



Northern Estate Programme

Norman Shaw North Standalone Proposals
Heritage Impact Assessment

March 2021

00NSN-2131-DIA-XX-XX-T-XX-RG-10343

Status: S2

Revision: C01



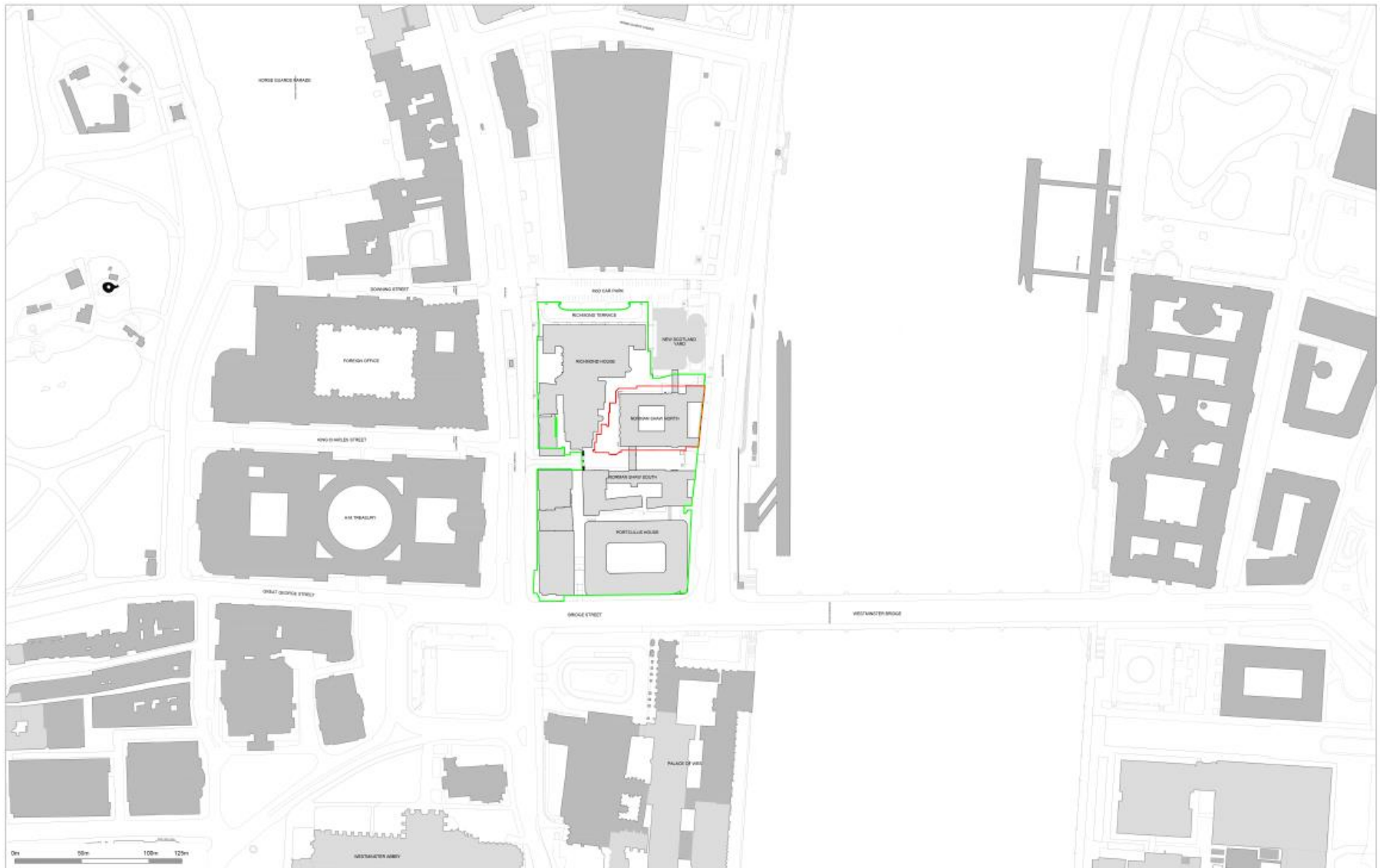
HOUSE OF COMMONS
NORTHERN ESTATE PROGRAMME

Version	Date	Name	Reviewed By	Description of Changes
C01	29/03/2020	Ashleigh Murray	Cordula Zeidler	Issue for planning submission

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		<p>QA CHECKED</p>	<p>Scale: 1:1250@A1</p> <p>Security Grade: U</p> <p>Rev: POE.1</p>		

1 Introduction

1.1 Summary of Heritage Impact Assessment

Introduction

- 1.1.1 Donald Insall Associates was commissioned by BDP in May 2018 to assist them in the preparation of proposals for the former headquarters of the Metropolitan Police on Victoria Embankment, New Scotland Yard, now known as Norman Shaw North.
- 1.1.2 The investigation has comprised historical research, using both archival and secondary material, and a site inspection. An illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out below. This understanding has informed the development of proposals for change to the building, by BDP architects. Section 4 provides an outline justification of the scheme according to the relevant planning policy and guidance.

