

Former Eastman Dental Clinic,
256 Grays Inn Road:
Temporary Site Office
Heritage Statement
Prepared for
University College London
February 2020



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Executive summary

Purpose and context

The Grade II listed former Eastman Dental Clinic (EDC) is part of the Eastman Dental Hospital site at 256 Grays Inn Road, Bloomsbury (the Site). The Site also includes the unlisted buildings of the former Royal Free Hospital (RFH) to the north and the Levy Wing (LW) to the east.

The Site is subject to scheme of partial redevelopment, which has received provisional planning permission and listed building consent (ref.: 2019/2879/P and 2019/2879/LBC), subject to the successful conclusion of a Section 106 Legal Agreement. The permission is expected to be formalised in February/March 2020. The scheme—known as the Institute of Neurology and UK Dementia Research Institute (IoN/UKDRI)—involves the demolition of much of the former RFH and the LW, and the construction of new buildings for medical research, outpatient facilities and academic space. Alterations to the listed building include the part rebuilding of the northern elevation and new entrance; replacement windows; new plant; works to the courtyard; and associated external and internal alterations associated with its conversion to educational use.

This heritage statement supports proposals to create a temporary construction site office in the former EDC, for use during the first (demolition) stage of works. These proposals involve the demolition of modern partitions and the installation of lightweight temporary walls, to be fixed to the existing fabric with screws.

Understanding the former EDC

The EDC was built in 1928–31 using funds donated by the American philanthropist George Eastman, Sir Albert Levy and Lord Riddell, President of the Royal Free Hospital. It was intended for the treatment of children whose parents could not afford dental care. Sir John Burnet and Partners designed the building: it is of steel-framed construction, clad in brown brick with Portland stone dressings, and comprises four storeys (including a lower-ground floor) on an 'H'-shaped plan. The interiors of the public rooms were in the art deco style, featuring polished marble, inset bas-reliefs and decorative oak panelling. However, as a working hospital, the EDC has been repeatedly altered and refurbished in order to keep up with developing medical standards and technology. Over the course of the twentieth century, several incremental extensions were added to the building, and the plan form has been substantially changed. Very little of the original internal fabric survives beyond the principal entrance hall sequence.

Significance

The EDC's historical value lies in its being a purpose-built specialist clinic, one of five Eastman Dental Clinics in major European cities. It is important for having provided specialised dental care for children, and for the major role it played in the development of modern public healthcare in this country.

The building has architectural interest as a late work of a distinguished architectural practice, Sir John Burnet and Partners, in the Beaux-Arts tradition. The surviving original interiors are of high significance; however, with the exception of the entrance hall sequence and the double-height, second-floor clinic, the original finishes and plan-form are all but lost. Modern partitions and the spaces they occupy are of no significance.

Heritage impact assessment

The existing partitions to be demolished are modern and of no historic or architectural interest. They either make a neutral contribution to the significance of the building or detract from it. Their demolition will have no impact on significance. As these partitions have already been earmarked for demolition in the IoN/UKDRI scheme, there will be no cumulative impacts.

The new temporary partitions are to be installed in areas of no historic or architectural interest. The fixing of the partitions to the existing fabric with screws will have a negligible impact on the historic fabric of the building. The partitions are temporary, and once they have been un-installed the fixing holes will be made good (except in fabric that is to be removed as part of the IoN/UKDRI scheme). This proposal will therefore have a neutral impact on significance.

The proposed works mostly affect areas and fabric of no heritage significance. Impact on historic fabric will be minimised by the use of screw fixings; this loss is negligible and the heritage impact of the proposed works neutral. The proposals preserve the significance of the listed building and are therefore in accordance with paragraph 192 of the NPPF (2019) and paragraph 7.41 and Policy D2 of Camden's Local Plan.

1.0 Introduction

1.1 Purpose

This Heritage Statement has been produced by Alan Baxter (ABA) for University College London (UCL) to support proposed internal alterations to the former EDC, part of the Eastman Dental Hospital site at 256 Grays Inn Road, Bloomsbury, in the London Borough of Camden. The Site also includes the buildings of the former RFH to the north of the former EDC and the LW to the east. The proposals are in relation to the creation of a site office for forthcoming construction work on the Site (see Section 1.4).

It is proposed to create a temporary construction site office in the former EDC, for use during the first (demolition) stage of works. These proposals involve the demolition of modern partitions and the installation of lightweight temporary walls, to be fixed to the existing fabric with screws.

1.2 Site

The former Eastman Dental Clinic, built 1928–31, is on the east side of Grays Inn Road, to the north of the junction with Guilford Street. The building was, until recently, in use as a hospital; it is currently vacant.

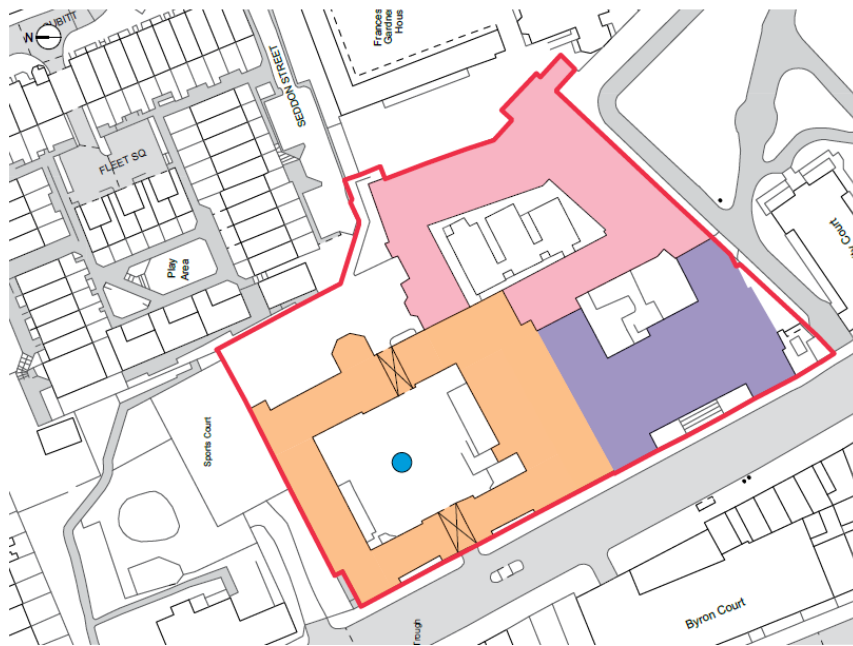
The EDC is of steel-framed construction, clad in brown brick with Portland stone dressings. It comprises four storeys (including a lower-ground floor) and has an 'H'-shaped plan, with later brick extensions added to the south and east (courtyard) elevations. An opening in the north elevation at ground-floor level gives access to a late twentieth-century extension, which connects with the New Wing of the former RFH, built in 1989.

