

THE MET BUILDING, TOTTENHAM COURT ROAD

HERITAGE STATEMENT



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THE MET BUILDING

HERITAGE STATEMENT

I INTRODUCTION

The Met Building is a large modern curtain-wall office building of nine storeys on a four-storey podium. It is on the west side of Tottenham Court Road, with Percy Street to the south and Windmill Street to the north.

It was built as Metropolis House in 1961-65, and originally had a more vertical pattern of curtain walling. The building was altered and extended, and the glazing and external cladding changed, in a refurbishment of 2005 by architects Orms.

The building is not listed, nor is it in a conservation area. However, it is surrounded by the Charlotte Street conservation area to the west, and the Bloomsbury conservation area to the east. The Georgian houses immediately adjacent on Percy Street are listed grade II, as are those on the south side of the street opposite. The Rising Sun public house, on the north corner of Windmill Street and Tottenham Court Road, is also listed grade II.

The works proposed as part of a planning consent application for the refurbishment of the building include improvements to the Percy Street entrance and the formation of landscaped roof terraces on the podium and tower roofs.

This heritage statement has been commissioned by Mark Hambury Young of HamburyHirdDesign Ltd on behalf of the owner, Lazari Investments. It has been researched and written by Elizabeth Moore of Prentice Moore Heritage.

The date of this document is 3 June 2021.

2 DESCRIPTION OF THE BUILDING

The Met Building is a modern glazed podium and tower structure. The L-shaped podium has four storeys; the tower above has nine storeys. Both the podium and the tower are largely fully glazed in green-tinted glass, with three panels of glazing divided by wide vertical bands on the Percy Street elevation. The north elevation of the tower, in Windmill Street, is clad in Portland stone, with large louvres at podium level. A Portland stone-clad parapet wall surrounds the top of the tower.

The main building entrance is on the south side, in Percy Street; the ground floor banks and retail unit on the Tottenham Court Road elevation have their own entrances. The rear yard, formerly a through service road between Percy Street and Windmill Street, is accessed via a gate from Windmill Street.

Internally there is a double-height reception space, with open-plan office space in the podium and the tower floors around a central lift core, with another lift/stair at the north end. The building is currently being stripped out, so the original concrete structure is visible.

The roof of the tower houses the lift overrun, fire escape stair and service risers in a concrete enclosure, with another enclosure at the north end housing water tanks, lift machine room and overrun. Air-handling equipment standing on raised steel service platforms fills most of the rest of the roof area. All rooftop plant is concealed by a 2.8m high parapet wall with rectangular 'window' openings at the south end.



View from south east on Tottenham Court Road



Tottenham Court Road (east) elevation



Podium Percy Street elevation



View from north east in Tottenham Court Road



View from north west in Percy Street



Gate to service yard in Percy Street



Percy Street elevation of podium showing location of former service road entrance (see below)



Service yard accessed from Percy Street



Stripped-out interior of upper floor of tower



Stripped-out interior of top floor of podium looking south



Stripped-out interior of middle floor of podium looking west along Percy Street front



Reception area in main Percy Street entrance

3 HISTORY

Tottenham Court Road was originally the main route from Holborn to Hampstead. Tottenham Court, or Tottenhall, was a manor house that until the eighteenth century stood north of Euston Road, the edge of built-up London before c1800.

John Rocque's 1746 map shows the site of what is now the Met Building occupied by the newly-built Middlesex Hospital. This had opened in 1745, with 15 beds to provide medical treatment to the poor; it moved to Mortimer Street in 1757. To the north was Windmill Street, once a track leading to a windmill, which was laid out from 1723. To the west of the hospital building were market gardens and the Merchants Water Works. To the south was an alleyway leading to the stable yard behind the hospital. Percy Street was not developed until 1764-7. Further south was a block of buildings around Black Horse Yard.

