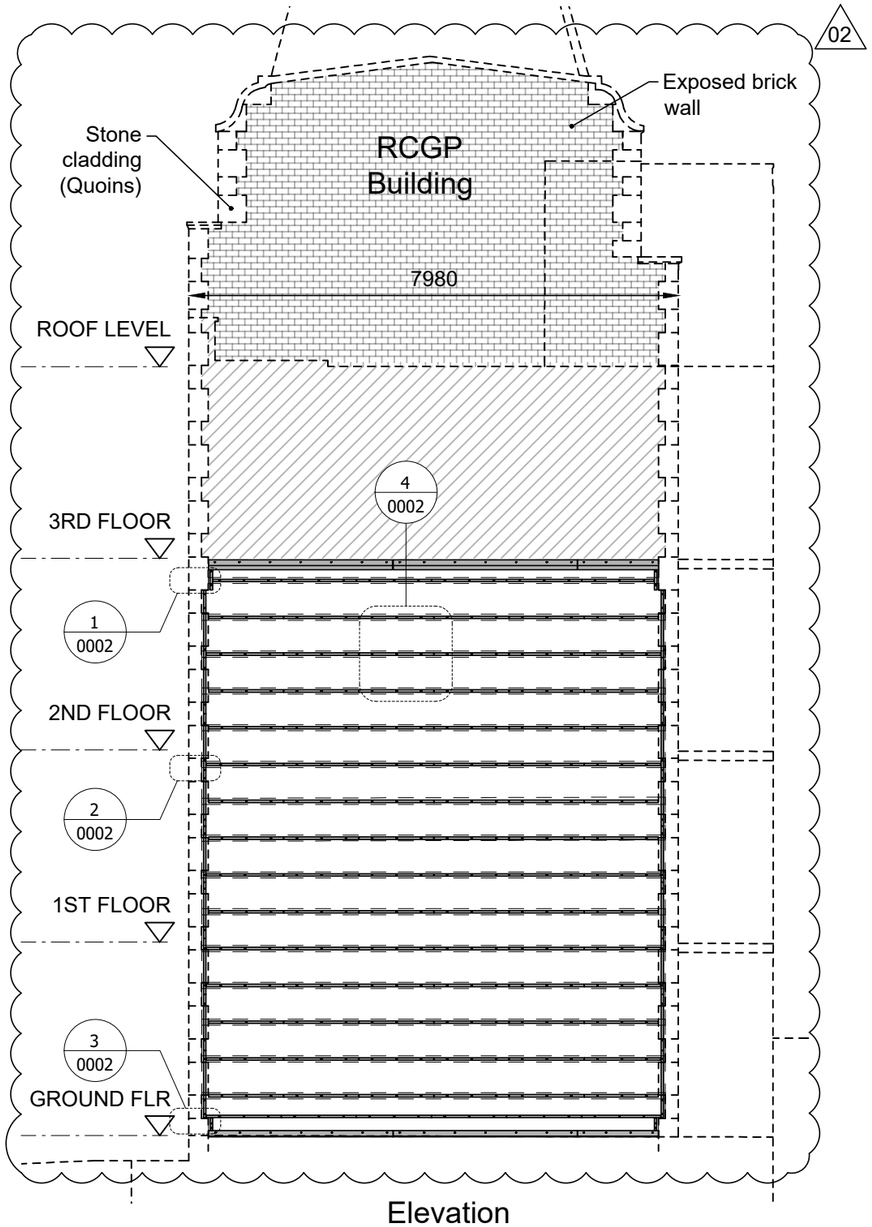
The 1923 extension, also designed in the Greek idiom, is 3 storeys plus a set-back attic and a mansard roof. Façade of 2 bays, with pilastered ground-floor windows; upper-floor windows are set under broken pediments with stylised Ionic drops to the upper floors, separated by roundel spandrel panels.