In August 2018 the Grade-II listed EDC was the subject of an enhanced listing assessment, which confirmed the extent of the listed building: its north boundary runs along the line of the original footprint of the building, excluding the late twentieth-century infill extensions between the EDC and the former Royal Free Hospital; to the east the listed building is bounded by the Levy Wing, and to the south it is bounded by St Andrew's Gardens. Grays Inn Road forms the west boundary.

1.3 Designations

The EDC was statutorily listed at Grade II in 2007. The enhanced listing assessment in 2018 explicitly excluded the buildings of the former Royal Free Hospital, the Levy Wing, and other extensions to the former Eastman Dental Clinic from the listing.

The EDC sits within the Bloomsbury Conservation Area Sub Area 14 (Calthorpe Street/ Frederick Street) and opposite Sub Area 12 (Coram's Fields/ Brunswick Centre) (see Section 5.4).



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Figure 1: Eastman Dental Hospital site plan. The former EDH is highlighted in purple

- Site boundary
- Levy Wing
- Eastman Dental Hospital
- Former Royal Free Hospital
- Riddell Memorial Fountain



Contains Ordnance Survey data © Crown copyright and database right 2017

Figure 2: Designations plan

- Site boundary
- Grade II listed
- St Andrew's Gardens entrance gates, section of south side railing and monuments listed Grade II
- Bloomsbury Conservation Area boundary

1.4 Planning history

The Site is subject to scheme of partial redevelopment (the IoN/UKDRI) which has received provisional planning permission and listed building consent (ref.: 2019/2879/P and 2019/2879/LBC), subject to the successful conclusion of a Section 106 Legal Agreement. The permission is expected to be formalised in February/March 2020. The scheme involves the demolition of much of the former RFH and the LW, and the construction of new buildings for medical research, outpatient facilities and academic space. Alterations to the listed building include the part rebuilding of the northern elevation and creation of a new entrance; replacement windows; new plant; landscaping works to the courtyard; and external and internal alterations associated with its conversion to educational use. This Heritage Statement relates to proposals to create a temporary site office for the first stages of the construction works.

1.5 Structure of the report, methodology and limitations

After this introduction (chapter 1), chapter 2 sets out the history of the former EDC and chapter 3 assesses its significance. Chapter 4 summarises the proposals and assesses their potential heritage impact. Supporting information, including relevant planning policy, a list of sources, list description, conservation area maps and GLHER search results map, are to be found in chapter 5.

This heritage statement concerns the former EDC only. The assessment of the building's history and significance is based on ABA's *256 Grays Inn Road, Heritage Statement* (2019), submitted in support of planning and listed building consent applications 2019/2879/P and 2019/2879/LBC (see Section 1.4).

It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in this report—particularly relating to the dating and nature of the fabric—are based on our research, and on observations and interpretations of what was visible at the time of our site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.



Figure 3: Front elevation of the former EDC

2.0 Understanding the site

2.1 Summary history of the Eastman Dental Clinic

The EDC was built in 1928–31 using funds donated by the American philanthropist George Eastman, Sir Albert Levy and Lord Riddell, President of the Royal Free Hospital. It was intended for the treatment of children whose parents could not afford dental care. Sir John Burnet and Partners designed the building: it is of steel-framed construction, clad in brown brick with Portland stone dressings, and comprises four storeys (including a lower-ground floor) on an 'H'-shaped plan. The interiors of the public rooms were in the art deco style, featuring polished marble, inset bas-reliefs and decorative oak panelling. However, as a working hospital, the EDC has been repeatedly altered and refurbished in order to keep up with medical standards and technology. Over the course of the twentieth century, several incremental extensions were added to the building, particularly on the north side. Very little of the original internal fabric survives beyond the principal entrance hall sequence.

2.1.1 Original building

In 1926 the President of the Royal Free Hospital, Lord Riddell, successfully secured £200,000 from the American philanthropist George Eastman, the founder of the Eastman Kodak Company, for the construction of a new dental clinic on the site adjacent to the Royal Free Hospital. A further £100,000 was donated by Sir Albert Levy and Lord Riddell himself. The Eastman Dental Clinic was designed by Sir John Burnet and Partners, a distinguished architectural practice that was very influential in the development of Modern architecture in Britain. It opened in November 1931. With its central portico and symmetrical projecting end bays, its design reflected the Classicism and proportions of the adjoining Alexandra Wing.