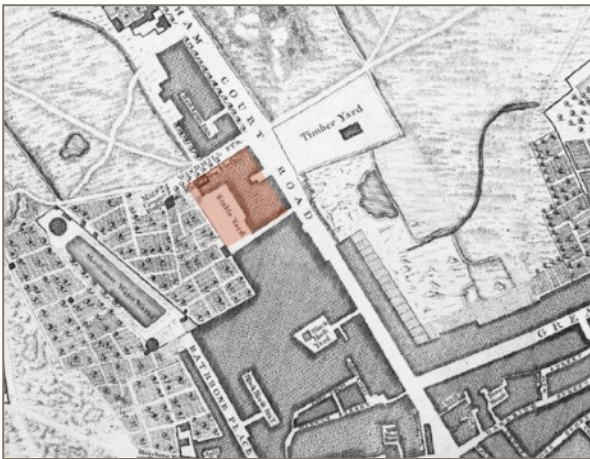
By the time of Horwood's map of 1899, both Windmill Street and Percy Street were lined with houses, as was the Tottenham Court Road frontage of the site, with seven houses. Bedford Square was also fully developed.

The Ordnance Survey map of 1875 shows the houses on the site, with a chapel at the centre. Some of the houses had small yards behind, but the block was densely built-up. A public house stood on Windmill Street just behind the site, with another shown on the north corner of Windmill Street, but the present Rising Sun pub building was not built until 1896. The chapel was not shown on the 1914-34 OS map, but otherwise the layout was unchanged until most of the eastern part of the city block was destroyed by wartime bombing. The 1955 Ordnance Survey map shows the site as mainly 'ruins', with three houses (43-45 Tottenham Court Road) on the north corner and the White Hart pub, 19 & 15 Windmill Street and 23-27 Percy Street still standing. The area of destruction is shown in two aerial photographs of 1948, but further demolition was carried out to clear the site.

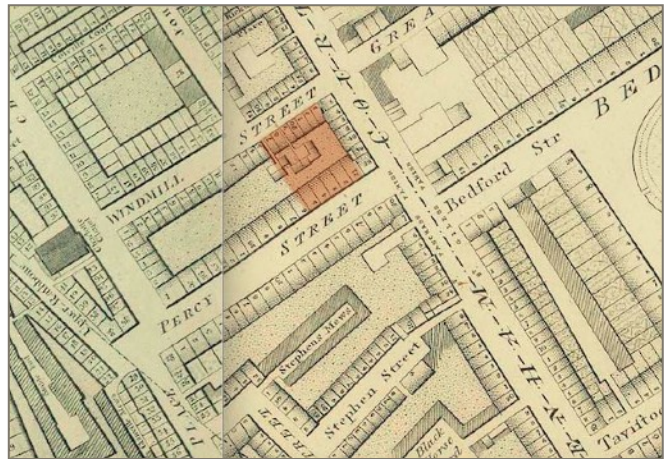
The present building was built as Metropolis House from 1961-65. This followed the modern style of podium & tower (or plinth & slab) buildings first developed in the USA at Lever House, New York (1952, Skidmore Owings & Merrill) and in London at Fountain House, Fenchurch Street (1954-58, WH Rogers & Sir Howard Robertson); Thorn House, Upper St Martin's Lane (1957, Basil Spence); and most notably Castrol House, Marylebone Road (1960, Gollins Melvin Ward).

The original Metropolis House building had a partly four-storey podium dropping to two storeys in the northern part. There was a canopied entrance on Percy Street and further west a wide two-storey-high opening with a service road leading through to Windmill Street behind. In the 1970s this was used as a coach departure terminal with coach bays in the service road. There was a public house on the north-west corner in Windmill Street.

In 2005 the building was refurbished by architects Orms on behalf of the owners Great Portland Estates. The podium was extended upwards to four full storeys throughout. Externally the glass curtain walling was replaced with a modern system and the solid parts of the exterior were re-clad in Portland stone. New plant was added on the podium and tower roofs. At ground floor level the former vehicular access from Percy Street was infilled. Internally, ceiling heights and facilities were improved. The re-presented building was renamed the Met Building. It was acquired by the present owner, Lazari Investments, in 2007.