INTERIOR: The entrance hall has a glazed timber lobby in the form of a kiosk with canted sides (glazing replaced), antifixae and an urn finial. The walls and ceiling are lavishly finished in green and cream Doulton Parian ware tiles with moulded relief patterns, the ceiling has elongated console brackets. The elaborate tiled chimneypiece has a black marble moulded surround and black and white tiled slips and fireback; the overmantel has three roundels with the arms of London, Edinburgh and Glasgow, surmounted by a stylised Greek entablature and pediment with antefixae. The black and white mosaic floor is laid out in grid pattern with large central roundel of guilloches containing the 12 signs of the zodiac, in centre of which a roundel of letters reads "Founded Anno Domini MDCCCLXXXI" encircling the

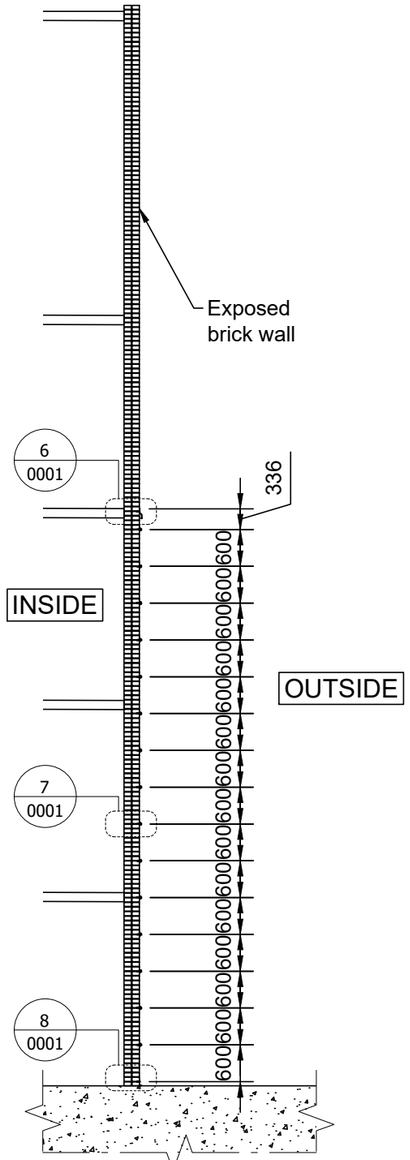
intertwined initials LEG'. A black marble wall tablet records names of company members who fell in the Great War. A pair of arches leads through to the office, which has a beamed plaster ceiling supported on series of paired arches clad in green and white relief tiles, similar to entrance hall. The walls are clad in brown and dark yellow tiles to dado height, and cream and yellow tiles above. The first-floor offices have oak panelled doors with pedimented architraves. The board room has three-quarter height oak panelling, a coffered plaster ceiling and ribbed frieze, and a handsome chimneypiece in the Greek style with white marble surround and yellow and black marble slips, by Farmer & Brindley. Windows are set into arched recesses. Two other offices have oak chimneypieces. There are glazed doors to either end of the corridor. The rear wing has green and cream tiled piers and brown tiled dados, matching those to ground floor office; the third floor also has these features. The attic storey has no original features except for one fireplace. The S stair has a closed string, carved drop finials, heavy handrail and turned balusters, and unusual newel posts in form of fluted obelisks. The inner string has brown and yellow tiling. The N stair has a close string and elongated finials with rounded caps, and triangular stick balusters set in groups of three; the SW stair has a simple handrail attached to the wall; both stairwells are clad in bands of banded brown and cream glazed bricks. The N extension has no interior features of interest.