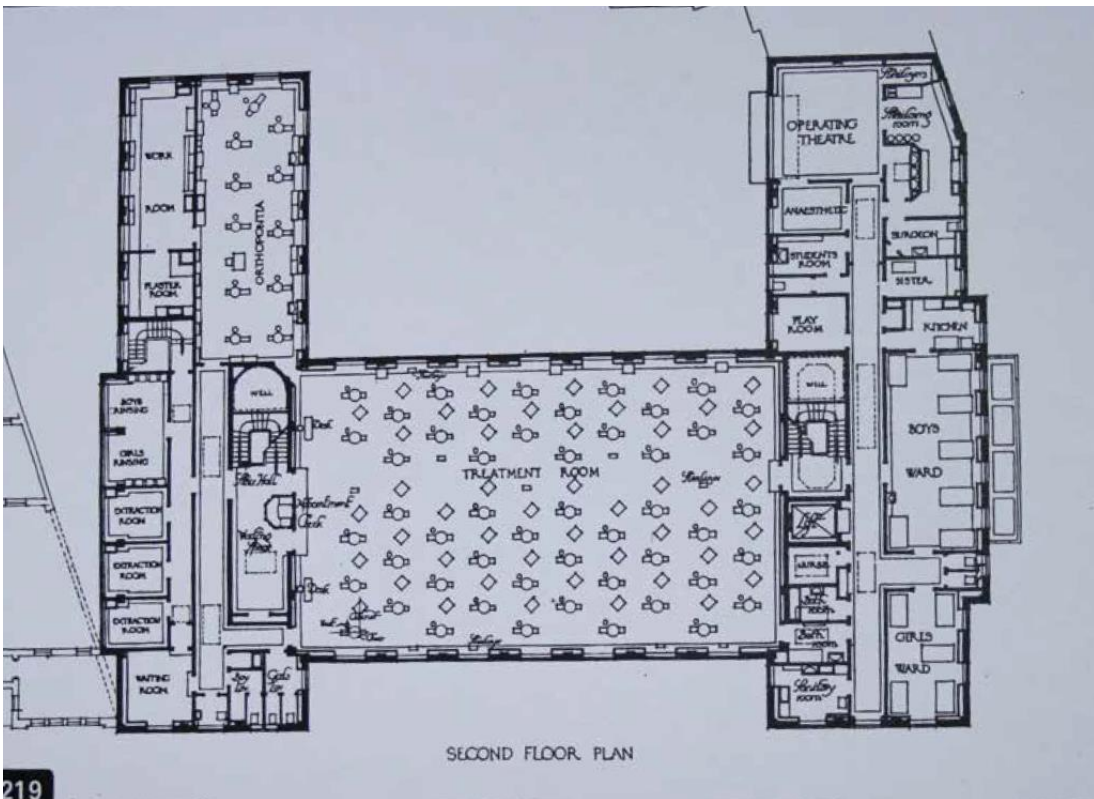
UCLH NHS Foundation Trust

Figure 4: the EDC as originally built in 1931, viewed from Grays Inn Road



UCLH NHS Foundation Trust

Figure 5: Principle entrance hall as first built in 1931



UCLH NHS Foundation Trust

Figure 6: Sir John Burnet and Partners' second-floor plan of the EDC, 1931, showing the double-height treatment room

2.1.2 The Second World War

In 1944 the hospital was hit by a flying bomb, causing few casualties but severely reducing its capacity. Some blast damage was caused to the rear and north elevations of the EDC.

2.1.3 Later twentieth century

The immediate post-war period brought two major changes: the foundation of the National Health Service (NHS) and the EDC's independence from the Royal Free Hospital. The EDC became a postgraduate teaching institution.

In 1944 the Goodenough Committee's Report concluded that there were too many teaching hospitals in central London, and it was recommended that the Royal Free should move to premises further north. Subsequently, in 1974 the new Royal Free Hospital opened in Hampstead and the old hospital on Grays Inn Road was closed. At this point the EDC acquired the building.

Five years later the EDC took over the adjacent Levy Wing, which by this time had become derelict. It was refurbished and used to house research laboratories. In 1988 the original Clinic and Levy Wing were refurbished and the EDC was renamed the Eastman Dental Hospital. In 1999 it became part of UCLH NHS Trust.



Figure 7: Bomb damage to the north wing in 1944, viewed from the north-east

2.1.4 Former EDC today

The former EDC was in use as a hospital until late 2019. Today, almost all the interior finishes date from twentieth- and twenty-first century refurbishments, including suspended ceilings in most rooms. Most partitions are also modern, with the original plan-form surviving mainly in the central entrance and reception suit on the ground floor, in some areas of the lower-ground floor, the staircases and the second-floor double height clinic.



Figure 8: Double-height, second-floor clinic today. The sawtooth rooflights are concealed by the modern suspended ceiling

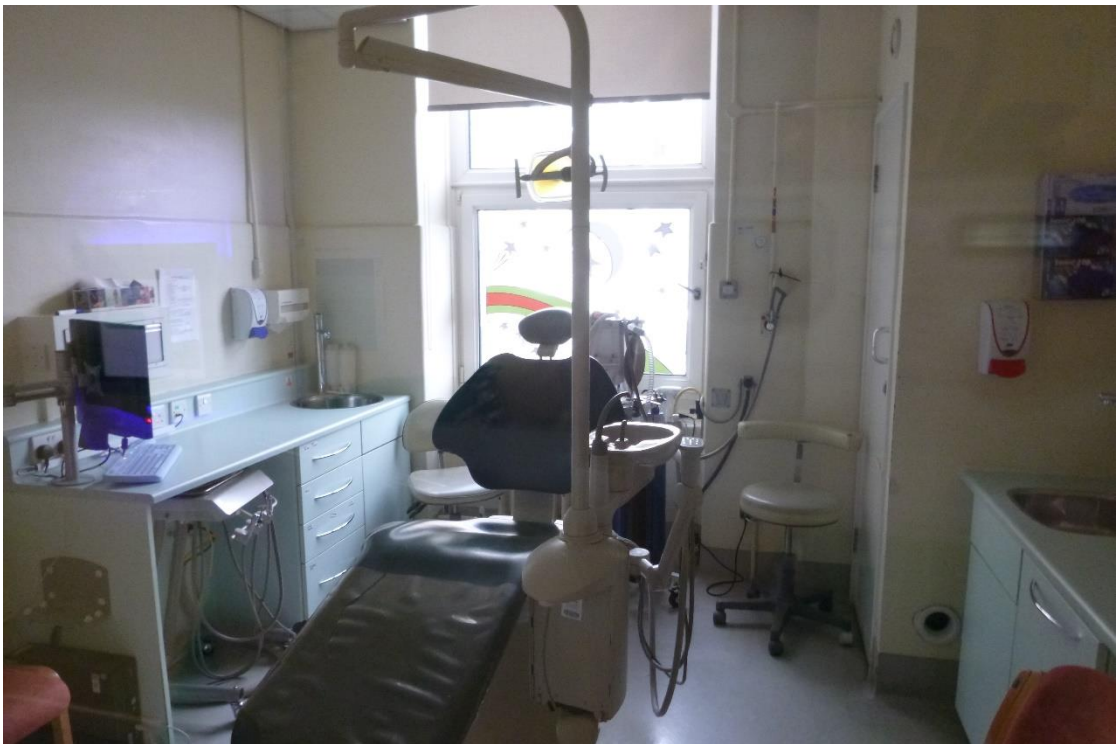


Figure 9: Modern lower-ground floor corridor; the original floor-plan is all but lost on this floor



ABA

Figure 10: Principle entrance hall today; here the historic finishes survive relatively intact



ABA

Figure 11: Typical treatment room with all modern finishes, on the second floor

3.0 Assessment of significance

3.1 Assessing significance

Assessing significance is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The purpose of this is not merely academic; it is essential to effective conservation and management because the identification of elements of high and lower significance, based on a thorough understanding of a site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site. The assessment identifies areas where no change, or only minimal changes should be considered, as well as those where more intrusive changes might be acceptable and could enrich understanding and appreciation of significance.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to the former EDC are listed in Section 1.3. However, it is necessary to go beyond these in order to arrive at a more detailed and broader understanding of significance that considers more than matters archaeological and architectural-historical. This is achieved here by using the terminology and criteria from the NPPF. This document places the concept of significance at the heart of the planning process.

