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SCHEDULE 18 HERITAGE AGREEMENT METHOD STATEMENT ROYAL COLLEGE OF GENERAL PRACTITIONERS 30 EUSTON SQUARE

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1CP01-MDS_ARP-TP-REP-SS08_SL20-990006 - C02

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1 Introduction

1.0 General

- 1.0.1 This Heritage Agreement Method Statement seeks approval under Schedule 18 of the High Speed Rail (London – West Midlands) Act 2017 for the installation of mitigation measures to elements of 30 Euston Square, also known as the Royal College of General Practitioners (RCGP), and works to undertake intrusive surveys in the London Borough of Camden London following matters agreed with (1) The Mayor and Burgesses of the London Borough of Camden and (2) The Historic Buildings and Monuments Commission for England in accordance with the Deed signed and dated on 5 May 2017 entitled: 'Deed relating to works affecting the listed buildings specified in table 2 in Schedule 18 to the Act'.
- 1.0.2 This Heritage Agreement Method Statement is submitted following an initial Schedule 18 application which was approved on 9 August 2019 for the installation of monitoring equipment (application reference: 2019/3374/HS2) to the RCGP. This report references information within the initial Heritage Agreement Method Statement prepared by Costain Skanska joint venture (CSjv) on behalf of High Speed Two Ltd (HS2) in 2019 [document number: 1EW02-CSJ-HS-MST-S003-000505].
- 1.0.3 At the time the Act and Environmental Statement were drafted, the formal postal address of 30 Euston Square was 1-9 Melton Street. The list entry (number 1113131)¹ for the Grade II* building has since been amended in line with the revised postal address. The building is also known as the Royal College of General Practitioners after the institution which occupies it, however within this document this asset will be referred to as 30 Euston Square.

1.1 Purpose of this document

- 1.1.1 This Heritage Agreement Method Statement assesses the significance of 30 Euston Square and provides detail on the proposals for intrusive surveys for approval by the London Borough of Camden under the terms of the Heritage Agreement, based on an understanding of the significance of the asset. Also included for information are details of non-intrusive methods to mitigate any damage to internal tile-clad columns as a result of movement cause by HS2 construction works and coring investigation between 30 Euston Square and an adjacent building at a location outside of the listing designation of 30 Euston Square. Pre-application advice has been sought from both Historic England and the London Borough of Camden during regular engagement sessions.

¹ This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

- 1.1.2 This statement should be read in conjunction with the following report from specialist contractors, PAYE, submitted with this application [Protection of Heritage Columns at Royal College of General Practitioners (RCGP) (Extract from PAYE Repair Strategy, document no.: 1CP01-MDS-EN-REP-SS08_SL20-000010].

1.2 Project Context

- 1.2.1 HS2 is a network of new high-speed lines across Britain, being planned and built in two phases: Phase One, which will connect London with Birmingham and the West Midlands; and Phase Two, which will extend the route to Manchester and beyond. Powers to construct and operate the railway have been secured through the High Speed Rail (London – West Midlands) Act 2017 (the Act), which received Royal Assent on 23 February 2017.
- 1.2.2 The Secretary of State has appointed HS2 Ltd as the nominated undertaker responsible for delivering Phase One of HS2. HS2 Ltd is an executive non-departmental public body, sponsored by the Department for Transport.
- 1.2.3 Schedule 18 'Listed Buildings' of the Act concerns how legislation in respect of listed buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") applies to the Phase One works. Paragraph 2 of Schedule 18 disapplies some of this legislation, and in particular the requirement for listed building consent, for buildings authorised to be altered or extended for heritage or monitoring purposes specified in Table 2.
- 1.2.4 Following Royal Assent, HS2 Ltd entered into a Heritage Deed with London Borough of Camden and with the Historic Buildings and Monuments Commission (Historic England) concerning the listed buildings identified in Table 2 of Schedule 18 to the Act within Camden.
- 1.2.5 The Deed requires approval of the 'decontrolled works' to buildings listed in Table 2 of Schedule 18 of the Act by London Borough of Camden in consultation with Historic England.
- 1.2.6 Mace Dragados joint venture has been contracted by HS2 Ltd to carry out the main Euston Station construction works. The Station Design Services Contract (SDSC) Team has been instructed to produce this document which proposes required investigation works and the mitigation measures to protect the heritage features in buildings affected by the HS2 works.
- 1.2.7 The proposed construction works affecting RCGP are described in the Phase 3 Ground Movement Assessment and Scheme Mitigation report Royal College of General Practitioners (doc. reference 1CP01-MDS_ARP-ST-REP-SS08_SL31-990020).