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

Appendix C. Felt and Batten Detail Figures

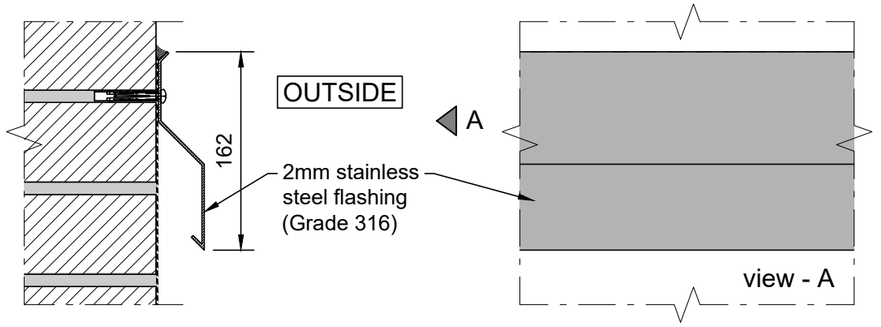


Elevation
Scale 1:100

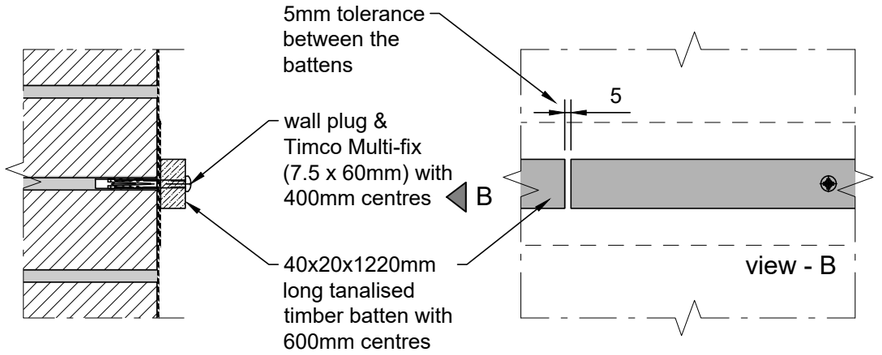


Wall Section
Scale 1:100

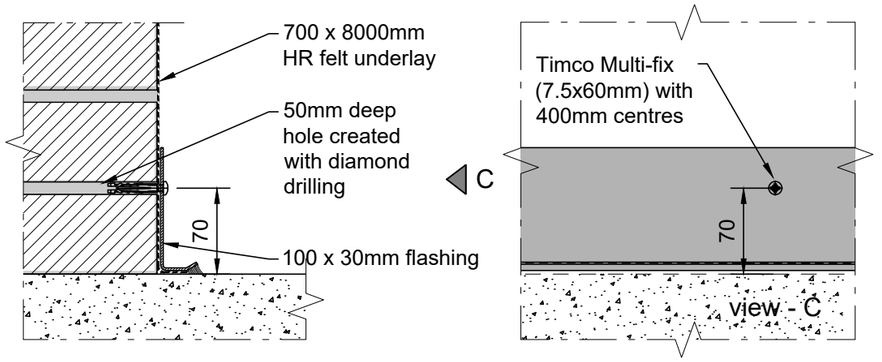
Detail 6
Scale 1:5



Detail 7
Scale 1:5



Detail 8
Scale 1:5



Mott MacDonald
10 Fleet Place
London, EC4M 7RB
United Kingdom

T +44 (0)20 8774 0300
F
W mottmac.com

Client
CSJV

Rev	Date	Drawn	Description	Ch'k'd	App'd
00	06/09/19	MM	First Issue	AD	CA
01	19/09/19	MM	Revision 01	AD	CA
02	16/10/19	MM	Revision 02	AD	CA

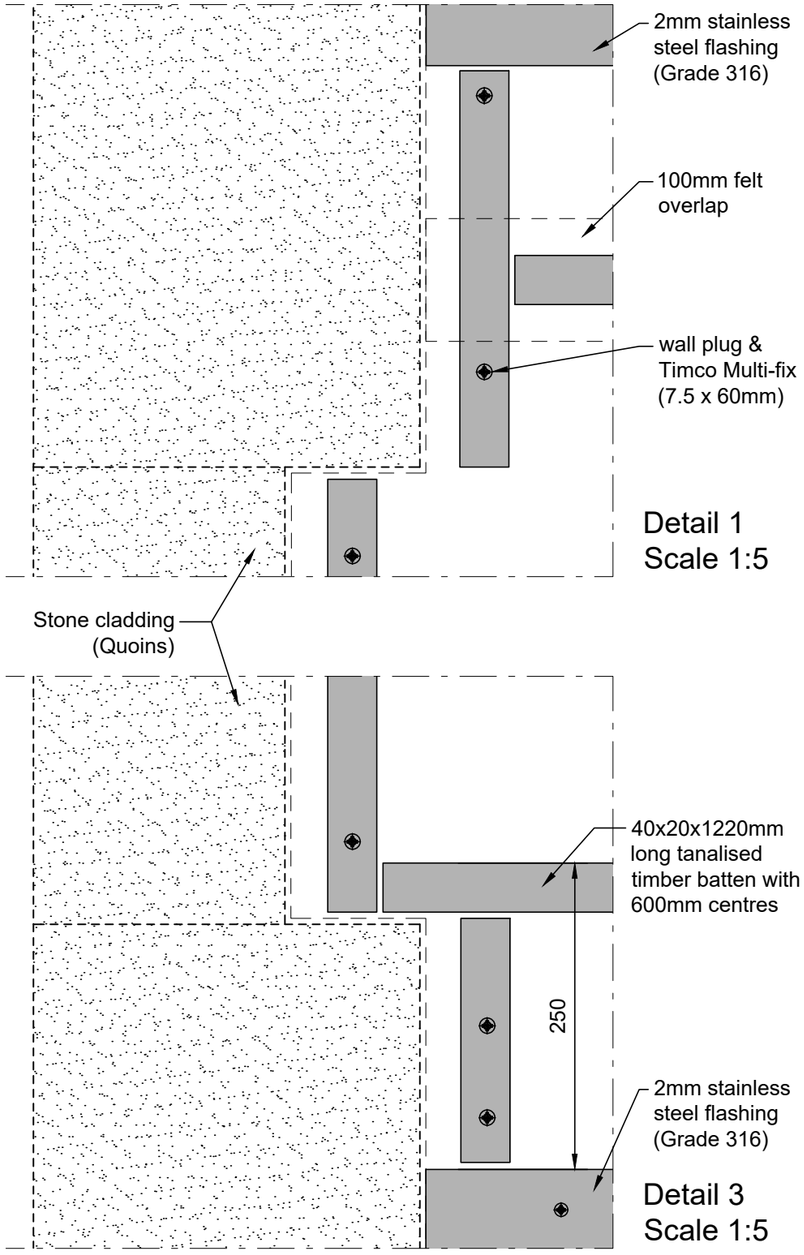
Title
RCGP Building
Weatherproofing Facade
Felt & Batten Details