Annex 2 of the NPPF defines significance as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England's *Conservation Principles, Policies and Guidance* (2008) includes a methodology for assessing significance by considering 'heritage values'. A revised version of this document is currently in consultation which brings these 'heritage values' more in line with the 'heritage interests' used in the NPPF. Heritage interests are used here because their adoption simplifies the preparation and assessment of planning and listed building consent applications, but the equivalent heritage values are given in brackets for reference.

This assessment uses three main types of interest as defined below:

Architectural and Artistic Interest ['aesthetic value']: *These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

Historic Interest ['historical value']: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity ['communal value'].*

Annex 2 of NPPF defines **archaeological interest** [**'evidential value'**] in the following way:

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Historic England has helpfully sought to clarify the distinction between archaeological interest and historic interest that the NPPF intends. Para 13 of HE's *Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-taking in the Historic Environment* (July 2015) begins:

Archaeological interest, as defined in the NPPF, differs from historic interest . . . because it is the prospects for a future expert archaeological investigation to reveal more about our past that need protecting.

The assessment of significance is usually an amalgam of these different types of interest, and the balance between them will vary from one case to the next. What is important is to demonstrate that all these interests have been considered. This is achieved by assessing the significance of the whole site relative to comparable places, and the relative significance of its component parts.

This assessment begins below with a Summary Statement of Significance, then by an assessment of significance by location. Only the internal areas of the building affected by the proposed works are assessed in detail below. Finally, at the end of the chapter, a series of plans graphically expresses the significance of the former EDC. The reader may find it useful to refer to these throughout.

3.2 Summary statement of significance

The former Eastman Dental Clinic's historical value lies in its being a purpose-built specialist clinic, one of five Eastman Dental Clinics in major European cities: the others are in Rome (1933), Brussels (1935), Stockholm (1936), and Paris (1937). It is important for having provided specialised dental care for children, and for the major role it has played in the development of modern public healthcare in this country. A late work of the distinguished architectural practice Sir John Burnet and Partners, the building has high artistic and architectural interest, due to the high quality of the design and materials. Burnet's neo-classical design echoes the design of the Eastman Dental Dispensary in Rochester, New York, which was designed by local architectural firm Gordon, Madden & Kaelber and completed in 1917. The Eastman Dental Clinics in Europe also share similar H-plan arrangements that feature a large main clinic and modern architectural language.

The principal ground-floor entrance hall and waiting rooms have retained their original form and much of their original fabric, including decorative details. These rooms, and the two main stair-wells, have high aesthetic and historical value and are therefore of high significance. The second-floor treatment room retains its original large volume, which was a particular feature of the Eastman Dental Clinics; its survival is important as evidence of how the building was designed to be used and this space is therefore of high significance. Other areas of the building that retain their original plan-form, but little original fabric due to refurbishment, are of medium significance, whilst areas that rudimentarily retain their original plan-form have limited significance. Throughout much of the building, however, substantial alterations have resulted in areas of no architectural or historic interest, and therefore neutral significance. On the lower-ground floor, modern partitions completely obscured the original plan-form and detract from significance. Throughout the building, modern suspended ceilings obscure the original tall volumes of the rooms and cut across the original windows, thereby detracting from the significance of the building.

3.3 Assessment of significance: interiors affected by proposals

Large open-plan treatment rooms were a feature of all the Eastman Dental Clinics. The main treatment room on the second floor survives and retains its original dimensions with high ceilings, and is therefore of high historic interest. However, it was refurbished in 1990 and now features modern low-level partitions and a suspended ceiling that conceals the original rooflights. This space is of the highest significance, but the modern partitions and ceiling detract from its significance.

In the rest of the areas affected by the proposals—namely, the central section of the lower ground floor and the south wing at lower-ground, first- and second-floor level—much of the original floor-plan and fabric has been lost; to support its continued use as a dental clinic and hospital, the building has necessarily been upgraded over the decades. These areas are now of no architectural or historic interest. The interior spaces and plan-form of the lower-ground floor have been completely obscured by modern partitions, which detract from the significance of the building. Today most of the corridors, offices and treatment rooms feature suspended ceilings that obscure the original high ceilings and the tall windows, thereby detracting from the significance of the building. Throughout the building modern linoleum, which has no aesthetic or historical value, has replaced or covered the original finishes.

3.4 Significance plans

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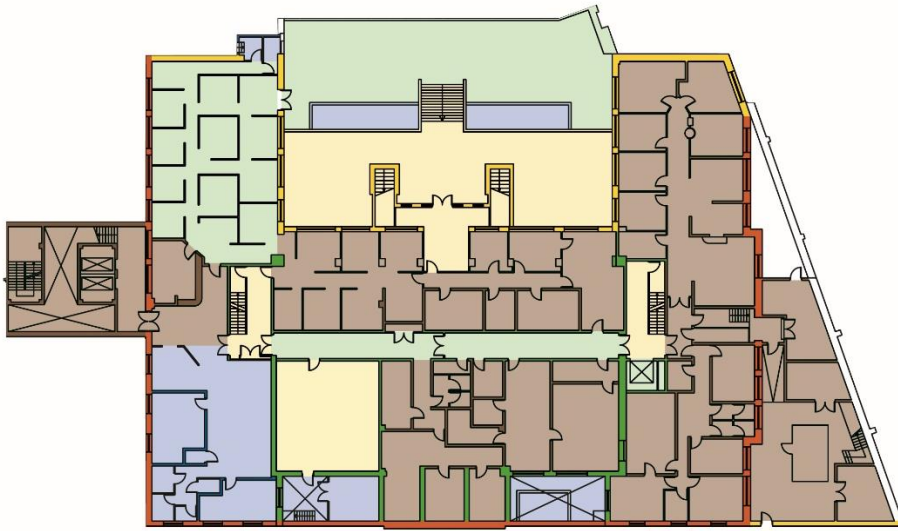