1.3 Summary of Proposed Works

1.3.1 Approval under a Heritage Agreement is sought for the following works to 30 Euston Square:

Intrusive survey to internal face of Melton Street facade

- An area of investigation has been identified for intrusive survey work to better understand the building structure at interfaces between different building phases.

Joint separation protection works to internal tile clad columns

- Approval is sought for introducing a small movement joint immediately above the internal tile clad columns to alleviate stresses being transferred into the tiling additional to the levels of pre-existing stress. If this mitigation is required, the joint will be formed by stitch drilling to the beam above the tiled column. Due to the small movements predicted, it is not currently anticipated that this mitigation will be required, but approval of the principle is sought in case it is required in the future.

1.3.2 The following information is set out within this document for information rather than approval to provide details of other works to be undertaken at this address during the construction of HS2:

Coring Investigation

- A coring investigation is proposed to be undertaken at the interface of 30 Euston Square with the adjoining building to the west (IQ Bloomsbury). The location for coring is outside the listing designation of 30 Euston Square and will not affect the character of the building as a building of special interest so is included here for information rather than approval.

Wrapping of columns

- It is proposed to install protective wrapping to some of the columns which are clad in decorative tiles. Existing cracking has been observed to some of the cladding, and therefore the wrapping is proposed to hold tiles in place should further cracking or debonding occur as a result of the construction works.

1.3.3 The following potential future works are not included in this Heritage Method Statement.

Repairs to internal or external finishes

1.3.4 The ground movement assessment concludes that a Building Damage Category of 2 (Slight) may occur due to ground movement. This category corresponds to slight cracking that typically can be easily filled or repointed. Regular visual inspection and movement monitoring of the building both internally and externally will be undertaken during the course of the construction works. If significant repairs are required, a Heritage Agreement Method Statement will be submitted for approval by the Local Planning Authority (LPA) before repair work commences.

2 Building Information

2.1 Building Description

2.1.1 30 Euston Square is a six-storey building located at the corner of Euston Road and Melton Street. The building as it stands today was constructed in multiple phases, between 1906 and 1932 (see Figure 1). The entire building underwent an invasive renovation and refurbishment process in 2010-12 and currently serves as the South London faculty centre for the Royal College of General Practitioners. The building as a whole is L-shaped in plan. The elevations along the building's re-entrant corner faces Stephenson Way. Its maximum dimensions in plan are approximately 63m x 54m, and its height varies up to a maximum of approximately 29m. The building contains one basement level approximately 3.5m in depth that is shared by the entire building and is partially above pavement level on Stephenson Way.



Figure 1: Plan showing the construction phasing of 30 Euston Square. The green dashed line shows the extent of listing.

2.1.2 30 Euston Square is a Grade II* Listed building. The original building and Blocks A, C and part of Block E are included in the Historic England listing, whilst Block D and B

do not form part of the listing. Refer to Appendix A for the full Historic England List Entry.

- 2.1.3 The phases of the building constructed to the designs of the architect (Arthur Beresford Pite) are of load bearing masonry construction. It is thought that the first phase (c.1906-1908) was built using a patent flooring system (possibly Dawnay or another, similar fireproof system) with steel beams and filler joists and cast concrete floors. The masonry walls are faced with brickwork on the rear elevations and with Portland stone on the principal elevations to the east (Melton Street) and south (Euston Road). The later extensions by Pite (c.1923) are of similar construction but have plain interiors.
- 2.1.4 Section drawings by Pite indicate that the building has corbelled brick footings on concrete strip and pad foundations 4m to 5m below ground level. The basement slab appears on drawings to be ground bearing and fairly thin, cast within the basement walls.
- 2.1.5 The roof structure is a steel frame clad in a secondary timber roof structure, covered with slate. The lightwells were enclosed c.2012 when the building was refurbished to create atrium spaces with roof lights.
- 2.1.6 At ground floor, the entrance hall within the original building phase by Pite contains "one of the most remarkable tiled interiors in an Edwardian commercial buildings; good office fittings, chimneypieces and stairs; extensive survival of tiled finished"². The building retains many of its original decorative internal features, namely the intricate tilework and purpose-built fittings. Past the entrance lobby to the north there is a large reception room in with original tiles to walls and columns. Beyond, the space is subdivided into smaller boardrooms and offices. At first floor the original phase of the building is again subdivided into smaller board rooms with a central corridor running north-south connecting them. At second and third floors, the space is largely open plan.

