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LISTED PLANNING DESIGN & ACCESS STATEMENT

Jan 2022

Town and Country Planning Act 1990 & Planning (Listed Buildings and Conservation Areas) Act 1990

Address: 30 Euston Square & 1- 9 Melton Street, London NW1 2FB

Proposal. External Building Fabric Refurbishment and Remedial Works, including Metal Railings to the Elevations at The Royal College of General Practitioners.

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1.0 Introduction.

- 1.1 Camden Council Granted Listed Building Consent under application 2020/2064/L dated 9th July 2020 for External building fabric refurbishment and remedial works.
- These works were started during the Covid lockdown, where access was permitted and phased, works were carried out to the external front part of the building elevations of 30 Euston Square and 1-9 Melton Street.
 - The next phase of these works (also granted LBC) are now to be carried out to the rear elevation of Stephenson Way.
 - The works will be carried out, to the high specification and by the same contractor who executed the fenestration works to the front elevations, all in line and to comply with the granted LBC 2020/2064/L
- 1.2 This design and access statement (adapted) to cover the rear elevation of Stephenson Way, out-lines an Application for Planning Permission, Listed Building and Conservation Consent for the *external building fabric refurbishment and remedial works to the elevations at the building known as The Royal College of General Practitioners RCGP at 30 Euston Square*. The renovation works now complete to the Front elevations facing Euston Road and Melton Street (the front), will now be continued along Stephenson Way (the rear)
- 1.3 This document is set out in accordance with the advice contained in the London Borough of Camden Planning Guidance and Camden Local Plan document, particularly section 7. Design and Heritage; Policy D2 sub section 7.41 and 7.54 to 7.59 covering Listed Buildings and Conservation areas and their environments.
- 1.4 Under Camden's Planning Guidance information of "*Do I need consent to carry out work on a listed building*"? The following is observed.
Emergency work can be carried out to a listed building without prior consent providing you can later prove all of the following:
- that the works were urgently necessary in the interest of safety or health or for the preservation of the building.
 - it was not practical to secure public safety or health or preserve the building by works of repair or temporary support or shelter.
 - that the work was limited to the minimum measures immediately necessary.
 - that detailed notice in writing justifying the work was given to us as soon as reasonably practical to do so.
- However it also states that ***Regular maintenance and 'like for like' repairs which match the original work in every way do not need listed building consent.*** If materials or methods that differ from the original are used however, then consent will be needed.
- 1.5 *All maintenance works to the external fabric of the building will be on a like for like basis.* Localised repairs will be carried out to prolong the existing material. In many cases the treatment of the windows will be redecorations and small repairs of replacing cracked glass. Cleaning out of blocked gutters and repainting cast iron downpipes, as examples.
- 1.6 *The report attached in Appendix. A to this application will detail where the repairs are necessary and to what extent of superficial repairs are required.*

2.0 30 Euston Square The Building Formerly 1-9 Melton Street.

- 2.1 30 Euston Square was acquired by the Royal College of General Practitioners (RCGP) in 2010 to become its new headquarters following a move from their previous address at Princes Gate.
- 2.2 RCGP 30 Euston Square, (formerly 1-9 Melton Street) is a *part* Listed Grade II* Building, in the conservation area of Bloomsbury. The building has a very high degree of special architectural and historical interest. It is a distinctive Edwardian office building designed in a scholarly and inventive Greek manner with high-quality materials and detailing. It is a major work by the distinguished architect A. Beresford Pite. The first section of which was built in 1906-08 as the headquarters of the London, Edinburgh and Glasgow Assurance Company. Further extensions to the roof (1913) and to the rear and to the north (1923) were added by Pite, and *to the west 194-8 Euston Road in (1932), were added by WH Gunton; of which these parts are not considered to be of special interest*, compared to the main building sited on the corner of Euston Road and Melton Street.
- 2.3 There were several phases of construction, beginning in 1906–1908, but it was always a single office building for the same client. After a recent appeal by the RCGP for clarity in the listing designation, in 2011 all of the phases by Pite were confirmed as listed II*. *The last phase by WH Gunton in 1932, with its long elevation onto the Euston Road, is unlisted.*
- 2.4 The original building of 30 Euston Square is constructed in load-bearing Portland stone and brick masonry, with slate roofs, with a later steel framed extension with stone cladding. The windows are largely timber framed with the exception of a few metal framed windows on the rear elevations. There are many areas of lead around the building mostly covering ledges and box gutters or around window dormers and the rain water goods are varied on all elevations.
- 2.5 The Building is located in the Bloomsbury Conservation Area. The principle elevations of the building are on the south, Euston Road, and east, Melton Street, (Euston Square). The rear elevations face Stephenson Way of which only part is Grade II* Listed
- 2.6 The whole building which is occupied by RCGP is *part* designated a Grade II* listed heritage asset (list entry no. 11133131). This has been categorised in the summary taken from the Historic England Overview document

Offices, built 1906-08 as the headquarters of the London, Edinburgh and Glasgow Assurance Company. Architect A Beresford Pite. Builders Foster & Dicksee of Rugby. Carved stonework by Farmer Architect & 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.