Figure 12: Lower-ground floor

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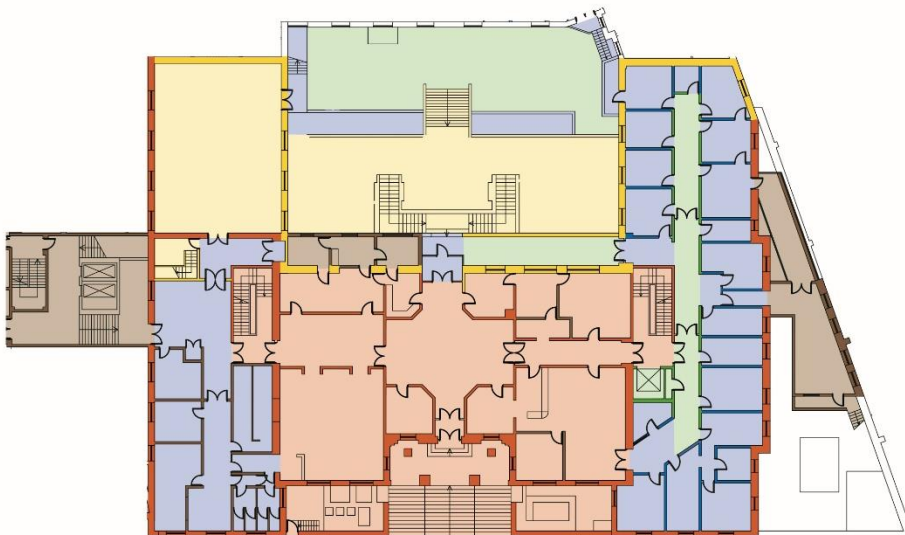
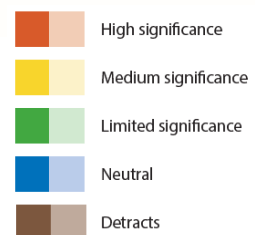


Figure 13: Ground floor



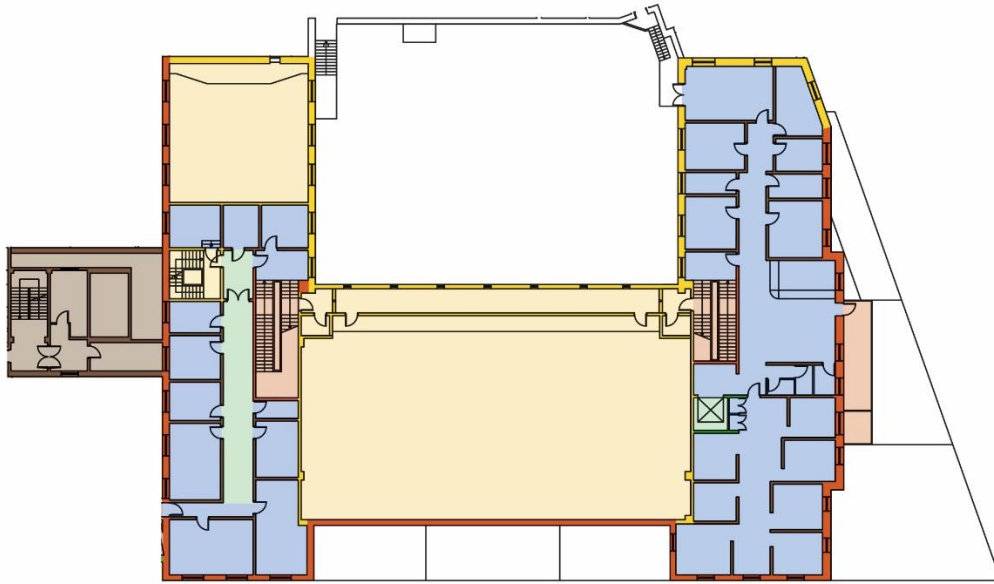


Figure 14: First floor

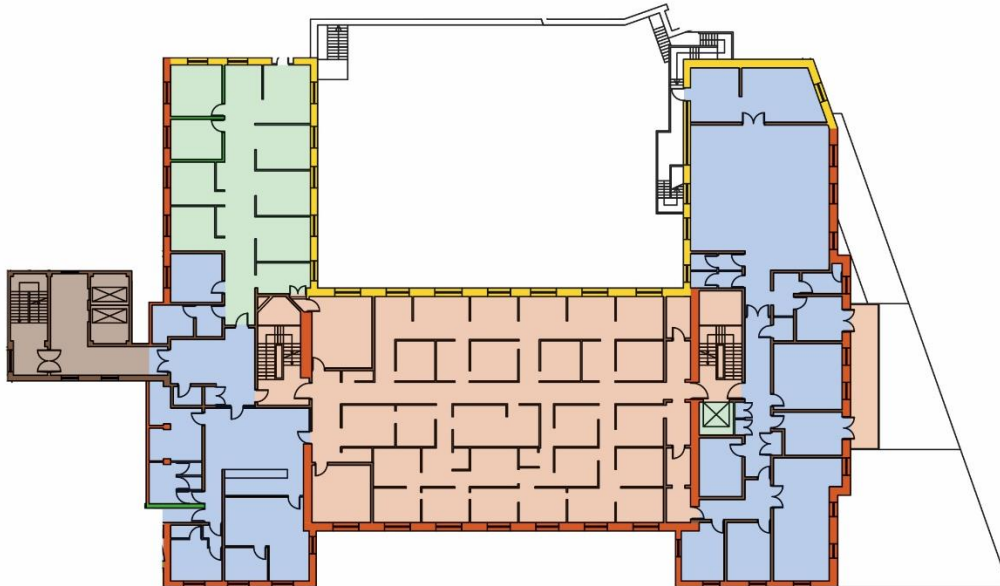


Figure 15: Second floor

- High significance
- Medium significance
- Limited significance
- Neutral
- Detracts

4.0 Heritage impact assessment

4.1 Summary of proposals

It is proposed to create a site office in the former EDC, for use whilst construction works relating to the IoN/UKDRI scheme on the rest of the Site are undertaken.

This will involve the demolition of some internal partitions in the central section of the lower-ground floor, and the south wing at lower-ground, first- and second-floor level. The partitions proposed to be demolished have already been earmarked for demolition in the planning and listed building consent applications for the IoN/UKDRI (ref.: 2019/2879/P and 2019/2879/LBC), which have received provisional consent.

It is also proposed to install new temporary stud partitions on the lower-ground and second floors, to aid the creation of site office accommodation. These are lightweight partitions of timber, metal and plasterboard that will be fixed to the existing walls, ceilings and floors with screws.

4.2 Heritage impact assessment

The existing partitions to be demolished are modern and of no historic or architectural interest. They either make a neutral contribution to the significance of the building or detract from it. Their demolition will have no impact on significance. As these partitions have already been earmarked for demolition in the IoN/UKDRI scheme, there will be no cumulative impacts.

The new temporary partitions are to be installed in areas of no historic or architectural interest. The fixing of the partitions to the existing fabric with screws will have a negligible impact on the historic fabric of the building. The partitions are temporary, and once they have been un-installed the fixing holes will be made good (except in fabric that is to be removed as part of the IoN/UKDRI scheme). This proposal will therefore have a neutral impact on significance.