2.2 Significance

Methodology

- 2.2.1 In conservation, 'significance' encompasses a broad range of considerations about what may constitute the special value or 'interest' of a building or place; these are referred to as the 'heritage asset'. Commonly, a mix of factors may contribute to this special value, such as a building's architectural quality and association with important people or cultural events. Sometimes, these factors may not be immediately apparent, such as the use of pioneering construction technology, fine craftsmanship or the special social or economic role a building or place has within a community.

² See Appendix A for full Historic England Listing Description.

2.2.2 In determining the significance of the building interiors, which are the elements directly and indirectly impacted by the works proposed in this method statement, the following grading and criteria for significance has been used:

Exceptionally significant: Nationally and/or internationally significant; significance may be aesthetic, cultural, evidential or communal; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value.

Highly significant: important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value.

Significant: of historical and architectural interest, although this may be at a local or regional, rather than national, level; significance may be based on evidential, historical, aesthetic or communal heritage values; aesthetic significance may derive from architectural character or elements; potential for significant enhancement of built features and values may exist; setting typically contributes to the heritage asset's legibility, form and/or scale, but may include extant alterations which have altered or diminished the special interest; some positive group value.

Low significance: little or no architectural or heritage significance or area of lost significance; the setting of the heritage asset has been extensively altered to the point where it has low value and significance to the heritage asset.

Not significant: of no heritage interest.

Detrimental: features or areas that detract from a building's special significance.

2.2.3 Within this document, significance is determined as follows in accordance with heritage values identified by Historic England in *Statements of Heritage Significance (2019)*³:

- **Archaeological interest** 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.
- **Architectural and artistic interest** These are interests in the design and general aesthetics of a place Architectural and artistic interest. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.

³ Historic England, Statements of Heritage Significance: Analysing Significance in Heritage Assets, HEAN 12 (2019)

- **Historic Interest** 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 meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Assessment

- 2.2.4 The building is Grade II* listed as a distinctive example of Edwardian architecture, a rare example of an Edwardian commercial building in the Greek revival style, and as a major work by the notable architect Arthur Beresford Pite. Historical significance also derives from the building's original function as the headquarters of the London, Edinburgh and Glasgow Assurance Company, an organisation which provided welfare for low-income workers before the National Insurance Act.
- 2.2.5 According to the Historic England List entry, the following reasons support its designation as a Grade II*:
- Architectural interest: a distinctive Edwardian office building designed in a scholarly and inventive Greek manner;
 - Authorship: a major work by the distinguished architect A Beresford Pite;
 - Materials and craftsmanship: fine-quality stonework with carved decoration by Farmer & Brindley, the noted firm of architectural sculptors; elaborate ironwork;
 - Interiors: the entrance hall is one of the most remarkable tiled interiors in an Edwardian commercial building; good office fittings, chimneypieces and stairs; extensive survival of tiled finishes; and
 - The 1923 extension, also by Pite, is a carefully considered adjunct to the earlier block, with the same high-quality stonework and ironwork" (See also next section on Blocks A, B and C).

Interiors

- 2.2.6 The archaeological significance of RCGP is **low**. The site was last developed during the early 1900s at which time Pite's original design, which included a basement, was constructed. Before then, the site has been the subject of continuous redevelopment since the late 18th and early 19th centuries. The potential for the site to provide evidence of past human activity for archaeological investigation is low.
- 2.2.7 The architectural and artistic interest of 30 Euston Square is **highly significant**. The building retains many of its fixtures and fittings to the original designs of Arthur Beresford Pite. The interiors are highly decorative and showcase the skill of specialised craftsmen of the time. Some areas throughout the original part of the building have been subject to modern adaptation.
- 2.2.8 The historic interest of 30 Euston Square is **highly significant**. Built to house the headquarters of the London, Edinburgh and Glasgow Assurance Company, which specialised in welfare insurance for low-income families, the building was constructed

in the Greek Revival Style to the designs of Arthur Beresford Pite. Pite was a practising architect and Professor at the Royal College of Art during his work for the London, Edinburgh and Glasgow Assurance Company. While he worked in a number of styles he chose an Ionic style based on the 5th century BC Temple of Apollo Epicurius at Bassae.

