



EUSTON FIRE STATION
REPLACEMENT REAR WINDOWS AND DOORS

Design and Access Statement

Incorporating Heritage Statement

August 2022

1.0 INTRODUCTION AND CONTEXT

This report has been written to support the Planning and Listed Building Consent for replacement windows and doors at the rear of Euston Fire Station 172 Euston Road London NW1 2DH. The proposed doors and windows are required to replace an existing set due to lack of thermal efficiency, disruption caused by maintenance, noise and ongoing cost. The site is located on the corner of Euston Road and Euston Square, Northwest London, in the Bloomsbury Conservation Area. The existing building is a grade II* listed Edwardian red brick fire station built by the London County Council Architects Department Fire Brigade Section in 1902.

2.0 CONSIDERATIONS

2.1 LISTED STATUS

*Euston Fire Station is Grade II * Listed (List entry number: 1342074, Date Listed: 14- May-1974)*

SUMMARY: Fire Station, 1901-2, by HFT Cooper of the Fire Brigade Branch of the London County Council Architects' Department. Altered and extended circa 1920.

REASONS FOR DESIGNATION: Euston Fire Station is designated at Grade II for the following principal reasons: * It is widely regarded as the masterpiece of a remarkable group of fire stations built by the LCC between 1896-1914, and stands at the summit of achievement of LCC civic architecture of this rich and prolific period; * A highly original interpretation of the Arts and Crafts style, expressed through its dynamic façades and bold, skillful massing, coupled with high-quality materials and detailing; its romantic silhouette is a prominent landmark; * Well preserved externally, with original boundary walls and ironwork.*

MATERIALS: Red brick laid in English bond with Portland stone dressings, basement in yellow stock brick; Portland stone ashlar facing at ground and third floors; Slate roofs.

PLAN: L-shaped block with main frontage facing SE to Euston Road behind forecourt. It comprised ground-floor fire station with flats above and a central well stair. A private entrance and stair on SW corner led to the Third Officer's flat on fourth floor. A passage from Euston Square led to a yard and stables in NE corner (demolished). Plan altered c1920 when passage infilled and single-storey extension added to appliance room on SE side. Original appliance bays now converted as reception area, watch room and offices; the extension is now the appliance room.

EXTERIOR: Principally five storeys rising to six, plus attics. Lively Arts and Crafts domestic style with asymmetrical façades, irregular height and massing, projecting square and canted bays, and oriels. Picturesque roofline with deep eaves broken by projecting gabled bays, dormers and tall stacks. Varied fenestration, combining mullioned-and-transomed and narrower two-light vertical windows, and some oculi. Metal casements with leaded lights. Pitched roofs; that to main SE block steeply so. Main (SE) elevation: Ground floor (from E to W) has 2 appliance bays with patterned frieze with 'L.C.C FIRE BRIGADE STATION EUSTON 1902' in bronze lettering, and a round-arched window with keystone. First and second floors each have four flush-framed mullion-and-transom windows; third floor, faced in stone, has narrower windows set in splayed reveals. Fourth floor has three canted stone oriels of three lights with quoined surrounds, that to left rising to a fifth floor with gable above. The elevation terminates in a canted staircase bay of two lights rising to the third floor; top section is more steeply canted with three lights and stone mullions under a circular roof; above this is a gable with oculus and two small rectangular

lights below. In the angle of the canted bay and flank of return elevation is a single-storey porch with segmental-arched doorway and slate roofed.

SW elevation to Euston Square is dominated by projecting rectangular right-hand (S) bay and canted penultimate left-hand (N) bay; the former gabled and the latter hipped with glazed clerestory. Two large mullion-and-transom bay windows at ground-floor level, between which was entrance to the yard, now infilled. Asymmetrically placed canted oriel rising through third and fourth floors with diagonal balcony linked to N projecting bay. C1920 single-storey extension to E, now the appliance room, is not of special interest. Modern drill tower to the rear is not of special interest.