4.3 Conclusion

The proposed works mostly affect areas and fabric of no heritage significance. Impact on historic fabric will be minimised by the use of screw fixings; this loss is negligible and the heritage impact of the proposed works neutral. The proposals preserve the significance of the listed building and are therefore in accordance with paragraph 192 of the NPPF (2019) and paragraph 7.41 and Policy D2 of Camden's Local Plan.

5.0 Supporting information

5.1 Planning policy

5.1.1 National legislation and policy

Planning (Listed Building & Conservation Areas) Act 1990 and Planning Act 1990 (As Amended)

The overarching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Sections 16(2) and **66(1)** of the Act require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act requires local planning authorities, in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area.'

5.1.2 National Planning Policy Framework (NPPF) (2019)

The NPPF was adopted in 2012 and revised in June 2019. Section 16, entitled *Conserving and Enhancing the Historic Environment*, contains guidance on heritage assets, which include listed buildings and conservation areas. The following paragraphs 189–192 are relevant to the present application:

Paragraph 189 requires an applicant to give a summary of significance of the building or area affected, proportionate to its importance. This heritage statement provides that information at an appropriate level.

Paragraph 190 advises local authorities to take account of that significance in assessing proposals to avoid or minimise conflict between the proposals and conservation of the asset.

Paragraph 192 emphasises the desirability of sustaining and enhancing the significance of individual assets and wider, local distinctiveness, and the desirability of viable and fitting uses for a building being found or continued.

Additional guidance to help local authorities implement NPPF is set out in:

- the Planning Practice Guidance on the government's website which provides practical advice on applying the NPPF to the planning process and guidance on interpreting the language of the NPPF.
- the Good Practice Advice in Planning Note 2 entitled 'Managing Significance in Decision- Taking in the Historic Environment'. This is the most relevant to this application of a number of guidance documents by Historic England.

5.1.3 Regional policy

London Plan (2016)

In July 2011, the Mayor published an updated spatial strategy for London, the London Plan. Subsequent amendments have been made to this plan, the latest of which was in 2016.

Policy 7.8: Heritage assets and archaeology states:

A) London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

For planning decisions, it states:

C) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

The New London Plan, due to be adopted in March 2020, is a material consideration in planning decisions. Policy HC1 of the draft, 'Heritage conservation and growth', includes:

(D) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings [...]

5.1.4 Local policy

Camden Local Plan (2017)

In July 2017 Camden Council adopted the Local Plan, which has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

Paragraph 7.41 states:

The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas.

Paragraph 7.44 states:

Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the Council. In decision making the Council will take into consideration the scale of the harm and the significance of the asset.

Policy D2 Heritage states that the Council will:

preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological

remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Listed Buildings

resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

5.2 Sources

Alan Baxter. 2019. *No. 256 Grays Inn Road, Heritage Statement*. Available at: <http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/7743330/file/document?inline>

Camden. 2011. *Bloomsbury Conservation Area Appraisal and Management Strategy*. London

Historic England. 2008; revised draft 2017. *Conservation Principles, Policies and Guidance*. London: Historic England.

University College London Hospitals NHS Foundation Trust Archive

5.3 List description



Historic England

Eastman Dental Hospital (former Eastman Dental Clinic)

List Entry Summary

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

Name: Eastman Dental Hospital (former Eastman Dental Clinic)

List entry Number: 1392355

Location

256 Gray's Inn Road, London, WC1X 8LD

The listed building(s) is/are shown coloured blue on the attached map. Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') structures attached to or within the curtilage of the listed building but not coloured blue on the map, are not to be treated as part of the listed building for the purposes of the Act. However, any works to these structures which have the potential to affect the character of the listed building as a building of special architectural or historic interest may still require Listed Building Consent (LBC) and this is a matter for the Local Planning Authority (LPA) to determine.

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

County: Greater London Authority

District: Camden

District Type: London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 20-Aug-2007

Date of most recent amendment: 29-Aug-2018

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 495934

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Dental clinic. Built 1928-31 to the design of Sir John Burnet and Partners. Late C20 alterations including window replacement.

Reasons for Designation

The Eastman Dental clinic of 1928-31, by Sir John Burnet and Partners, is listed at Grade II for the following principal reasons:

Architectural interest: * as a late work of the distinguished architect Sir John Burnet, in partnership with Thomas Tait, an elegant composition in the French American Beaux-Arts tradition with good surviving interior decoration in the Moderne style; * as a fine example of an inter-war healthcare building.

Historical interest: * as a purpose-built specialist clinic and headquarters of a medical institution which has played a major role in the development of modern public dental healthcare in the UK and which was the first of five Eastman dental clinics in major European cities, the others being Rome (1933); Brussels (1935); Stockholm (1936) and Paris (1937).

History

This building was built between 1928-31 as the Eastman Dental Clinic, and was originally part of the Royal Free Hospital. The Chairman of the Royal Free Hospital approached the American philanthropist George Eastman (1854-1932), founder of the Eastman Kodak Co, who had built the ground breaking Rochester Dental Dispensary, New York, in 1917 under the directorship of Dr Harvey J Burkhart (1864-1946). Burkhart was one of the founding fathers of modern dental public health who promoted preventive dentistry starting in childhood, oral hygiene and dietary care.

Eastman provided £200,000 of the cost and Lord Riddell, the Chairman, and Sir Albert Levy, the Honorary Treasurer of the Royal Free Hospital, each gave £50,000. The architects chosen were Sir John Burnet and Partners who had designed Kodak House in 1911. The clinic, with a plan resembling the Rochester Dispensary, provided free dental care for the people of Holborn, St Pancras, Finsbury and Islington, and three wards for oral, ear nose and throat, cleft lip and palate surgery. It was the first of five Eastman Dental Clinics built in capital cities of Europe.

In 1947-8 the Eastman became independent of the Royal Free Hospital and became a postgraduate teaching and research establishment. When the Royal Free Hospital moved to premises in Hampstead in 1974 its former buildings off Grays Inn Road became part of the Eastman Dental Hospital.

The north wing interior was damaged by a bomb in 1944 and has no visible features of special interest other than the stair. Many areas of the building have been modernised.

Details

Dental clinic. Built 1928-31 to the design of Sir John Burnet and Partners. Late C20 alterations include window replacement.

dressings.