- 2.2.9 The National Insurance Act of 1946 abolished approved societies and the National Amalgamated Approved Society was made redundant. In 1948 the building was acquired by the Government for the offices of the Ministry of Pensions and National Insurance, and subsequently the Department of Health & Social Security offices after 1968 (Heath, 2012).
- 2.2.10 The interiors of the building retain several remnants relating to its original function such as the overmantel in the entrance hall at ground floor which “*has three roundels with the arms of London, Edinburgh and Glasgow, surmounted by a stylised Greek entablature and pediment with antefixae. The black and white mosaic floor is laid out in grid pattern with large central roundel of guilloches containing the 12 signs of the zodiac, in centre of which a roundel of letters reads "Founded Anno Domini MDCCCLXXXI" encircling the intertwined initials LEG'. A black marble wall tablet records names of company members who fell in the Great War.*”⁴ Throughout the building, the interior finishes contribute to our understanding of past events and practices.

3 Proposed Works for Approval

3.1 Summary

- 3.1.1 The proposed intrusive surveys and mitigation measures are described in the following pages. Whilst the surveys are required to better understand the building fabric and structure and therefore its susceptibility to movement as a result of HS2 construction works, mitigation works are proposed as a means to protect sensitive internal features during the HS2 construction works.

3.2 Intrusive Survey

Melton Street Façade and Original phasing intersection

- 3.2.1 Approval under a Heritage Agreement is sought for the following investigation works.
- 3.2.2 Following review of the non-intrusive survey GMA survey report (further 1CP01-MDS_BLY-EN-REP-SS08_SL20-000004), SDSC identified the need for additional investigation to understand the construction of the building. The next phase of survey entails opening up works at the ground floor storeroom of “Block C” to

⁴ HE listing description

determine whether the later façade is tied in with the older, original structure and to identify whether a joint exists between the two. The investigation will be carried out to the internal face of the wall only. The external façade will not be affected.

- 3.2.3 The proposed investigation shall be carried out by carefully removing a suitable number of bricks (minimum 2, maximum 6) internally on both sides of the corner of the room to understand how the walls are bonded and whether a joint exists. Refer to Figure 2 and Figure 3 for the location of the investigation.
- 3.2.4 Dismantling of masonry will be carried out by raking out the mortar joints to full depth using a Fein vibrating multitool or reciprocating saw to avoid damage to the individual brick edges.
- 3.2.5 All removed bricks will be numbered and tagged, referenced to where they were removed from and units stored safely in boxes ahead of reinstatement in their original position. Mortar matching the features of the existing mortar will be used for reinstatement.
- 3.2.6 Wall finishes will be reinstated as the existing modern plaster finish.