The Full Heritage Category overview for this building is scheduled in Appendix B:

3.0 Survey and Inspection.

- 3.1 Lewis Berkeley Limited (LBL) were commissioned as Contract administrators by ISS, who are the Facility Service Provider for The Royal College of General Practitioners, (RCGP) to obtain and record the condition of the external fabric of the building, concentrating on the timber framed windows, high level rain water goods and the roof lead work.
- 3.2 ISS Provided a scoping document setting out the employers requirements for the external building fabric remedial works at RCGP.
- 3.3 The external survey was conducted by Avalon, who are abseiling specialists. They examined all elevations in sections by working in vertical drops from top to bottom in a specific sequence. Inspection and records to the fabric of the building were documented and a plan has been organised for the mitigation work to those areas that require the maintenance and refurbishment, for the up-keep of this Historical asset.
- 3.4 The works proposed in this application relate solely to the external repairs of the defects that have been identified in the Avalon documented report, of which the front elevations have been completed, with the rear elevation of Stephenson Way being the second phase of these works.
- 3.5 All maintenance and repair works to the external fabric of the building as identified in the report, will be on a like for like basis.
- 3.6 *The report attached in Appendix. A to this application will detail where the repairs are necessary and to what extent of superficial repairs are required to the rear elevation.*

4.0 Nominated Contractor.

- 4.1 Triton Building Restoration Limited were the preferred contractor who will be undertaking the maintenance and repairs to the external Fabric of the RCGP

Established in 1989, Triton are specialists in external refurbishment with an emphasis on architecturally significant buildings. Past projects include the Royal Exchange, The Foreign and Commonwealth Offices, the Lyceum Theatre, the Athenaeum Club and the Criterion.

Triton specialise in the following areas:

- Quality repair work to masonry, including stone, terracotta, faience, stucco, brick and concrete.
- Façade cleaning.
- Window repair and replacement.
- All types of roofing works.
- Cast iron rainwater goods and architectural and ornamental Leadwork.
- Ancillary trades

Full surveys and technical reports are part of the service that Triton provides. Each project is allocated a full time site manager. A qualified 'in-house' Safety Manager who oversees all aspects of Health and Safety and CDM Regulations.

- 4.2 The refurbishment project is based on a programme to be carried out in 4 phases where the first two phases to the front Euston Road Elevation and Melton Street Elevation, have been completed with the second phase now programmed to the inner core and rear of the Building along Stephenson Way.
- 4.3 Each phase will be accessed via scaffolding, ensuring the best access provision for both operatives to undertake the works and the Contract Administrator (CA) to inspect the works.
- 4.4 A logistic plan will be put in place for all deliveries of materials and equipment. It is intended to position the lifting equipment along the rear of Stephenson Way, as not to cause any disturbance to the public. A cordoned zone will be set up, where materials are placed before being lifted up the scaffold, minimising any disruption.
- 4.5 The refurbished maintenance and repairs is based on the project criteria of joinery works including overhaul windows, cleaning and repairs of masonry, remedial works to lead flashings, decorations, glazing repairs, cleaning of gutters, replace missing putties and sealant and repairs to the rainwater goods identified within the Avalon survey report.
- 4.6 Triton have provided a completed Risk Register and Method Statements for carrying out these works. All staff are Triton employees.
- 4.7 *The appropriate scaffolding will be erected to carry out these external works.*

5.0 Method of Repair Products Used General Overview.

- 5.1 The scope of refurbished works is to carryout localised repairs, maintain and redecorate in a wood stain to match existing stained windows, prepare seal, prime, undercoat and full gloss finish to painted windows, both in timber or metal framed. Likewise full preparation to metal railings, metal guarding and grills.
- 5.2 At roof level all broken and loose tiles to be replaced or reposition and fixed. All roof gutters and cast iron hopper heads to be cleared of vegetation growth, flushed through, cleaned with outlets seal and downpipes repainted.
- 5.3 Localised brick pointing and stone repairs where identified, use Lime cement mortar mix
- 5.4 Below are some examples of types of repair to be carried out.

5.5



Tidying of bed mortar joints to brickwork to be cleaned and repointed

Use Cement Lime Mortar Mix

5.6



Repair brickwork and repoint bed joints

Use CementA Lime Mortar Mix and reclaimed matching bricks

5.7



Buddleia growth in hopper head to be removed and cast-iron work to be repaired as well as cleaning brick and stonework.

5.8



Buddleia growth to be removed as well as cleaning brick and stonework.

5.9



Buddleia removed. Hopper head and cast-iron work to be repaired as well as cleaning brick and stonework.

The report attached in Appendix. A to this application will detail where the repairs are necessary and to what extent of superficial repairs are required.

6.0 Appendices - Supplied Information.

- 6.1 Appendix A
Avalon Abseiling Limited
External Survey of Windows, Roof Leadwork and Rainwater Goods - SPLIT Report.
Rear elevation details within full document supplied separately.
- 6.2 Appendix B
RCGP Grade II* listed heritage asset (list entry no. 11133131).The Full Heritage Category overview for this building

7.0 Conclusion.

- 7.1 This statement document concentrates on the second phase to the rear elevation of Stephenson way, for the need of upkeep, maintenance and refurbishment carried out to those external parts of the building fenestration, including roofing, guttering, Leadwork, metalwork, brick and stonework as identified in the attached Avalon Report
- 7.2 The whole external elevations of the building at 30 Euston Square occupied by the RCGP is to receive maintenance and redecorations. It is noted that the Grade II* listing only applies to the entire length of the Melton Street building and part of the building extension Westwards along Stephenson way to the rear. The extended building to the west Nos. 194-8 Euston Road (front and back), added in 1932 by WH Gunton, does not form part of this listing.
- 7.3 The first phase of repair works have been carried out to the front elevation of Euston Square and Melton Street. The second phase to the rear of Stephenson Way is to be carried out, in line with the granted LBC application 2020/2064/L
- 7.4 Triton the nominated contractors are specialists in external refurbishment of historical buildings. They will undertake the work to both the Grade II* listed part by AB Pite; and the non-listed part by WH Gunton; using their knowledge and skill to maintain and repair all identified areas. The restoration and repair work will be carried out on a 'like-for-like' basis to reinstate and preserve all the materials. At no time will the materials differ from those being maintained and refurbished from the installed original work.

End of statement