

Drayton House, 30 Gordon Street, London, WC1H 0AX

Design and Access Statement

Proposed External Refurbishment Works

1.0 Introduction

- 1.1 Drayton House is a Grade II Listed building which stands on the south side of Euston Road, opposite Euston Station. It is home to the University College London. The building is 5 storeys arranged over basement, ground and 3 upper floors with a courtyard located in the interior. The elevations are constructed of steel encased in brickwork and Portland stone dressings, cornice and porticos under an asphalt covered flat roof. Windows are a mixture of painted metal crittall and timber sashes and external doors are timber with a varnished finish. There a series of asphalt covered terraces at basement level, these are enclosed by retaining walls topped at ground floor level with low Portland stone walls and railings.

2.0 Proposal

- 2.1 The proposed external refurbishment work includes the following:
1. Cleaning of brickwork and stonework.
 2. Minor repairs to brickwork and stonework.
 3. Timber repairs to door and windows.
 4. Replacement sealant to windows and doors.
 5. Repairs/replacement to corroded metal crittall windows. Where replacement is required the window will be replaced like for like.
 6. Replacement of corroded post collars to railings.
 7. Redecorations

3.0 Site Description & Assessment of Heritage Significance

- 3.1 Drayton House forms part of the neighbouring building Friends House, which is located at 173-177 Euston Rd, London NW1 2BJ, and both buildings are listed together.
- 3.2 The buildings were built around 1927 to the design of Hubert Lidbetter who won the RIBA bronze medal for “best building erected in London” as a result. It is of steel construction, clad in brown brick with Portland stone dressings. The building takes the form of a long rectangular block, divided into two sections by an internal courtyard. The Euston Road elevation is dominated by a Portland stone tetra style in anti’s portico whilst the garden facing east elevation is centred on a slightly projecting style in antis portico.
- 3.3 In 1996 the buildings were listed (Grade II). The listing description states:

“Includes: No.30 Drayton House GORDON STREET. Central Offices of the Religious Society of Friends in Britain, including offices, meeting halls and library; separate lettable office accommodation incorporated in Drayton House to the west of block, completing the symmetry of the main facade. Completed in 1927 to the designs of Hubert Lidbetter, ARIBA; Grace and Marsh Ltd. General Contractors. Steel construction sheathed in brick laid in English bond and Portland stone dressings; metal framed windows to rear elevation, otherwise wood sashes, all of original design. EXTERIOR: 3

storeys and attic over basement. Long rectangular block divided in 3 by 2 interior courtyards; large meeting house at the centre, square in plan; library at south-east corner of block; small meeting house, formerly double height now subdivided, to rear of centre block, windows to south. Long elevation to Euston Road dominated by tetrastyle in antis portico, itself framed by bays; this central section, which marks the extent of the large hall, in Portland stone, with recessed ranges leading to hall's foyer. Slightly recessed side ranges of 10 windows each. All openings flat arched unless otherwise stated. The penultimate ranges to either side marked by the use of Portland stone, having a semi-circular windows to ground floor, balconied window to first floor set in moulded architrave, and keyed roundel to second floor. Cornice band continuous to entire block and separating second from attic storey. East and west elevations identical and centred about a distyle-in-antis portico, slightly projecting from side ranges of 5 windows each. To east elevation series of terraces and walls lead down to garden, which is enclosed on north and south by a low Portland stone wall with railings similar in design to those enclosing basement areas. South elevation features projecting range of 5 bays, the openings round-arched with metal framed windows; bays one and 5 are separated from the centre 3 bays by a recessed range. The latter 3 windows mark the extent of the former small meeting house. INTERIOR: main entrance to offices through east elevation, into low lobby with stairs to second floor; this overlooks the east courtyard with circular brick fountain and French doors opening from corridors to north and south. Most of the ground-floor corridors and stairs retain original fixtures and finishes; committee rooms, some of them with moveable partitions, also retain original panelling, door furniture and fittings. The library is double height, 3 x 4 bays at east corner to Endsleigh Gardens. It was sensitively refurbished in 1993, retaining much of the original woodwork, and galleries to west and north. Great Hall with flat roof coffered, carried on square piers and pilasters, with galleries on three sides. Drop acoustic ceiling from line of architrave hides original ceiling, but this is said to survive intact above. Railings and fitted furniture to hall also intact. 3 entrances to hall foyer from Euston Road; these doors of original design. Small meeting house of 3 bays to rear, south, has been divided to provide committee rooms on ground floor. Courtyard between Drayton House and central block has been partly filled in by recent 2-storey addition providing extra toilet and other facilities for Great Hall. The addition has been sensitively designed. The interior of Drayton House not inspected. It is said to retain much of its original finishes. The building retains most of its original character, fittings and finishes. The interiors are well designed and detailed, particularly in the east block around the courtyard. Hubert Lidbetter designed many buildings for the Society of Friends; this is the most ambitious. (The Builder: 24 June 1927: 1008)."