INTERIOR: Extensively refurbished in the 1990s. Some original features including doors, dado paneling in ground-floor former recreation room, and fireplaces survive, but generally much altered. Stone stair with plain iron balustrade.

SUBSIDIARY FEATURES: Walls, gate piers and railings to forecourt on SE side and basement area on SW side. Low brick wall with stone copings and stone piers with gambrel-shaped heads. Gate piers to angle of forecourt have inset geometric panels to head; those to basement entrance torpedo-shaped heads. Wrought-iron railings with flattened sections in portcullis design.

2.2 HERITAGE STATEMENT

2.2.1 HISTORICAL BACKGROUND

Euston Fire Station is located on the north side of Euston Road, Northwest London adjacent to Euston Station. Euston Road runs from Marylebone to Kings Cross and was named after Euston Hall in Suffolk, the family seat of the Dukes of Grafton who owned land in this part of London during the 19th Century. Until the 18th Century the parish of St Pancras was mostly common land and the only buildings were the old St Pancras Church and two manors, one at Totenhale and one in Camden Town.

In 1756 an Act of Parliament authorised the building of New Road, a route from Paddington to Islington, used for driving cattle to Smithfield Market to avoid central London. The central section of this road ran through what is Euston Road today and twenty years after Euston Station was opened in 1837 the Metropolitan Board of Works recommended that the name of New Road changed to Euston Road. In the 1860's the Metropolitan Railway, from Paddington to Farringdon, was laid beneath Euston Road using the cut and cover method to prevent legal disputes with tunnelling under properties.



Old Photo of Euston Road

Photo of Euston Arch now demolished

The Act of Parliament that allowed the building of the New Road stipulated that no buildings should be built within fifty feet of the road and subsequent development was wholly residential with long gardens in front of houses. An imposing block of terraced houses called Seymour Place were constructed opposite St Pancras Church during this period of development but were later demolished to make way for Euston Fire Station in 1901. The fifty-foot rule is still evident in the depth of the front forecourt to Euston Fire Station.

The first fire brigades emerged after the Great Fire of London in 1666 as a means of insurers limiting damage to property and therefore their risk. Each insurer maintained their own brigade and their services were only offered to those businesses and households that subscribed and paid for these services. Evidence of subscription was a fire mark placed on the front of the building for the insured brigade to recognise. These subscriptions continued until 1865 when an Act of Parliament granted the Metropolitan Board of Works public funds to establish the Metropolitan Fire Brigade to save lives and protect buildings from fire.



Lee Fire Station 1906



Tooting Fire Station 1907



Bromley By Bow Fire Station 1909-11



Southwark Fire Station 1911

The first fire stations were constructed in plain brick, but few examples survive from this period. By the 1890s the fire brigade had been amalgamated into the London County Council with the design of fire stations carried out by the architectural department Fire Brigade Division under Robert Pearsall. The architects of the London County Council used experimental methods and a variety of influences especially the ideas of Philip Webb and the Arts and Craft Movement to create unique and bespoke fire stations around London.

Euston Fire Station was built in 1901-2 as the head headquarters of North Division of the London Fire Brigade and replaced the Metropolitan Board of Works Fire Station at 133-135 Great Portland Street. Captain Eyre Massey Shaw insisted that officers should live on site so that they could work continuous shifts and fire stations should be designed to facilitate this. Euston Fire Station accommodated fire staff on the first, second and third floors and a four-bedroom flat was designed for the third officer on the fourth floor accessed via a private stair at the corner of the Euston Road. There was accommodation for 3 coachmen on the ground floor and three horses were housed in stables in the Northeast corner of the rear yard, which has now been demolished.



Euston Fire Station after the 1922 appliance extension



Euston Square façade



Euston Fire Station /Seymour Place Euston Fire Station before the extension of the 1920's

In 1922 the introduction of a two watch shift system resulted in the need for more accommodation at Euston Fire Station. As money was limited after the Great War the decision was taken not to extend the station itself but to build a single storey side extension to the east of the main building on Euston Road to house three appliances. On the ground floor the passage from Euston Square to the rear yard and stables was filled in, the original car bay was converted into the Mess Room and the Coachmen's quarters were converted into the Kitchen. These alterations are still in use today.