PLAN: two storeys high, with a central block of seven bays flanked by lower three-bay cross wings; these have an additional mezzanine floor over a raised basement. There is a central cruciform entrance hall with small rooms set within the angles of the cross. A large waiting room to the left leads through to the north wing; the central corridor to the right has large rooms to either side and leads through to the south wing and staircases. The room plan of each wing differs and has been altered. The upper floor of the central block is a large open-plan treatment room, originally for children. The north wing is much altered internally and interlinked with adjoining hospital buildings.

EXTERIOR: a symmetrical façade in a restrained, Beaux-Arts influenced Classical style. The central seven-bay block has an arcaded ground floor with keystones, of which the central three bays form an engaged portico with a taller central arch carried on Tuscan columns. Arches to the two flanking bays are linked by plain impost bands and have recessed windows and tympana with herringbone brickwork and a stone lozenge motif. The porch is groin-vaulted. The entrance has a moulded stone architrave and dentilled cornice. The tympanum has a carved stone cartouche with the figure of a mother and child, flanked by cornucopiae, enclosed within a glazed fanlight. The panelled double doors have brass letterboxes with an owl motif and a rectangular fanlight. Arched window bays flanking the entrance and to the inner porch sides have the same decorative treatment as the ground floor windows. There are steps to the entrance. The ashlar area walls to the central recessed block continue flush with the stone-faced basement of the flanking wings. The entrance is flanked by pedestals with sculptures of seated boys. The ironwork is missing. The wings have three windows, plus a window to the inner return; those to the ground floor and mezzanine are set within continuous vertical recesses with stone aprons to the upper windows. There is a string course between floors. Upper floor windows have plain reveals. The original steel Crittall windows have been replaced. The rear elevation is plainly finished.

INTERIOR: glazed timber inner doors lead through to a vaulted entrance hall with original fittings and decorative finishes. There are Art Deco suspended wooden light fittings with decorative etched glass lights depicting owls. The walls are lined with buff polished marble with gold fluted friezes; there are black marble bands to door surrounds, the entrance fanlight and above skirtings. Above the doors (on the east side) and windows (on the west side) of the four corner rooms of the entrance hall are inset bas-relief panels of

geometric pattern in the form of an eight-pointed star within a circle, complementing the central circular compartment of the ceiling above. The waiting room to the north has oak dado panelling with a patterned frieze, black ebonised skirtings and door surrounds. Octagonal timber-clad columns to each corner support the angles of the coved ceiling. There is a gold fluted frieze to the walls and column heads.

Open well stairs to the side wings have solid, staggered balustrades with bronze handrails. The large first floor treatment room was refurbished in 1990 and has a suspended ceiling.

A number of original glazed timber doors survive.

Selected Sources

Books and journals

The Builder, (12 December 1930), pp994, 998, 1000-1007

Gray, A S, Edwardian Architecture A Biographical Dictionary, (1985), pp 728-732

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RCHME Report 1992 NBR no. 101084