Description of Development

- 1.1.3 The description of development (the Proposed Development) relating to the Norman Shaw North proposals application is set out below:
- 1.1.4 *Full planning consent for the refurbishment of Norman Shaw North including the installation of a glazed roof covering to the internal courtyard, to provide further accommodation for parliamentary uses (Sui Generis); installation of chillers at ground*

level adjacent to the northern elevation; basement piling; alterations to the courtyard eaves to create a roof access gallery; alteration of the northern elevation; alteration of north western corner stepped plinth; alteration to Laundry Road landscape and levels to provide accessibility improvements; and crane gantry screw piling located in Commissioners Yard.

Listed Building Consent for the internal and external refurbishment, including installation of new building services and rooftop repairs and reconfiguration including rooftop louvres and reconstruction of chimneys; courtyard roof fixings; secondary glazing; and interiors; alterations to existing openings and basement vaults; and associated works including temporary construction works.

The Building, its Legal Status and Policy Context

- 1.1.5 Norman Shaw North is a Grade I-listed building located in the Whitehall Conservation Area in the City of Westminster. It is in the immediate setting of the Grade II*-listed Norman Shaw South building, Canon Row Police Station and the Grade II*-listed Richmond House, as well as the Grade II*-listed gates and piers between the Norman Shaw North and Norman Shaw South Buildings and the Grade II-listed Derby Gate entrance gates and piers and adjacent lamp standards. The wider Whitehall setting comprises a rich mix of listed buildings, including 1 Derby Gate (Grade II*); nos. 43 and 44 Parliament Street (both Grade II*); nos. 34-36, 37, 38-39, 41-42, 45-46, the Red Lion Public House at no. 48, 49-50, 53 and 54 Parliament Street and 85 Whitehall (all Grade II).
- 1.1.6 The statutory list descriptions for Norman Shaw North and the listed buildings immediately adjacent are included in Appendix A

and a summary of the conservation area statement provided by the local planning authority is in Appendix B, along with extracts from the relevant planning policy documents.

- 1.1.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses'* and, in respect of conservation areas, that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.
- 1.1.8 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the study site comprises Westminster's City Plan (November 2016), Westminster's Unitary Development Plan (January 2007), and London Plan (March 2021). The City Plan 2019-2040 (submitted November 2019) is also a material considerations.
- 1.1.9 Westminster's City Plan (2016) contains policies pertaining to the historic environment, including Policy S25: Heritage, which states that Westminster's *'extensive heritage assets will be conserved, including its listed buildings, conservation areas...'* Westminster's Unitary Development Plan (2007) has saved policies that deal with development affecting the historic environment, including Policy Des. 10: Listed Buildings, which requires that applications for development *'respect the listed building's character and*

appearance and serve to preserve, restore or complement its features of special architectural or historic interest'. The Development proposals also have to accord with the regional plan, in this case, the London Plan.

- 1.1.10 Policy HC1 Heritage Conservation and Growth of the London Plan (March 2021) stipulates that *'(C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'*
- 1.1.11 The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2019 will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is 'a presumption in favour of sustainable development' and there are also specific policies relating to the historic environment. The Framework states that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 1.1.12 The Framework, in paragraph 189, states that:
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage*

assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.1.13 Section 1.1.20-29 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys presented in sections 2 and 3, which are of a sufficient level of detail to understand the potential impact of the proposals.

1.1.14 The Framework also, in paragraph 193, requires that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

1.1.15 The Framework goes on to state at paragraph 194 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

1.1.16 Section 4 of this report provides this clear and convincing justification.

1.1.17 The Framework requires that local planning authorities categorise harm as either 'substantial' or 'less than substantial'. Where a proposed development will lead to 'substantial harm to (or total

loss of significance of) a designated heritage asset', the Framework states, in paragraph 195, that:

... local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

1.1.18 Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the Framework states, in paragraph 196, that:

...this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

1.1.19 The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets

to enhance or better reveal their significance. Paragraph 200 states that:

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

- 1.1.20 Concerning conservation areas and world heritage sites it states, in paragraph 201, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Assessment of Significance