In 1995 Euston Fire Station was refurbished internally and the crews and appliances were accommodated at Clerkenwell and Paddington during the works. These works included converting the original appliance bays into a reception area, watch room and office. In 2015 the fourth floor of Euston Fire Station was refurbished again to allow for the relocation of counselling services that were located in the redundant Southwark Fire Station.

2.2.2 EXISTING BUILDING

Euston Fire station is L shape in plan with the principal elevation, a five to six storey building, on Euston Road and the subservient elevation on Euston Square. The building is arranged over five to six storeys with appliance bays, reception, watch room, mess and kitchen on the ground floor and offices, dormitories, recreation rooms and counselling services on the floors above.

The front façades of the building are constructed in red brick with portland stone to the ground floor, part of the third floor to the Euston Road façade and bay windows at basement and upper levels. The façade is designed in an Arts and Crafts domestic style that is assymetrical with irregular height and massing and projecting square and canted bays. The roofline is a romantic arrangement of steep slate roofs, deep eaves, dormers, gables and high chimneys.



Views of the Euston Road Façade



Views of the rear of Euston Square and Euston Road Façades

The rear façade of the building comprises the original Euston Fire Station, a series of ground floor additions from the 1920's and 1990's and a modern external brick staircase. The original facade was constructed in yellow brickwork with open balconies leading to flats on each floor. These flats were originally accessed by a door leading from an internal staircase. The external route from this door to the flat front door is highlighted with red glazed bricks below window cill level. This is also mirrored in a red glazed brickwork band on the external brickwork staircase. The open balconies were replaced when the external staircase was built and are constructed in steel as opposed to concrete like other Fire Station of a similar age. At ground floor level a single storey painted brick addition accommodates the fire gear store, drying room and cleaners' room.

2.2.3 PROPOSAL

The client is keen to replace the existing timber external doors and the existing metal and timber windows to the rear of Euston Fire Station only as they are at the end of their life. The windows are single glazed but drafty, some have rotted in places, and some have missing ironmongery. There will be no replacement of windows and doors to the street facing elevations of the building.

Maintaining the existing windows on a five-storey building involves erecting a scaffold to the rear of the building which is difficult and expensive. Regular 5-year cyclical maintenance needed for external windows and doors is both disruptive, expensive and causes operational difficulties. The London Fire Brigade are also conscious of future maintenance and heating costs and would like to install self-finished energy efficient windows and doors to reduce maintenance and access difficulties and while seeking to retain the character and detail of the existing building. There are many examples now of where the LFB need to take cost cutting measures and this has led to the LFB selling their fire stations which leads them to being converted in many cases to residential flats.

The external doors are currently timber and range from fully panelled doors to doors with half panelling with multi-paned upper glass lights. These will be replaced with powder coated aluclad doors with doubled glazed vision panels to match the existing as closely as possible.



Existing Timber Doors

The existing windows consist of two main types: double or triple transom and mullion metal leaded lights with side casement openings and top pivot openings. The second type are timber windows in a timber frame. These are sub divided into multi pane fixed lights, double windows with side casement and top hung openings, double multi pane windows with side casement openings or arched multi pane windows with the top section bottom hung.



Existing metal and timber windows



Existing Timber Windows

The single glazed leaded light painted metal windows set within a timber frame are to be replaced with double glazed white powder coated crittal windows set within an aluminium frame to replicate the overall design. Details will be replaced with glazing bars to match the existing as closely as possible.

The single glazed timber multipane windows are to be replaced with new double glazed aluclad windows, which are a timber window clad with aluminium on the external face. The choice of Aluclad windows allows for the existing appearance to be replicated as closely as possible.