Rocque's map of 1746



Horwood's map of 1799



1875 OS map showing site area built up with chapel & pub



WWII bomb damage map: darkest is most severe damage



1953 OS map showing cleared bomb damaged areas as 'ruins'



1963-70 OS map showing Metropolis House



Aerial photo of 1948 showing bomb damage (EAW018341)



1963 view of Percy Street showing partially-cleared site (LMA)



1965 view of Metropolis House looking east down Percy Street (LMA)



Similar present-day view



The service road entrance and main entrance in Percy Street, as seen in tv series 'Randall & Hopkirk (Declassified)', 1969



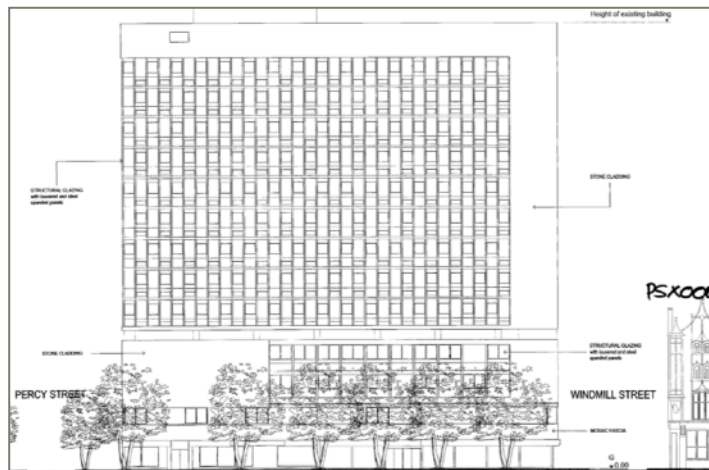
Lever House, New York, 1952



Castrol House, London, 1960



Original curtain-wall glazing on Metropolis House



Metropolis House, showing how podium on Tottenham Court Road elevation was only four storeys in the southern part

4 HERITAGE SIGNIFICANCE

The Met Building is not listed, nor is it within a conservation area. However, it is surrounded by several listed buildings and is between the Bloomsbury and Charlotte Street conservation areas (from which it is specifically excluded).

The Charlotte Street conservation area appraisal notes in general terms that the pattern of larger commercial development along Tottenham Court Road has had a negative impact on the scale and character of the more domestic hinterland. However, the scale of the Met Building podium relates to that of the Georgian terrace adjacent, with the tower stepping up behind.

The conservation areas and listed buildings in the vicinity of the Met Building are defined as 'heritage assets' by the National Planning Policy Framework (2019), which defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

The heritage impact of the Met Building is on the setting of the listed buildings and conservation areas that surround it. The most significant impact was made in the initial construction of Metropolis House in the early 1960s. The refurbishment of 2005 made some increases in the external envelope: heightening and enlarging the podium to four floors throughout, and infilling the Percy Street service road entrance.

The present proposals, detailed below, do not significantly change the effect of the building on the setting of the surrounding listed buildings and conservation area. The distant views of the building are already established and will not be changed by the proposed works.



Looking west down Percy Street



Looking east from Charlotte Street along Percy Street



View east along Windmill Street



View from north east with Rising Sun pub on Tottenham Court Road



30, 28 & 29 Percy Street



33 & 32 Percy Street



37 - 34 Percy Street



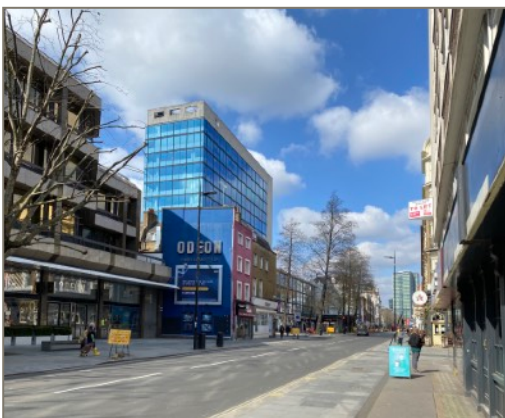
19 - 12 Percy Street



Rising Sun public house, Windmill Street



View looking south down Tottenham Court Road



View looking north up Tottenham Court Road



View looking west from Bedford Square

5 PROPOSED WORKS

Internal and external improvement works are proposed as part of an upgrade of the existing building, which was last refurbished in 2007. The works proposed to the exterior are discussed here.

PERCY STREET ENTRANCES

The present entrances to the building are bland and indistinguishable from each other, and it is not clear where the main entrance is. The new proposal for the main (tower) entrance has a double-height portal with a projecting frame in the bay directly beneath the tower. This, with the existing vertical bands either side, further emphasise the verticality of the tower and relates to the floors above, creating a more definite focus on the entrance and returning it in height (though not in context) to the original Metropolis House entrance design. The separate entrance to the podium floors relates to their horizontal character, with a clearly-identifiable entrance portal that corresponds in style to the main entrance but is single-storey. The bank/shop fronts on Tottenham Court Road remain unaltered.