National Grid Reference: TQ3072182454

Map



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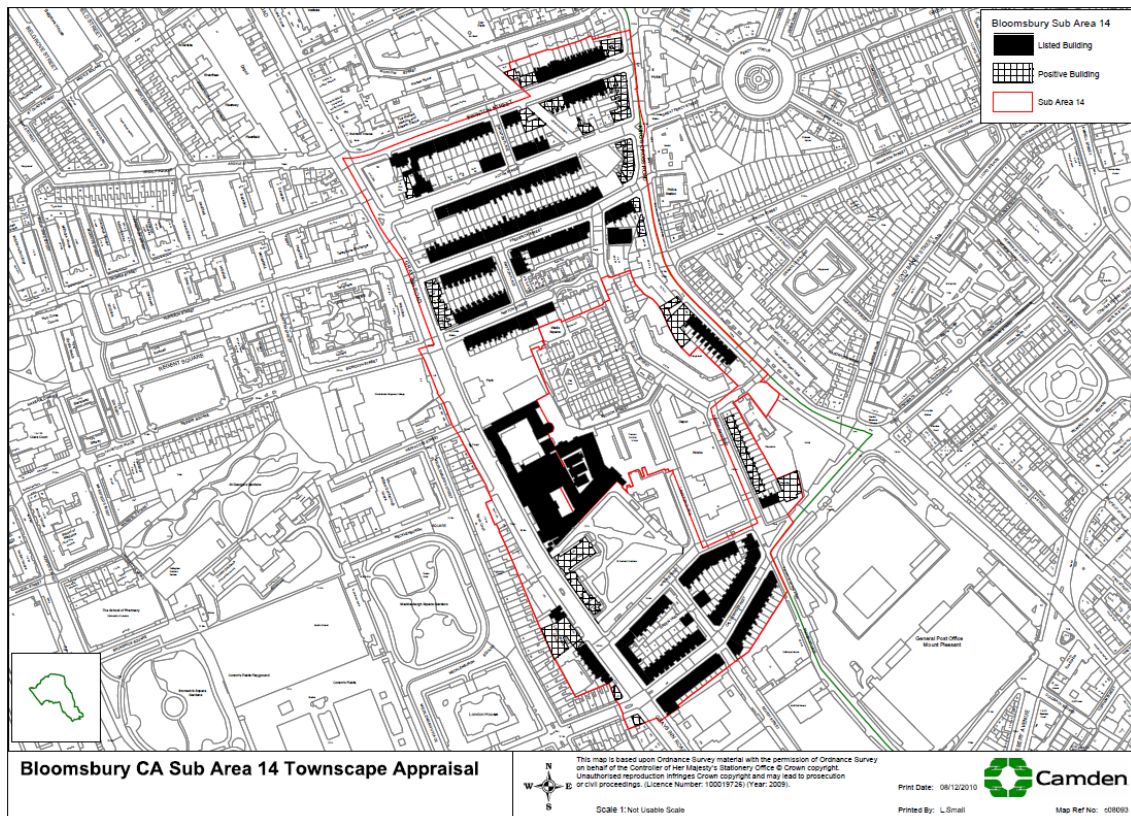
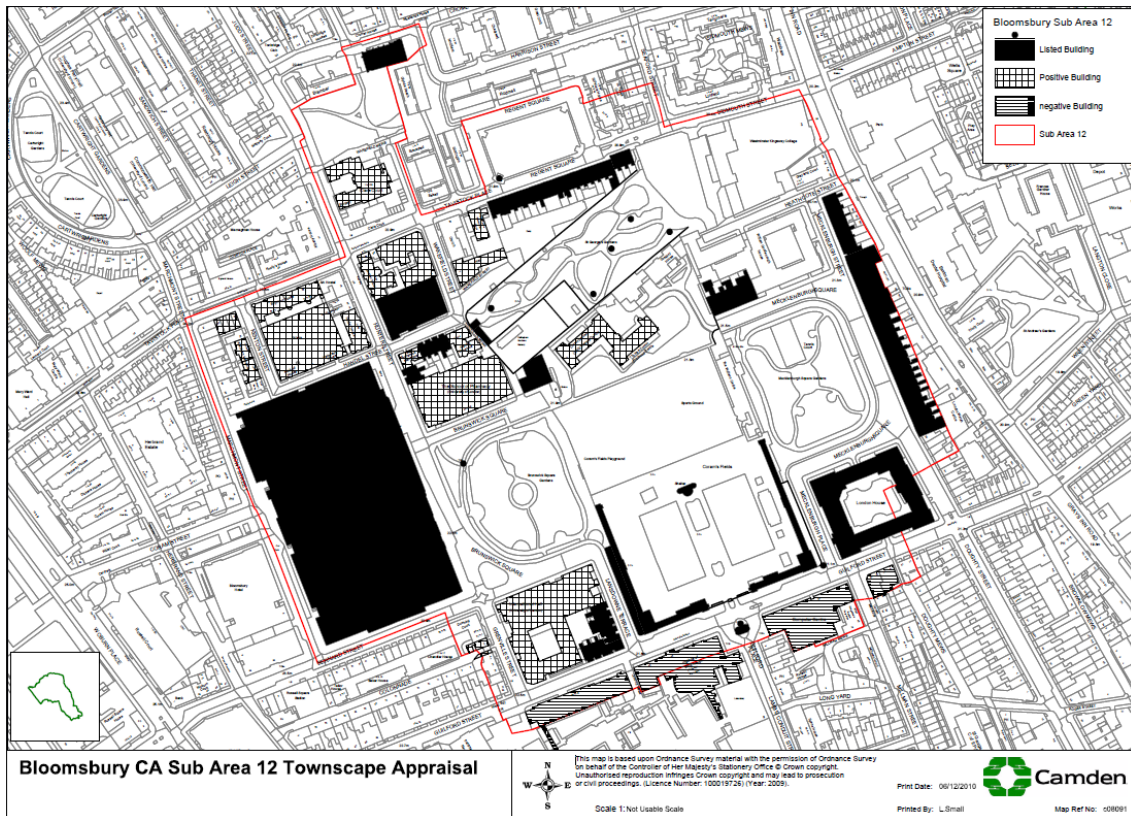
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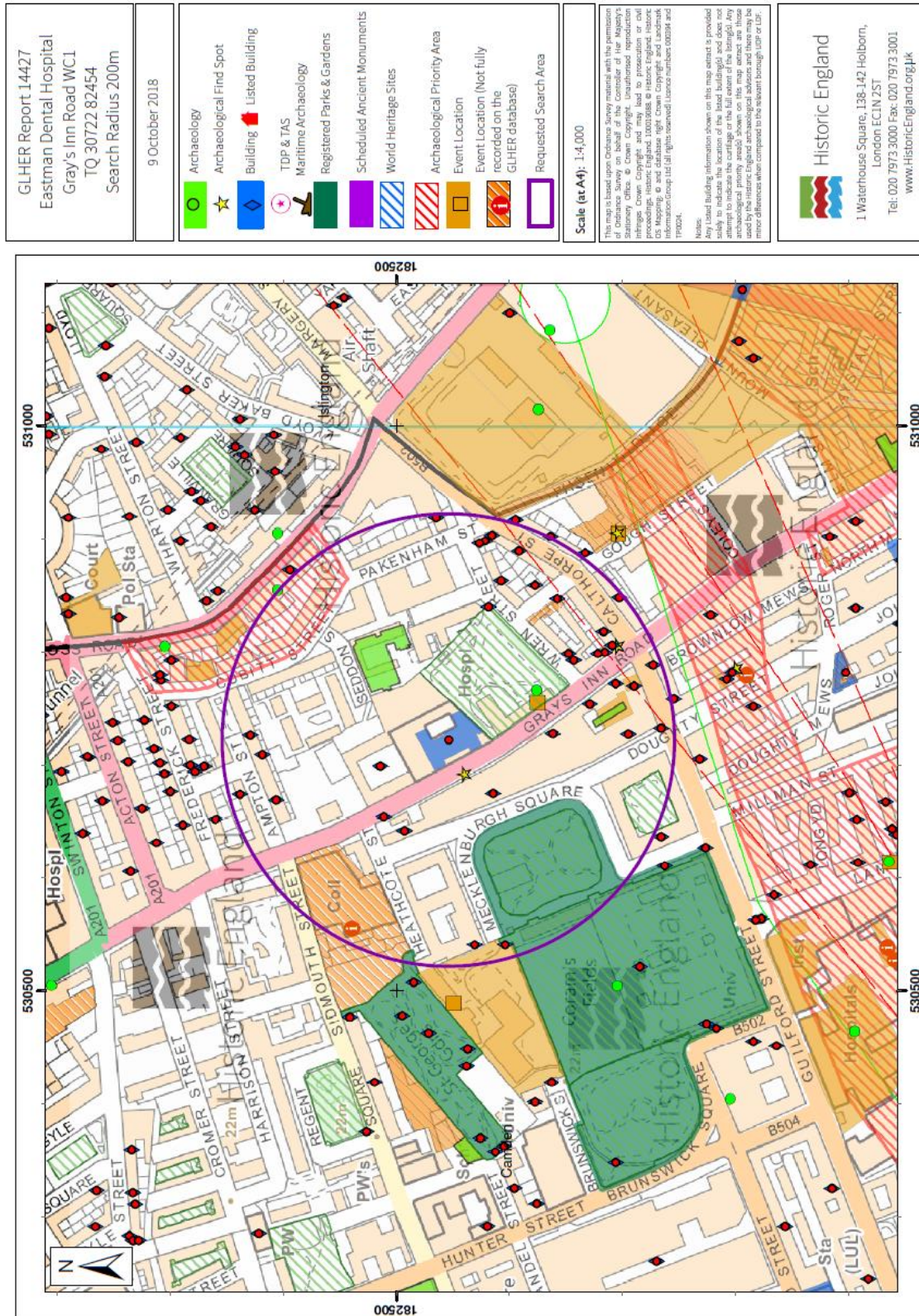
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End of official listing

5.4 Bloomsbury Conservation Area sub-areas 12 and 14 maps



5.5 GLHER search results map



Alan Baxter

Prepared by Holly Lomax
Reviewed by Vicky Simon
Draft issued February 2020

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