2.2.4 IMPACT OF PROPOSAL

The impact of the replacement doors will be minimal as the appearance will replicate the existing doors as closely as possible. Internally the finish will be a painted timber and therefore match that which is already present. Externally an aluminium finish will be provided which will prevent the need for cyclical maintenance. The doors are located on the rear facades and thus not readily visible from the street. They are also hidden to some extent by the modern and ugly edition of the external stairwell.

The impact of the replacement windows will be minimal as the appearance will replicate the existing windows as closely as possible. Internally the finish will be painted timber which will be the same as existing. Externally an aluminium finish will be provided which will prevent the need for cyclical maintenance. The windows are located on the rear facades and not readily visible from the street. They are also hidden to quite an extent by the modern and ugly edition of the external stairwell. The existing painted metal windows will be replicated in overall appearance but with Crittal windows set within an aluminium framework. Again, these windows are on the rear façade and not easily seen from the street. In terms of beneficial impact of replacement these windows will not have to be scaffolded every 5 years for decoration and repair, therefore reducing the LFBs maintenance costs.

3.0 RELEVANT PLANNING HISTORY

2020/5086/L Listed Building Consent for the replacement of existing rear gates

2020/4757/P Full Planning Permission for the replacement of existing rear gates

2019/1109/L Listed Building Consent for the installation of an electric car charging point.

2019/0681/P Full planning permission for the installation of an electric car charging point.

2015/3918/L Listed Building Consent for Form new 900mm wide openings in walls between Circulation spaces 04-003 and 04-007, and between Office 1 (04-010) and Office 2 (04-017) and supply and install pair of precast concrete lintels (F30.85A). Make good all surrounds with plaster (M20.47) ready for painting.

2014/5903/L Listed Building Consent for erection of internal walls in shower area following demolition.

4.0 RELEVANT PLANNING POLICY

This pre application query highlights national and local planning policy relevant to the replacement of the ground floor external doors and all windows at Euston Fire Station.

4.1 NATIONAL PLANNING POLICY FRAMEWORK

National Planning Policy Framework Para 97a: *Promoting healthy and safe communities*

Planning policies and decisions should promote public safety and take into account wider security and defence requirements by a) anticipating and addressing possible malicious threats and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security.

National Planning Policy Framework Paragraph 130a: *Achieving Well Designed Places*

Planning Policies and decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

National Planning Policy Framework Paragraph 130c: *Achieving Well Designed Places*

Planning Policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment whilst not preventing or discouraging appropriate innovation or change.

National Planning Policy Framework Paragraph 206: *Conserving and Enhancing the Historic Environment*

Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

4.2 LONDON PLAN 2011

National Planning Policy Framework Para 97a: *Promoting healthy and safe communities*

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London Plan Policy S1d: *Developing London's social infrastructure*

Development proposals that seek to make best use of land, including the public-sector estate, should be encouraged and supported.

4.3 CAMDEN COUNCIL LOCAL PLAN: 2017

Camden Council Local Plan: Paragraph 4.22 *Community Facilities*

For the foreseeable future, many of these community facilities are expected to experience reductions in funding, increased levels of demand and rising expectations. The long-term sustainability of facilities is a particular concern as funding continues to decline.

Camden Council Local Plan: Policy C2: *Community Facilities*

The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.

Camden Council Local Plan: Policy C5: *Safety and Security*

We will require appropriate security and community safety measures in buildings, spaces and the transport system.

Camden Council Local Plan: Paragraph 4.87: *Design and Security*

The Council will require all developments to incorporate appropriate design, layout and access measures to help reduce opportunities for crime, the fear of crime and to create a more safe and secure environment.

Camden Council Local Plan: Paragraph 7.43 *Enhancing the historic environment*

The Council recognises that development can make a positive contribution to, or better reveal the significance of, heritage assets and will encourage this where appropriate.

Camden Council Local Plan: Paragraph 7.54 *Design and Heritage*

Where alterations are proposed they should be undertaken in a material of a similar appearance to the original. Traditional features should be retained or reinstated.