Drawn	MM	
Checked	AD	
Approved	C Atkinson	

Scale at A3
As shown

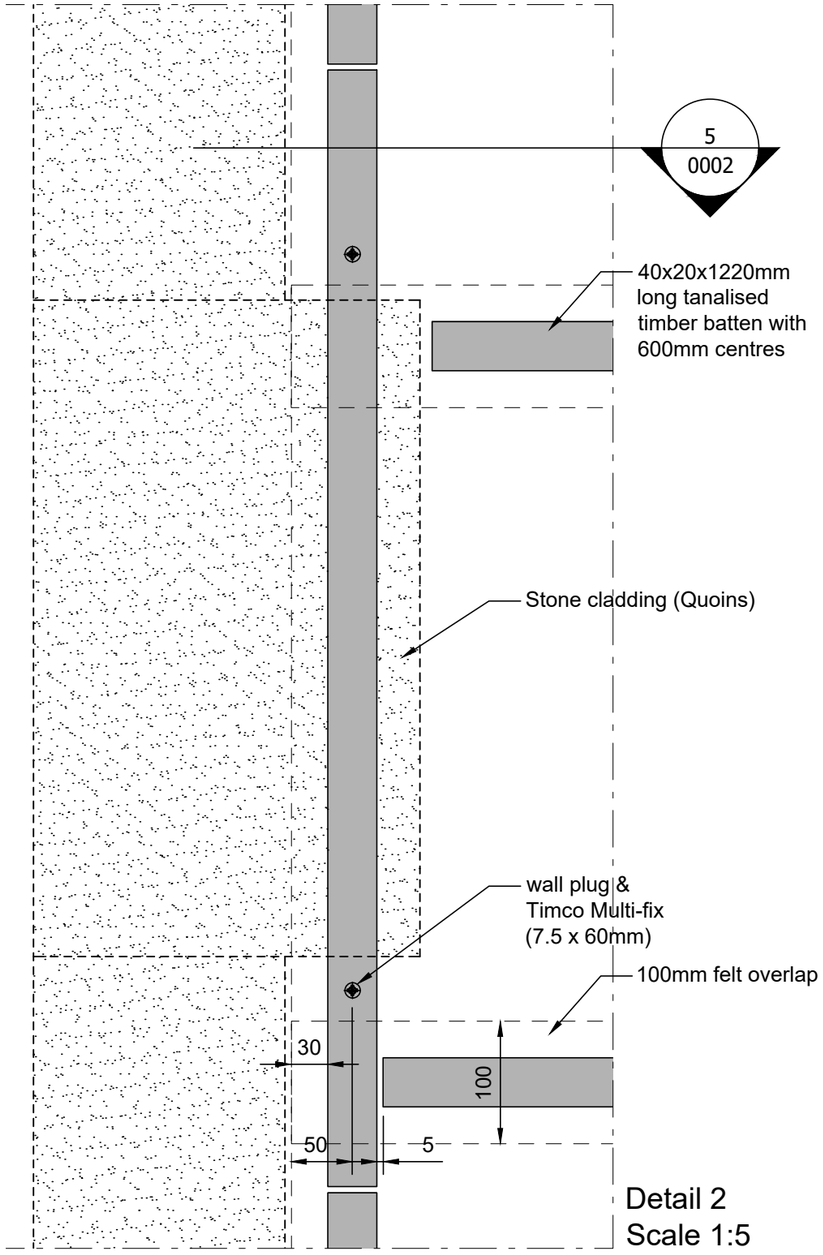
Drawing Number
387959-MMD-XX-00-DR-C-0001