PODIUM ROOF WEST

The flat roof of the podium on the Percy Street side currently houses rooftop plant, partly screened by louvred panels. This is not visible from the street but can be seen from the tower and from higher floors of surrounding buildings. It is proposed to consolidate the plant into a smaller but higher central enclosure and to 'green' the podium roof with a landscaped roof terrace surrounded by planted screening with green-roof planting round the outer roof area. At the rear of the west side podium, the roof area connects through to the back of the service yard.

SERVICE YARD AREA

The service yard is accessed via gates from Windmill Street; it currently houses bins and bike storage, and acts as a fire exit point. It is proposed to cover part of the yard with a mezzanine level deck canopy forming a pleasant landscaped outdoor space, while allowing service yard uses underneath. At the back of this, against the existing building, is a circular glazed staircase enclosure leading up to the podium roof west and the new rooftop plant room. The roof of the existing two-storey block next to the tower will also be given a landscaped terrace.

PODIUM ROOF EAST

At present, the main podium roof on Tottenham Court Road houses an open service platform; there are also skylights lighting the central area of the podium below. It is proposed to screen the plant with louvres and to enhance the skylights. A landscaped terrace will be formed at the south end of the plant area, accessed via a small staircase from the fourth floor of the tower; this will require an alteration to the modern curtain wall glazing.

TOWER ROOF

The existing tower roof houses plant and raised concrete enclosures housing lift overruns, water tanks etc, and is surrounded by a screening 2.8m-high parapet wall with three large 'window' openings on the south side and one either side. It is proposed to concentrate the rooftop plant in the northern part so that the area south of the service enclosures can be formed into a rooftop room with openable glazed roof, within the existing parapet walls, taking advantage of the high-level views through the southern 'windows'. The glazed roof is sloping and configured so that it will not impact on the skyline of the building.

6 CONCLUSION

The greening of the roof areas with the formation of pleasant terraces offers environmental benefits and green amenity space in what is currently very much a hard-surfaced urban context.

The service yard and north side of the west podium are the areas of greatest intervention, though the new additions are set well back from the street and are shielded by the tower and surrounding buildings. They offer new beneficial uses of currently unused and unsightly spaces without adversely affecting the setting of the nearby listed buildings or conservation areas.

The Met Building already has a significant presence in Tottenham Court Road. The proposed alterations are largely internal; the external alterations will improve the amenities of the building for the occupants without impacting on the setting of the surrounding listed buildings and conservation areas.

EM 3 Jun 21

APPENDICES

A REFERENCES

Cherry, B, & N Pevsner, *The buildings of England. London 4: North*, 1998
Bloomsbury Conservation Area Appraisal and Management Strategy, 2011
Charlotte Street Conservation Area Appraisal and Management Plan, 2008
Historic photographs: Collage, London Metropolitan Archive
Aerial photographs: Britain from above

B BRIEF RESUME

Elizabeth Moore is an architect & art historian with some thirty years' historic buildings experience, both in the private sector and with English Heritage. She now runs a heritage consultancy, and recent work includes historical research, conservation plans, heritage surveys, listed building consent applications and conservation advice.

APPENDICES

C LIST DESCRIPTIONS OF BUILDINGS IN VICINITY

NUMBERS 28, 29 AND 30 PERCY STREET AND ATTACHED RAILINGS

Date first listed: 14-May-1974

TQ2981NE PERCY STREET 798-1/99/1299 (North side) 14/05/74 Nos.28, 29 AND 30 and attached railings
GV II

3 terraced houses. Built 1766-1770, altered. Nos 28 and 29 have been refaced. Built by W Franks, W Richmond, H Roydhouse and J Pritchett.

No.28: brown brick, stucco ground floor with plain bands at 1st floor and 1st floor sill levels. 4 storeys (3rd floor later addition) and basement. 2 windows. Round-arched doorway with wooden doorcase with pilasters carrying enriched console-bracketed entablature; fanlight and panelled door with lion mask knocker. Gauged red brick flat arches to slightly recessed sash windows with exposed boxing and glazing bars. C20 stone cornice at 3rd floor level. Parapet. INTERIOR: not inspected.