Camden Council Local Plan: Paragraph 7.56 *Sustainable Design and Retrofitting*

In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings.

Camden Council Local Plan: Paragraph 7.62 *Sustainable Design*

Proposals that reduce energy consumption of listed buildings will be welcomed provided that they do not harm the special architectural and historic interest of the building.

4.4 CAMDEN COUNCIL PLANNING GUIDANCE: Energy Efficiency and Adaptation March 2019

Energy Efficiency and Adaptation: Paragraph 8.24 *Historic or Listed Buildings*

A range of thermal efficiency measures can be implemented which avoid harm to the built environment. These include moderate interventions including double glazing.

5.0 COMPLIANCE WITH RELEVANT PLANNING POLICY

The replacement of metal and timber windows and doors to the rear of Euston Fire Station has been carefully considered. External doors will be replaced with Aluclad doors with details to match the existing as closely as possible. The existing windows to the rear will be replaced with Aluclad windows and will be designed to match the existing casement details and frames as closely as possible. The proposed Aluclad windows will use the same opening mechanism, profile, colour, proportion and pattern of the glazing bars of the existing windows. This complies with Camdens Local Plan where alterations should be proposed in a material with similar appearance to the original.

The proposal complies with the relevant policies as the new windows and doors address the needs of the Fire Brigade and will improve the security of Euston Fire Station over the lifetime of the development. Fire

fighters must leave the station at a moment's notice, which leaves the fire station vulnerable. It is therefore essential that the building is secure. The accompanying application proposes an appropriate and proportionate step to reduce the vulnerability at the rear of this fire station by proposing new windows and doors to prevent unauthorised access.

In regard to the increased cost of heating for public buildings and the increased heat expected during British summers having double glazed energy efficient windows will save the taxpayer money in terms of heating and maintenance while allowing more comfortable conditions for the fire men and women using this fire station. This complies with Camden Councils Local Plan policies on reduced funding, development and modernisation of community facilities.

6.0 ACCESS AND LANDSCAPING

Access will not alter as part of the application. The existing hard landscaping to Euston Fire Station will not alter as part of this application.

7.0 LAYOUT AND SCALE

The scale and layout of Euston Fire Station will not change as part of this application.

8.0 APPEARANCE AND CONTEXT

Euston Fire Station is constructed in red brick and portland stone in an Arts and Crafts domestic style that is asymmetrical with irregular height and massing and projecting square and canted bays. The roofline is a romantic arrangement of steep slate roofs, deep eaves, dormers, gables and high chimneys. The façade to Euston Road consists of a stone ground floor, red brickwork above, stone banding at third floor level, canted bay and irregular domestic fenestration.

The rear façade of Euston Fire Station is constructed in yellow brickwork with balconies leading to dormitories, offices and ancillary rooms on upper floors. Some of the windows over-looking the rear yard are flush metal transom and mullion leaded light casement windows with side hung and centre pivot openers in a timber frame like the front facades. These windows will be replaced with white powder coated Crittall double glazed casement windows with side and top hung openers. The existing timber frame will be replaced with an aluminium framework to replicate the overall design.

The remainder of the windows are smaller more domestic multi paned timber casement windows with frosted glass and side hung openers. These windows will be replaced with Aluclad double-glazed casements windows with side openers.



Fenestration to the rear façade



Doors to Euston Fire Station : Rear Façade

The external doors to the balconies are timber with glazing to the top half and panelling to the bottom half. Some of these doors have three lights to a side window from cill to head height, some have three lights above and some have lights to the top and side. These doors will be replaced with Aluclad doors with the same vision panels and similar ironmongery as the existing. The windows to the side or above these doors will be replaced with double glazed Aluclad windows with the same glazing as the existing.

9.0 CONCLUSION

This statement supports the planning application and Listed Building Consent for replacement windows and doors at the rear of Euston Fire Station. The proposal is informed by the relevant planning policies and guidance and proposes a simple high-quality design in this context that is workable in the 21st Century.