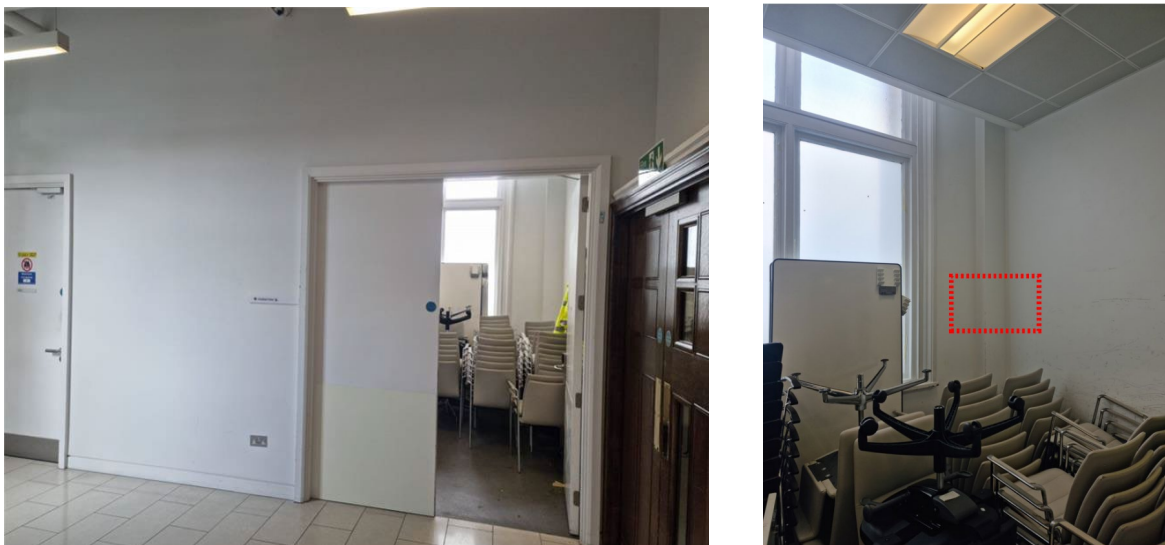


Figure 2 Storage Room at Ground Floor where opening-up works are proposed

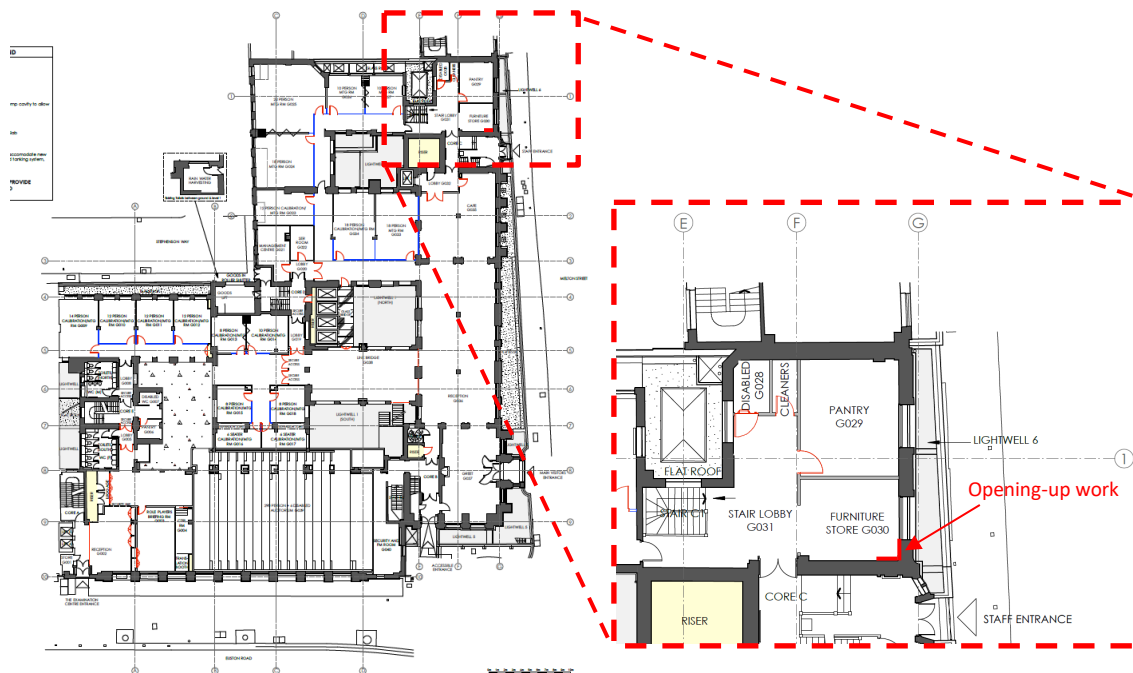


Figure 3 Location of Intrusive Survey within Storage Room at Ground Floor Coring Investigation

3.3 Mitigation work to internal tiled columns

3.3.1 Proposed works to internal tiled columns with pre-existing distress (i.e. cracks) to mitigate irreversible potential damage as a result of any movement comprise the following items:

- In case of a worsening of the pre-existing damage, as additional measures it is proposed to create a gap, or movement joint, between the underside of the downstand beams and the top of the column tiles. The aim is to eliminate the contact between the floor beams and the column capital, to avoid further damage to the tilework which is already showing distress.

3.3.2 The interior clad columns in the upper floors of the RCGP building are showing signs of distress and cracking in the Heritage feature terracotta tiles surrounding the steel columns. This is a pre-existing defect that has been observed on eleven internal columns across first, second and third floors where the underside of the downstand beams connecting into the columns is in direct contact with the tiles. It is believed there is a load path between the floor beams and the tiles that transfers a part of the vertical load to the tiles causing cracking. While this is a pre-existing defect, it is possible that the ground movements caused by HS2 works, specifically the utility corridor works and main excavations, may increase the rotation of some of these beams and exert more stress on the tiles. This has the potential to create new cracks or aggravate existing ones. The method statement submitted with this application

[document no.: 1CP01-MDS-EN-REP-SS08_SL20-000010] provides further information on these works.