No.29: multi-coloured stock brick, stucco ground floor with plain bands at 1st floor and 1st floor sill levels. 4 storeys (3rd floor later addition) and basement. 3 windows. Round-arched doorway with reeded 1/4 round reveals, cornice head, patterned fanlight and panelled double door with lion mask knocker. Gauged red brick flat arches to recessed sash windows, most with original glazing bars. Stone cornice at 3rd floor level. Parapet.

INTERIOR: panelled hall and stone staircase with foliated wrought-iron balustrade. Attic stair with Chinese Chippendale style balustrade. Ground floor front room panelled in 1740s style with carved egg-and-dart framework throughout; panelled doors have similar carving. Distyle-in-antis Ionic screen and dentil box cornice to moulded plaster ceiling. Column flanked chimney piece. Two 1st floor rooms with heavy cornices.

No.30: multi-coloured stock brick, refaced above 2nd floor with stone cornice replaced by brick band below parapet. Slated mansard roof with dormers. Stucco bands at 1st floor and 1st floor sill levels. 3 storeys, attic and basement. 3 windows. Doorway with wooden Ionic doorcase with broken pediment, round-arched fanlight and panelled door with lion mask knocker. Margin light to left of doorcase. Gauged red brick flat arches to recessed C20 sash windows.

INTERIOR: panelled hall and stone staircase with foliated wrought-iron balustrade. Ground floor front room panelled. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials.

Survey of London: Vol. XXI, Tottenham Court Road & Neighbourhood, St Pancras III, 1949: pp 7-11

Listing NGR: TQ2960881609

NUMBERS 32 AND 33 PERCY STREET AND ATTACHED RAILINGS

Date first listed: 01-May-1972

TQ2981NE PERCY STREET 798-1/99/1300 (North side) 01/05/72 Nos.32 AND 33 and attached railings
GV II

2 terraced houses. 1766-1770, altered. Partially re-faced following the original design. Built by W Franks, W Richmond, H Roydhouse and J Pritchett.

No.32: multi-coloured stock brick. Slated mansard roof with dormers. Stucco 1st floor sill and floor bands. Earlier C19 shopfront with projecting shop window with entablature with projecting dentil cornice. Glazing altered. Wooden doorcase with pilasters carrying enriched console-bracketed entablature; round-arched fanlight and panelled door. Gauged red brick flat arches to recessed sashes. Parapet. INTERIOR: open tread stair with moulded, wreathed handrail, turned balusters and column newels. 1st floor front room ceiling moulded with foliated wreaths and central patera. Patterned cornice.

No.33: stock brick, coloured red. Slated mansard roof with large dormer. Stone cornice at 3rd floor level. Stucco 1st floor sill and floor bands. 4 storeys (3rd floor later addition). 3 windows. Late C19 stucco shopfront of 4 bays with round-arched openings to match C18 doorway. Wooden doorcase with pilasters carrying enriched consoles (entablature removed). INTERIOR: 1st floor front room with moulded ceiling of rope and floral design. Patterned cornice. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

Listing NGR: TQ2957981590

34-37, PERCY STREET

Date first listed: 25-Jul-1989

TQ2981NE PERCY STREET 798-1/99/1301 (North side) 25/07/89 Nos.34-37 (Consecutive)
GV II

4 terraced houses. 1766-70; refaced 1950s. Flemish bond brick; mansard slate roof with brick ridge and end stacks and dormers.

EXTERIOR: 3 storeys and attics; 11 window range. Stucco semicircular arched architrave with fanlight to mid-C18 6-panelled door to No.34, C20 door to No.35, C20 door framed by pilasters to No.36 and early C19 panelled door set in early C19 reeded architrave to No.37. Gauged red brick flat arches over 12-pane sashes and 9-pane second-floor sashes; plain storey bands. Cornice and blocking course.

INTERIORS: No.36 has mid C18 open-well staircase with fine foliated wrought-iron balustrade, mid C18 panelled doors set in moulded architraves, enriched and moulded cornicing to ground and first floor rooms; 1st floor has

moulded dado rail to front room which has mid C18 double doors with original hinges opening into rear room with fine mid C18 fireplace having central swag and fluted frieze. No.36 has similar mid C18 doors and cornicing, early C19 marble fireplaces, mid C18 moulded skirtings and dado rails and early C19 open-well staircase with stick balusters. No. 34 has similar mid C18 doors and cornicing. No.35, interior not inspected.
Listing NGR:TQ2955381574

38, TOTTENHAM COURT ROAD, 20, PERCY STREET

Date first listed: 22-Jan-1974

TQ2981NE PERCY STREET 798-1/99/1638 No.20 22/01/74

See under: No.38 TOTTENHAM COURT ROAD.