Security	Status	Rev
STD	PRE	02

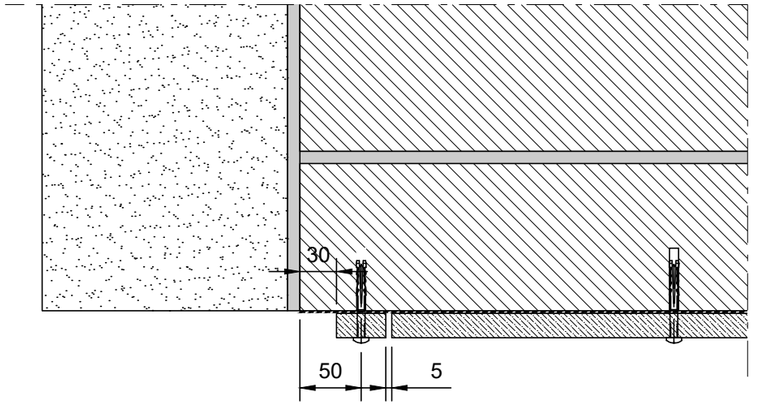


Detail 1
Scale 1:5

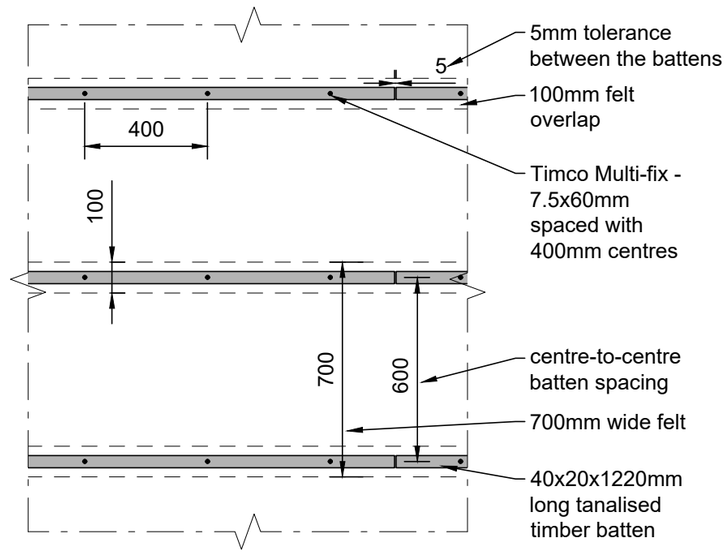
Detail 3
Scale 1:5



Detail 2
Scale 1:5



Detail 5
Scale 1:5



Detail 4
Scale 1:5

MOTT MACDONALD

Mott MacDonald
10 Fleet Place
London, EC4M 7RB
United Kingdom

T +44 (0)20 8774 0300
F
W mottmac.com

Client
CSJV

Rev	Date	Drawn	Description	Ch'k'd	App'd
00	16/10/19	MM	First Issue	AD	CA

Title
RCGP Building
Weatherproofing Facade
Felt & Batten Details

Drawn	MM	06/09/19
Checked	AD	
Approved	C Atkinson	

Scale at A3