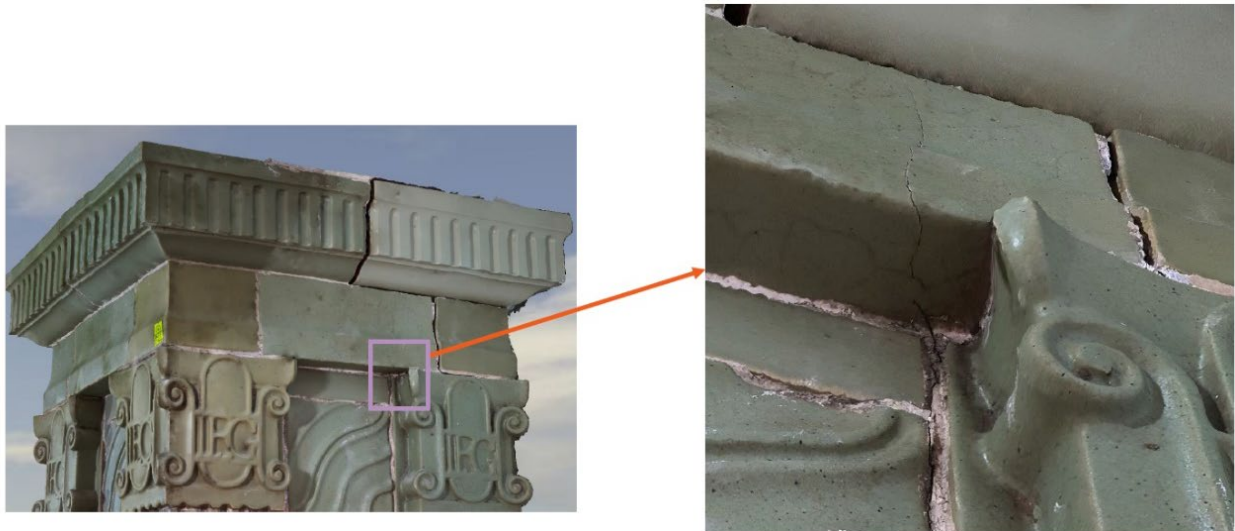


Figure 4: Tiles to internal columns have cracked or are debonding from the columns as a result of pressure from the down stand beams above.

- 3.3.3 The proposed approach has been to protect the sensitive columns, which already show sign of distress, independently from the entity of calculated ground movements. The primary objective of these measures is to prevent irreversible damage to the tiles (e.g. tiles falling from height and break into small fragments).

Potential introduction of Movement Joints (if required)

- 3.3.4 Approval under a Heritage Agreement is sought for the following works.
- 3.3.5 The top two courses of the column will be visually monitored during the initial phases the proposed works. As a minimum, the visual surveying is to be carried out at the commencement and completion of each significant construction activity step. For long construction activities, periodic surveying during construction is recommended. The frequency could vary between weekly to monthly, depending on the construction activities and the degree of movement estimated. Frequency and access is to be agreed with the Asset's owner. Monitoring frequency will also be adjusted in case of change in the existing conditions. If cracks appear to worsen during this period, the additional mitigation described in this section is proposed. This will apply only to the eleven columns described earlier in the report where the downstand beam is in direct contact with the heritage tiles.
- 3.3.6 It is proposed to create a soft joint between the tiles and the beams above to nine of the eleven identified columns, by carefully drilling to form a gap between the beam and the top of the tiles, as follows:
- Ground floor – none;

- First floor – 2no. columns;
- Second floor– 4no. columns; and
- Third floor – 5no. columns.

3.3.7 A specialist contractor method statement has been prepared which details the works and any making good. Refer to the method statement submitted with this application [document no.: 1CP01-MDS-EN-REP-SS08_SL20-000010].

4 Proposed Works for Information only (no heritage impact)

4.1.1 These works are described for information only as they are not deemed to require consent under a Heritage Agreement as they are not anticipated to cause harm to the special interest of the building. These proposals were discussed with Historic England and the London Borough of Camden on 11th November 2021.

Coring investigation to party wall between IQ Bloomsbury and RCGP

4.1.2 A coring investigation is proposed to investigate the structure of the party wall between 30 Euston Square and IQ Bloomsbury. As the location is outside of the listing designation of 30 Euston Square and will not harm the building's special architectural or historic interest the inclusion of this item is for information only.

4.1.3 Partial coring (i.e. 75% of wall thickness) is proposed from the IQ Bloomsbury side, following geospatial survey on both sides to determine accurate wall thickness. Refer to IQ Bloomsbury Survey Scope (doc. ref. 1CP01-MDS_ARP-ST-REP-SS08_SL31-990021 - extract below).

4.1.4 The wall is between 550mm-850mm thick and it features a series of wailing steel beams at irregular spacing anchored back into the masonry wall (N.B. no counter plate visible on the IQ Bloomsbury side).

Column Capital strapping

4.1.5 This description is provided for information. The work will not have impact on heritage features.

4.1.6 The top two courses of tiled blocks, which form the column capital, is where most of the existing cracks have been identified. In some locations alterations and repair works seem have been carried out in the past, including replacing in one location the tiles with wooden replicas.