TQ2981NETOTTENHAM COURT ROAD 798-1/99/1638 (West side) 22/01/74 No.38

GV II

Includes: No.20 PERCY STREET. Terraced house with later shop; return forms No.20 Percy Street. 1764-1770, altered. Built by W Franks, W Richmond, H Roydhouse and J Pritchett. Multi-coloured stock brick, painted red on Percy Street facade. Slate mansard roof with dormers. 3 storeys, attic and basement. 2 windows (3 at 2nd floor) and 3 window return to Percy Street. Ground floor with late C19 shopfront, returning to Percy Street. Gauged brick flat arches to recessed sash windows. To right of Percy Street facade, house doorway with wooden doorcase with pilasters carrying enriched console-bracketed entablature; fanlight and panelled door. INTERIOR: not inspected.

Listing NGR:TQ2967081615

19, PERCY STREET

Date first listed: 22-Jan-1974 Date of most recent amendment: 11-Jan-1999

TQ2981NE PERCY STREET 798-1/99/1298 (South side) 22/01/74 No.19 (Formerly Listed as: PERCY STREET Nos. 15-19 (Consecutive))

GV II

Terraced house with later shop. 1764-70, altered. Refaced above ground floor in facsimile. Built by W Franks, W Richmond, H Roydhouse and J Pritchett. Multi-coloured stock brick and slated mansard roof with dormers. Original stone cornice and 1st floor sill band. 3 storeys, attic and basement. 3 windows. C20 ground floor restaurant frontage. Round-arched house doorway with fanlight and panelled door. Gauged red brick flat arches to recessed sash windows. Parapet. INTERIOR: not inspected.

Listing NGR:TQ2966581610

15-18, PERCY STREET

Date first listed: 01-May-1972 Date of most recent amendment: 11-Jan-1999

TQ2981NE PERCY STREET 798-1/99/1297 (South side) 01/05/72 Nos.15-18 (Consecutive) (Formerly Listed as: PERCY STREET Nos.15-19 (Consecutive))

GV II

4 terraced houses and later shops. 1764-70, altered. Refaced above ground floor in facsimile. Built by W Franks, W Richmond, H Roydhouse and J Pritchett. Multi-coloured stock brick with slated mansard roofs and dormers. Cement cornice and 1st floor sill band. 3 storeys, attics and basements. 3 windows each except No.16 with 2 windows. Gauged red brick flat arches to recessed sash windows with glazing bars. Parapets. Nos 15 to 17: C20 shop and restaurant frontages. No.18: C20 simplified reproduction of former early C19 wooden double shopfront with bowed windows. Square-headed house doorway. INTERIORS: not inspected.

Listing NGR:TQ2965281599

14, PERCY STREET

Date first listed: 24-Jan-1973 Date of most recent amendment: 11-Jan-1999

TQ2981NE PERCY STREET 798-1/99/1296 (South side) 24/01/73 No.14 (Formerly Listed as: PERCY STREET Nos.12, 13 AND 14)

GV II

Terraced house with later shop. 1764-1770, altered. Built by W Franks, W Richmond, H Roydhouse and J Pritchett. Multi-coloured stock bricks. Slated mansard roof with dormers. Stone cornice. Stucco 1st floor sill band. 3 storeys, attic and basement. 3 windows. Stucco ground floor with C20 shopfront and house doorway. Gauged red brick arches to recessed sash windows. Parapet. INTERIOR: not inspected. HISTORICAL NOTE: home of Coventry Patmore, poet and essayist, 1863-4 (GLC plaque).