3.4 The building also stands within the Bloomsbury Conservation Area. The Conservation Area Appraisal Statement comments:

"5.10 Friends' House (grade II listed), Nos 161-167 (odd) and a late 20th century office building form the principal frontage to Euston Road to the south of the square. The main entrance to Friends' House is expressed in a neo-classical style as a three-storey Doric colonnade. With its neighbour at Nos 161-167, it is constructed in red brick with Portland stone detailing and rises a total of four storeys. However, Nos 161-167, which reads as a single block, has a larger scale than Friends' House owing to its taller storey heights and its mansard roof punctuated by small attic windows which align with the openings below. The small, formal garden to the east of Friends' House (designated as a public open space in the London Borough of Camden Local Development Plan 2010) provides an attractive, comparatively peaceful space, defined by Portland stone boundary walls and decorative entrance gates. It is the only surviving element south of Euston Road of the original Euston Square, and provides a pedestrian link through to Endsleigh Gardens. There are vistas of the grandly scaled terrace on the south side of Endsleigh Gardens which once formed the southern edge of Euston Square (located in Sub Area 2). The mature tree within the gardens is an important element in the Euston Road streetscape."

4.0 Description of Heritage Significance

- 4.1 Drayton House was constructed in 1927. Its fabric is not therefore of particularly historic origin nor is the use of a steel frame construction an example of a rare or unusual building technique. The building was not listed on this basis. Rather it is considered that the special significance of the building derives from two main aspects:
- 4.2 Firstly; the building holds significance due to its association with the Quaker movement and its use as the annual meeting place since construction in 1927 and also the development of the use over time as a more general meeting place and conference venue for a variety of groups and organisations. Its location adjacent to Euston Station assists in this regard with those visiting from outside of London gaining a sense of arrival upon exit from the station and viewing the building immediately to the south.
- 4.3 The design and architecture of the building also holds significance. As noted above the design was awarded the RIBA bronze medal award for the best building erected in London in 1927. The building commands a significant presence in the Euston Road street scene and so the Bloomsbury Conservation Area with the Portland stone façade dominating significant lengths of view along the south side of the road. The buildings presence is accentuated by the fact that it stands apart from its neighbours with the garden space to the east side and the gap created by Gordon Street to the west.

5.0 How Access Issues Will be Addressed

- 5.1 No changes are being undertaken to the access routes in or around the building. Planning records show that access for wheelchair users was improved in 2013.

6.0 Scale/Appearance and Impact of the Proposed Refurbishment

- 6.1 The proposal includes for external repairs and redecorations. The building requires an amount of repair, cleaning, and redecoration to bring it up to a good standard of repair and restore it to a satisfactory condition. The external elevations are soiled due to the building's location on the busy Euston Road. Timber and metalwork, to windows in particular, are rotten and corroded. The majority of the repairs will be undertaken like for like basis using the same materials as the original. We are seeking listed building consent to change the colour of the timber sash and metal crittall windows to all elevations.
- 6.2 The colour of the windows on Friends House is Gardenia, Drayton House is white. We are seeking consent to change the colour of the windows on Drayton House to Gardenia to match that of Friends House. We believe the appearance of the building as a whole will be significantly enhanced by standardising the colour of the windows and will be positive, aesthetically, to the building and surrounding area.
- 6.3 External repairs and refurbishment is currently underway at Friends House with works at Drayton House due to commence when Friends House is complete. This presents a great opportunity to standardise the colour of the windows.
- 6.4 A schedule of photographs is provided below.



1. Elevations to Friends House, Endsleigh Gardens and main entrance. Window colour is gardenia.



2. Elevations to Drayton House, Endsleigh Gardens and Gordon Street. Existing windows are white.



3. Friends House and Drayton House, Euston Road Elevation.



4. Image showing the building divide on Euston Road and different coloured paintwork on windows.