4.1.7 As an initial measure, strapping of the column capital to restrain the tiles and prevent a fall from height was installed ahead of the piling works in the neighbouring Traction Sub-Station (TSS) (see Figure 7).



Figure 5: Capital Strapping

Additional Column Protection

- 4.1.8 This description is provided for information. The work will not have impact on heritage features.
- 4.1.9 To further mitigate the risk of tiles cracking and falling, it is proposed to provide protection to the top half of the columns. Detail is provided in the method statement submitted with this application [document no.: 1CP01-MDS-EN-REP-SS08_SL20-000010].
- 4.1.10 Should further cracking occur to the tiles during the HS2 works, a repair strategy will be developed and agreed in a future heritage agreement method statement. Non-intrusive level monitoring of the columns and adjacent bays through periodic surveys during excavation will be carried out.
- 4.1.11 Plans showing the location of the internal columns subject to the works are included in the method statement submitted with this application [document no.: 1CP01-MDS-EN-REP-SS08_SL20-000010].

5 Conclusion

- 5.1.1 The proposals set out within this application are based on extensive analysis of predicted impacts to 30 Euston Square from ground movement as a result of HS2 construction activities. Investigation into the structure of the building is required to enhance this understanding and is not anticipated to cause harm to the special interest of the listed building. The additional mitigation measures included within this application ensure that the special interest of this significant building is preserved throughout the construction of HS2.

Appendix A - Listing Description: 30 Euston Square (RCGP)

No. 30 Euston Square and attached railings (formerly 1-9 Melton Street)

9 contributions

Overview

Heritage Category:

Listed Building

Grade:

II*

List Entry Number:

1113131

Date first listed:

14-May-1974

Date of most recent amendment:

02-Aug-2011

Location Description:

30 Euston Square and attached railings, London Borough of Camden

Summary

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

Reasons for Designation

No. 30 Euston Square is designated at Grade II* for the following principal reasons: *

Architectural interest: a distinctive Edwardian office building designed in a scholarly and inventive Greek manner * Authorship: a major work by the distinguished architect A Beresford Pite * Materials and craftsmanship: fine-quality stonework with carved decoration by Farmer & Brindley, the noted firm of architectural sculptors; elaborate ironwork * Interiors: the entrance hall is one of the most remarkable tiled interiors in an Edwardian commercial building; good office fittings, chimneypieces and stairs; extensive survival of tiled finishes * The 1923 extension, also by Pite, is a carefully considered adjunct to the earlier block, with the same high-quality stonework and ironwork

History

This was the national headquarters of the London Edinburgh & Glasgow Assurance Company, which specialised in welfare insurance for low-income workers and their families. The LE&GAC became part of the National Amalgamated Approved Society in 1912, a joint venture by a number of assurance societies, after which the building became the NAAS headquarters. Welfare insurance companies became obsolete following the National Insurance Act (1946) and the advent of the National Health Service (1948), after which the building was acquired by the Government as the premises of the Ministry of National Insurance, and subsequently the Department of Health & Social Security. The LE&GAC building is regarded as the first and only scholarly building in the Greek style since the work of CR Cockerell (1788-1863), and considered to be one of the most important works of the distinguished architect Arthur Beresford Pite (1861-1934). It was intended as the first stage of a much larger scheme with a long elevation in Euston Road, but Pite was not retained to complete the last phase, built in 1932 to the design of WH Gunton (Nos 194-198 Euston Road).

Details

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

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

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

gables, added 1913, each with a Serliana. The N entrance bay has a slightly bowed porch with plain transom and mullion detail, and glazed timber doors with iron grilles. Above, a round-arched recess rises through two floors, with Diocletian windows at top and bottom, and a mezzanine window with paired round arches separated by an Ionic half-column. This bay terminates with a complex attic feature with three small rectangular windows, a tiny Diocletian window and plain transoms and mullions.