Listing NGR:TQ2964181588

12 AND 13, PERCY STREET

Date first listed: 14-May-1974 Date of most recent amendment: 11-Jan-1999

TQ2981NE PERCY STREET 798-1/99/1295 (South side) 14/05/74 Nos.12 AND 13 (Formerly Listed as: PERCY STREET Nos.12, 13 AND 14)

GV II

2 terraced houses with later shops. 1764-1770, altered. Built by W Franks, W Richmond, H Roydhouse and J Pritchett. Multi-coloured stock brick; Nos 12 and 13, upper storeys refaced in facsimile. Slated mansard roofs with dormers. Stone cornices; No.13, C20 cement cornice. Stucco 1st floor sill and floor bands. 3 storeys, attics and basements. 3 windows each. Gauged red brick flat arches to recessed sash windows. Parapets. No.12: C20 shopfront flanked by C19 stucco pilasters. House doorway with wooden Ionic doorcase with broken pediment, round-arched fanlight and panelled door. No.13: C20 restaurant frontage. Round-arched house doorway with wooden doorcase with pilasters carrying enriched console-bracketed entablature; patterned fanlight and panelled door. INTERIORS: not inspected. (Survey of London: Vol. XXI, Tottenham Court Road & Neighbourhood, St Pancras III: -1949: 7-11).

Listing NGR: TQ2963481583

NUMBERS 5-9 AND ATTACHED RAILINGS TO NUMBER 8

Date first listed: 14-May-1974

TQ2981NE PERCY STREET 798-1/99/1294 (South side) 14/05/74 Nos.5-9 (Consecutive) & attached railings to No.8

GV II

5 terraced houses with later shops. 1764-1770, altered. Built by W Franks and W Reeves. Multi-coloured stock brick with slated mansard roofs and dormers. Stucco 1st floor sill and floor bands, except No.5. Stone cornices. EXTERIOR: 3 storeys, attics and basements. 3 windows each; No.6, 2 windows. Gauged brick flat arches (mostly reddened) to recessed sash windows, most with original glazing bars. Parapets. No.5: rusticated stucco ground floor, now painted. C20 shop window. Round-arched doorway with fanlight and panelled door. No.6: rusticated stucco ground floor, now painted. C20 shop-frontage. Square-head doorway with rectangular fanlight and panelled door. No.7: rusticated stucco ground floor, now painted. C20 shop window with C19 filigree ironwork head. Square-headed doorway with fanlight and panelled double doors. 1st floor centre window elongated. No.8: painted ground floor. Round-arched doorway with panelled jambs, cornice-head, radial patterned fanlight and panelled door. 1st floor centre window elongated. No.9: painted ground floor. C20 ground floor frontage. Round-arched doorway with wooden doorcase; pilasters carrying enriched console-bracketed soffit; fanlight and panelled door.

INTERIORS: not inspected but No.8 noted to retain panelled ground floor front room and hall. SUBSIDIARY

FEATURES: attached cast-iron railings with torch flambe finials and cast-iron lamp brackets flanking entrance to No.8.

Listing NGR: TQ2959881566

4, PERCY STREET

Date first listed: 25-Jul-1989

TQ2981NE PERCY STREET 798-1/99/1293 (South side) 25/07/89 No.4

GV II

House, now shop and offices. c1766-70, refronted and heightened c1900. Built of brick with c1900 front of faience having coloured patterning. Slate mansard roof with brick end stacks. 4 storeys and attic. 3 windows. Moulded cornice over altered shopfront of c1900 with 4 semicircular arches over late C20 shop windows and late C20 door to right. 1st and 2nd floor square-headed windows, including 2 C19 sashes to left, are set beneath coloured faience semicircular arched tympanum arches; horned 9-pane 3rd floor sashes are set beneath similar segmental headed tympanum arches and coved cornice. Flat roofed dormers with coloured 9-pane sashes and moulded cornices. Sashes to rear. INTERIOR: fine mid C18 open-well staircase with wreathed handrail and turned balusters set on open string, with moulded wall string and dado rail. Fine enriched cornicing to stair hall and 1st floor rooms.

Listing NGR: TQ2957481543

1, 2 AND 3, PERCY STREET

Date first listed: 14-May-1974

TQ2981NE PERCY STREET 798-1/99/1292 (South side) 14/05/74 Nos.1, 2 AND 3

GV II

3 terraced houses with later shops. 1764-1770, altered. Built by W Franks and W Reeves. 3 storeys, attics and basements; No.1 with later C19 4th storey. 3 windows each.

No.1: reddened brick with slated mansard roof and large dormers (centre dormer segmental headed with tripartite window. Later C19 ground floor restaurant frontage with stucco pilasters carrying entablature flanked by consoles with lions masks. Gauged brick flat arches to recessed 2-pane sashes. Continuous 3rd floor sill band. Parapet. INTERIOR: not inspected.