As shown

Drawing Number
387959-MMD-XX-00-DR-C-0002

Security	Status	Rev
STD	PRE	00

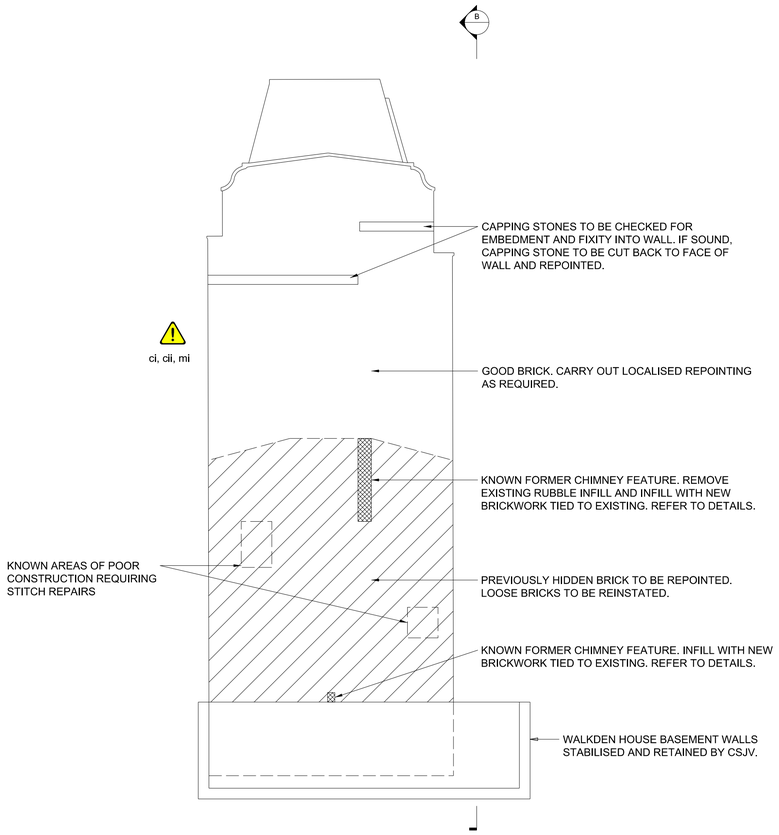
C:\Users\MOU87135\OneDrive - Mott MacDonald\Walkden_House\Walkden House Weatherproofing Design_v3.dwg Oct 17, 2019 - 12:28PM
MOU87135

Appendix D. Remedial Detail Figures

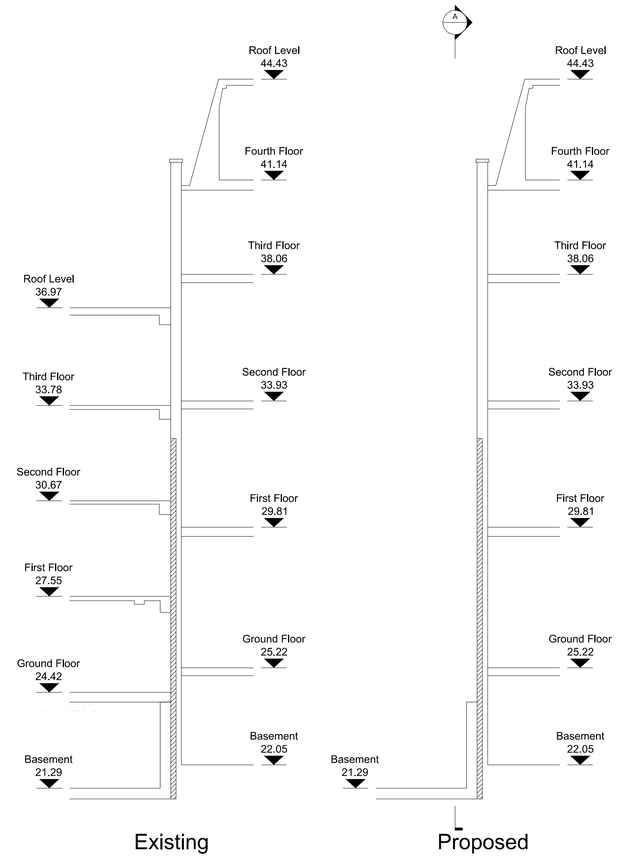
SAFETY, HEALTH & ENVIRONMENT RESIDUAL HAZARDS (SHE BOX)
CONSTRUCTION ci) WORKING WITHIN PARTIALLY DECONSTRUCTED BUILDING. cii) WORKING AT HEIGHT. MAINTENANCE mi) WORKING AT HEIGHT. DECOMMISIONING / DEMOLITION