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

INTERIOR: The entrance hall has a glazed timber lobby in the form of a kiosk with canted sides (glazing replaced), antifixae and an urn finial. The walls and ceiling are lavishly finished in green and cream Doulton Parian ware tiles with moulded relief patterns, the ceiling has elongated console brackets. The elaborate tiled chimneypiece has a black marble moulded surround and black and white tiled slips and fireback; the overmantel has three roundels with the arms of London, Edinburgh and Glasgow, surmounted by a stylised Greek entablature and pediment with antefixae. The black and white mosaic floor is laid out in grid pattern with large central roundel of guilloches containing the 12 signs of the zodiac, in centre of which a roundel of letters reads "Founded Anno Domini MDCCCLXXXI" encircling the intertwined initials LEG'. A black marble wall tablet records names of company members who fell in the Great War. A pair of arches leads through to the office, which has a beamed plaster ceiling supported on series of paired arches clad in green and white relief tiles, similar to entrance hall. The walls are clad in brown and dark yellow tiles to dado height, and cream and yellow tiles above. The first-floor offices have oak panelled doors with pedimented architraves. The board room has three-quarter height oak panelling, a coffered plaster ceiling and ribbed frieze, and a handsome chimneypiece in the Greek style with white marble surround and yellow and black marble slips, by Farmer & Brindley. Windows are set into arched recesses. Two other offices have oak chimneypieces. There are glazed doors to either end of the corridor. The rear wing has green and cream tiled piers and brown tiled dados, matching those to ground floor office; the third floor also has these features. The attic storey has no original features except for one fireplace. The S stair has a closed string, carved drop finials, heavy handrail and turned balusters, and unusual newel posts in form of fluted obelisks. The inner string has brown and yellow tiling. The N stair has a close string and elongated finials with rounded caps, and triangular stick balusters set in groups of three; the SW stair has a simple handrail attached to the wall; both stairwells are clad in bands of banded brown and cream glazed bricks. The N extension has no interior features of interest.

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

This List entry was subject to a Minor Amendment on 03/04/2018 (Formerly listed as: 1-9 Melton Street)

Legacy

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

Legacy System number:

477509

Legacy System:

LBS

Sources

Books and journals

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Hanson, B (ed), The Golden City: Essays on the Architecture and Imagination of Beresford Pite, (1993), 118-123

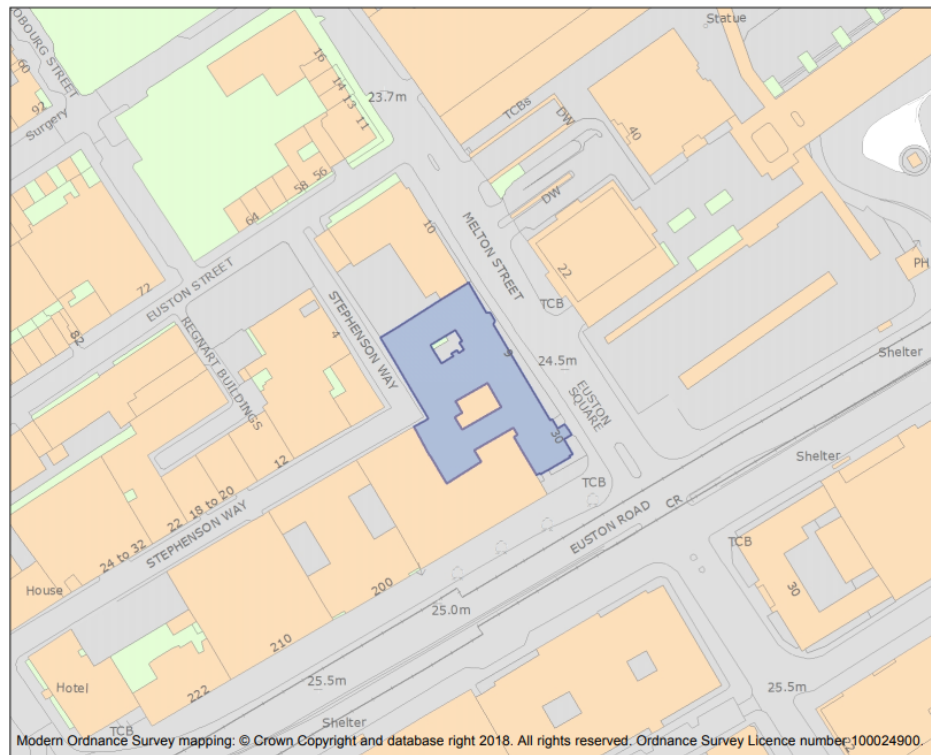
'Architectural Review' in The London, Edinburgh and Glasgow Assurance Building, London, , Vol. 22, (January - June 1908), 169-75

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Legal

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

End of official listing



Name: No. 30 Euston Square and attached railings (formerly 1-9 Melton Street)

Heritage Category:	Listing
List Entry No :	1113131
Grade:	II*
County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ2951282501
Map Scale:	1:1250
Print Date:	18 August 2021

Figure 6: Plan showing extent of listing at 30 Euston Square © Historic England