No.2: multi-coloured stock brick with rusticated stucco ground floor. Slate mansard roof with dormers. Stone 1st floor and 1st floor sill bands and cornice. C20 plate glass shop window. House/shop entrance round-arched with panelled jambs with lion-mask stops, cornice head and panelled door. Gauged brick flat arches to recessed sashes. Parapet.

INTERIOR: not inspected but noted to retain hall with dentil cornice. Open tread stair with foliated wrought-iron balusters and wreathed wooden handrail.

No.3: reddened brick with slated mansard roof and dormer. Rusticated stucco ground floor with stone 1st floor and 1st floor sill bands and cornice. C20 bowed shop window. House/shop entrance round-arched with pilaster-jambs carrying cornice head; fanlight and panelled door. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected.

Listing NGR:TQ2955981538

11 AND 13, CHARLOTTE STREET W1

Date first listed: 01-Dec-1987

CITY OF WESTMINSTER CHARLOTTE STREET, W1 TQ 2981 NE 47/2 Nos. 11 and 13

II

Pair of terrace houses with shops. c.1830. Stucco faced, slate roofs. 4 storeys and renewed dormered mansard. Each 3 windows wide. Ground floor has large double former shop fronts carried across, probably a late C19 alteration with broad flanking pilasters and continuous fascia with dentil cornice. To the right flank in Percy Passage the earlier C19 frame of shop front remains with gorged end stops to fascia with row of rosettes and dentil cornice, blocked openings beyond with rosettes in entablatures. The upper floors of front have recessed glazing bar sashes, all in architraves, those on 1st floor with cornices and consoles to sills on floors above. Continuous 1st floor cast iron flat patterned baluster balcony; crowning cornice and blocking course.

Listing NGR:TQ2951081578

PAIR OF LAMP STANDARDS FLANKING ENTRANCE TO NUMBERS 15 AND 17

Date first listed: 01-Dec-1987

CITY OF WESTMINSTER CHARLOTTE STREET, W1 TQ 2981 NE 47/1 Pair of lamp standards flanking entrance to Nos. 15 and 17

II

Pair of lamp standards on pavement, c.1880. Cast iron with pyramidal square pedestal and octagonal shafts bearing large hexagonal finial lanterns. An ornate example of lamp standards used to indicate and publicise a commercial establishment.

Listing NGR:TQ2950881594

7 AND 8, WINDMILL STREET

Date first listed: 12-Nov-1990

TQ2981 NE WINDMILL STREET 798-1/99/1730 (South side) 12/11/90 Nos. 7 AND 8

II

Pair of terraced houses with later shops. Late C18. Yellow stock brick with red brick dressings. 4 storeys. 2 windows each. C20 shopfronts; upper floors with gauged red brick flat arches to recessed sashes and casements. Modillion cornice at 3rd floor level. 3rd floor partly refronted, with parapet. INTERIORS: No.7 retains original room plan to 1st floor and some panelling; 1st floor front room with plain grey marble fireplace. No.8 retains original room plan to 1st and 2nd floors and some panelling.

Listing NGR:TQ2956081618

THE RISING SUN PUBLIC HOUSE, 46 TOTTENHAM COURT ROAD

Date first listed: 14-May-1974

TQ2981 NE TOTTENHAM COURT ROAD 798-1/99/1639 (West side) 14/05/74 No.46 The Rising Sun Public House

II

Public house. 1896. By Treadwell and Martin. Stucco with brick extension. Elaborate Art Nouveau Gothic. 4 storeys and basement. 1 bay with 3-bay return and 1-bay extension to Windmill Street. Ground floor pilastered public house frontage with entrance in splayed corner; altered in C20. 3-light transom and mullion windows with leaded panes to 1st floor, 2-lights to 2nd and 3rd floor. Each bay separated by tourelles with pinnacles. Over window bays, gables surmounted by segmental pediments. Lavish use of vertical strips, scrollwork, heraldic beasts, cupids heads etc., in relief. Rising from 1st to 3rd floor on splayed corner a bartizan with elaborate corbel including a male figure. To the right of this a plaque "Built by F.A. Rhodes 1897, Treadwell & Martin". Brick extension with 3-light transom and mullion windows and stone capped Dutch gable. INTERIOR: entirely remodelled in historicist style c1993.

Listing NGR:TQ2961181682