NOTES

1. ALL WORKS TO BE CARRIED OUT BY A SUITABLY QUALIFIED AND EXPERIENCED HISTORIC MASONRY CONTRACTOR.
2. NEW MORTAR TO BE COMPATIBLE AND MATCH IN COLOUR AND PROFILE TO EXISTING MORTAR. REFER TO METHOD STATEMENT FOR FURTHER INFORMATION. MORTAR SAMPLES AND COMPOSITION INFORMATION TO BE SUBMITTED TO HERITAGE ADVISOR AND ENGINEER FOR APPROVAL.
3. ALL DIMENSIONS AND LEVELS ARE BASED ON SURVEY INFORMATION PROVIDED BY CSJV AND ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
4. ALL REPAIRS TO BE CARRIED OUT IN ACCORDANCE WITH BS 8221-2:2002 AND ACCOMPANYING METHOD STATEMENT.
5. ALL HELIFIX REMEDIAL TIES AND STITCHES TO BE INSTALLED IN ACCORDANCE WITH RELEVANT HELIFIX SPECIFICATIONS.
6. REPLACEMENT BRICKS TO MATCH EXISTING SURROUNDING BRICKWORK FOR SIZE AND COLOUR.



Elevation A-A - Approximate Elevational View of RCGP Wall
Not to Scale



Section B-B
Not to Scale

METRES @ 1:100 — 0 1 2 5 10

Rev	Description	Drawn	Checked	Con App	HS2 App
P01.2	Second Issue	CW 23/10/19	PO 23/10/19	PB 23/10/19	

Legends/Notes:

Scale with caution as distortion can occur.

HS2
Registered in England
Registration No. 06791686
Registered office:
2 Snow Hill, Queensway,
Birmingham, B4 6GA

OFFICIAL

Creator/Originator: COSTAIN SKANSKA JV

Zone: EUSTON HS STATIONS
Project/Contract: ENABLING WORKS SOUTH
Design Stage: CONCEPT
Discipline/Function: ARCHITECTURAL
Drawing Title: 30 EUSTON SQUARE - WALKDEN HOUSE
PARTY WALL STRUCTURAL REMEDIAL WORKS
ELEVATIONS AND SECTIONS

Drawn	Checked	Approved
CW	PO	PB

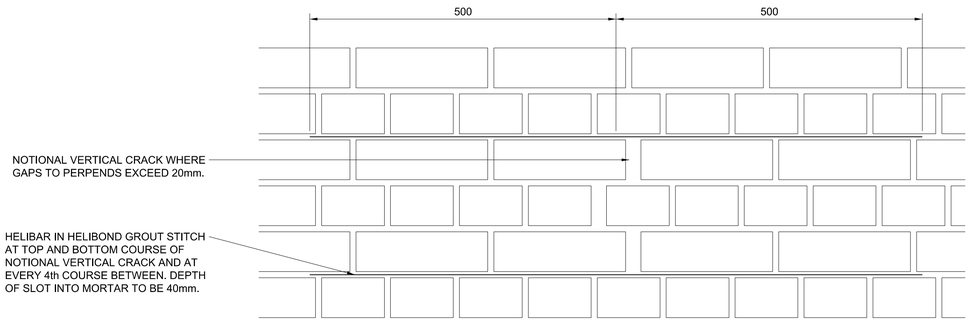
Date	Scale	Size
23/10/19	As Shown	A1

Drawing No.: 387959-MMD-XX-00-DR-C-0003
Rev.: P01.2

SAFETY, HEALTH & ENVIRONMENT RESIDUAL HAZARDS (SHE BOX)
CONSTRUCTION ci) WORKING WITHIN PARTIALLY DECONSTRUCTED BUILDING. cii) WORKING AT HEIGHT. MAINTENANCE mi) WORKING AT HEIGHT. DECOMMISIONING / DEMOLITION

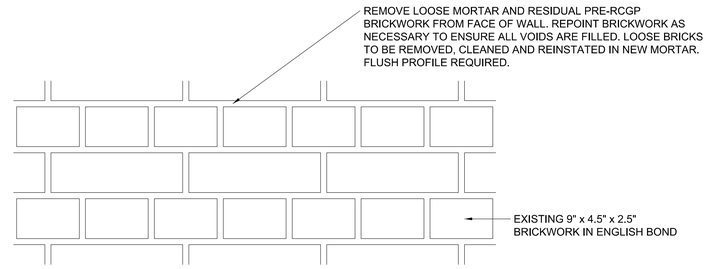
NOTES

1. ALL WORKS TO BE CARRIED OUT BY A SUITABLY QUALIFIED AND EXPERIENCED HISTORIC MASONRY CONTRACTOR.
2. NEW MORTAR TO BE COMPATIBLE AND MATCH IN COLOUR AND PROFILE TO EXISTING MORTAR. REFER TO METHOD STATEMENT FOR FURTHER INFORMATION. MORTAR SAMPLES AND COMPOSITION INFORMATION TO BE SUBMITTED TO HERITAGE ADVISOR AND ENGINEER FOR APPROVAL.
3. ALL DIMENSIONS AND LEVELS ARE BASED ON SURVEY INFORMATION PROVIDED BY CSJV AND ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
4. ALL REPAIRS TO BE CARRIED OUT IN ACCORDANCE WITH BS 8221-2:2002 AND ACCOMPANYING METHOD STATEMENT.
5. ALL HELIFIX REMEDIAL TIES AND STITCHES TO BE INSTALLED IN ACCORDANCE WITH RELEVANT HELIFIX SPECIFICATIONS.
6. REPLACEMENT BRICKS TO MATCH EXISTING SURROUNDING BRICKWORK FOR SIZE AND COLOUR.



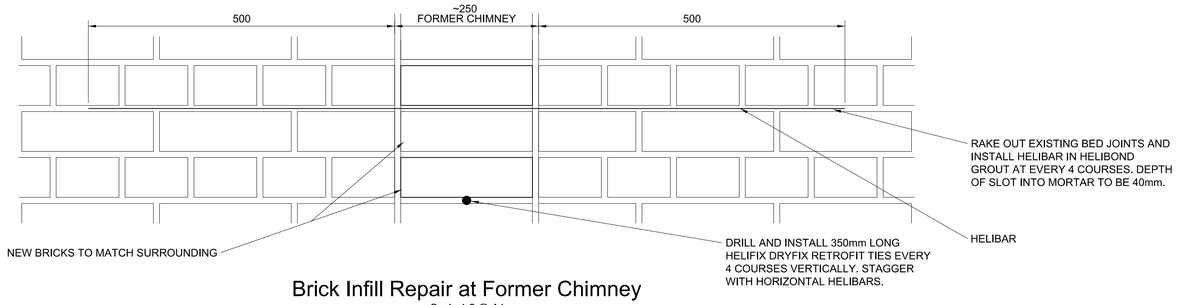
Helibar Stitch Repair Detail

Scale 1:5 @ A1



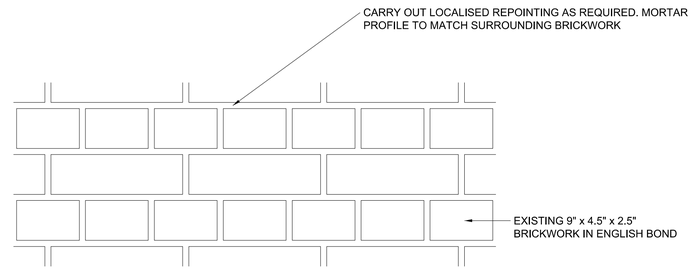
Brick Repointing Detail In Previously Hidden Brick Area

Scale 1:5 @ A1



Brick Infill Repair at Former Chimney

Scale 1:5 @ A1



Brick Repointing Detail In Good Brick Area

Scale 1:5 @ A1

METRES @ 1:5

0 0.05 0.1 0.2 0.5

Rev	Description	Drawn	Checked	Con App	HS2 App
P01.2	Second Issue	CW 23/10/19	PO 23/10/19	PB 23/10/19	

Legends/Notes:

HS2

Registered In England
Registration No. 06791686
Registered office:
2 Snow Hill, Queensway,
Birmingham, B4 6GA

OFFICIAL

Creator/Originator: COSTAIN SKANSKA JV

Zone: EUSTON HS STATIONS	Project/Contract: ENABLING WORKS SOUTH
Design Stage: CONCEPT	Discipline/Function: STRUCTURAL
Drawing Title: 30 EUSTON SQUARE - WALKDEN HOUSE PARTY WALL STRUCTURAL REMEDIAL WORKS DETAILS	Drawn: CW; Checked: PO; Approved: PB Date: 23/10/19; Scale: As Shown; Size: A1
Drawing No.: 387959-MMD-XX-00-DR-C-0004	Rev.: P01.2