- 1.1.21 Norman Shaw North was constructed in 1887-90 for the Metropolitan Police as its headquarters and was originally known as New Scotland Yard. It was designed by the architect Richard Norman Shaw, with the assistance of the Surveyor to the Metropolitan Police, John Butler, and his son John Dixon Butler, who succeeded Butler senior as Surveyor in 1895.
- 1.1.22 Shaw was granted the commission personally by the Home Secretary, in recognition of the need for a building of special quality on this important Thames-side site. At the time, Shaw was at the forefront of architectural fashion and much in demand by

private clients for new houses in London and the countryside. The New Scotland Yard development was Shaw's first and only civic commission and its impact on British architecture was profound. It marked a change in Shaw's style: the pretty Queen Anne style of his London houses developed into a grander and more monumental manner. This was relieved by the use of red brick, hereunto confined to domestic architecture, for the first time in a major public building. At New Scotland Yard, the ponderous formality typical of Victorian official architecture was eschewed for what Shaw called 'individuality and character'. This meant polychromatic elevations (with bands of Portland stone and red-brick over a grey granite base, the latter hewn by convicts on Dartmoor); Baroque porticos, aedicules and split pediments; and a bold silhouette of gables, chimneys and cupola-ed tourelles.

- 1.1.23 The building is of exceptional architectural and historic interest, and widely recognised as Shaw's masterpiece. In 1940, the architect Sir Reginald Blomfield stated that, apart from the Houses of Parliament, 'Scotland Yard is the finest public building erected in London since Somerset House'. The marginally less hyperbolic Nicholas Pevsner described New Scotland Yard as 'an epoch-making design'; for Mark Girouard in 1977 it 'showed the way', together with John Belcher's Institute of Chartered Accountants, for an 'outburst of town halls, public libraries, and art galleries where heavily rusticated colonnades appeared in unlikely places, where columns tended to bulge in the middle and pediments were invariably broken, and where classical symmetry was easily and even gleefully abandoned whenever the architect felt like adding on a cupola ...ⁱ'. The building was listed at Grade I in 1970.
- 1.1.24 As well as for its architecture, the building is also significant in that it formed the first purpose-built HQ of the modern police

force, and reflects the major expansion of the force during the 19th century. The connection with government since the late-20th century is also of historic interest, particularly due to its link with the wider parliamentary estate.

1.1.25 The building's setting is also important and it has group value with Norman Shaw South (Grade II*) and 1 Canon Row (Grade II*), and to a lesser extent with the unlisted Curtis Green building and William Whitfield's Richmond House (Grade II*). It forms an important part of the riverscape on this stretch of the Thames, which is noted for its architectural landmarks.

1.1.26 The fabric of the building has the following hierarchy of significance. Of the highest significance and very sensitive to change are:

- The powerful external appearance of the building on one of the most prominent sites in central London, on the river Thames, just upstream from the Palace of Westminster and opposite the former County Hall building. Shaw's fortress-like design exudes permanence, but also mediates between the classical and gothic traditions of the immediate vicinity, invoking the site's architectural antecedents. The elevational treatment shows the sophistication of Shaw's approach (which rejected the arid 'Battle of the Styles' that had dominated Victorian design) and his genius in producing a romantic building of towers and turrets that beautifies the Thames Embankment while serving the practical purposes of providing the vast and specialised accommodation required by the Metropolitan Police. More specifically the following features of the building are highly significant:
 - The pendentive towers at the corners;

- The gables, pediments and lofty banded chimney stacks which form the roofscape;
- Portland stone detailing including rusticated porticoes and broken pediments;
- High-quality materials; unusually for the time in prominent public building, Shaw used red bricks to add levity and interest to the solid granite base and detailing in Portland stone;
- The internal courtyard elevations;

- The use of high-quality materials throughout;
- The 1913 bronze memorial medallion to Norman Shaw by W R Lethaby and Hamo Thornercroft on the east elevation;
- The segmental arched bridge of stone banded with red brick linking Norman Shaw North and South;
- The gates and piers between Norman Shaw North and South buildings (designed by Reginald Blomfield and Richard Norman Shaw respectively) and independently listed at Grade II*;

1.1.27 Of high significance and also sensitive to change are:

- Shaw's original plan form of the building which mostly comprised central corridors in the short wings and side lit corridors in the long wings. The historic plan form is still legible, despite more recent remodellings of the interiors. The sectional arrangement is also highly significant as Shaw adjusted the floor heights to create lofty volumes for grander rooms facing the Embankment. Shaw was a master of internal

planning, negotiating a complex hierarchy of volumes into a cohesive form, which also gives variation to the elevations;

- The two largely unaltered staircases in the east wing: the principal staircase with its grand stone stair and generous landings, which was sensitively extended upwards in the 1970s (the newer parts clearly have lesser interest), and the elegant winding stone service stair in the northeast corner;
- The more decorative rooms which are preserved largely as original, with the corner rooms on the second floor in particular being the best preserved and having the most notable interiors;
- Original joinery, such as doors, skirting and dados, in addition to original plaster architraves;
- The numerous original chimneypieces, although these have been removed from some rooms;
- Visible original structural detailing, such as arched openings and barrel and cross vaulted ceilings;
- The timber benches in the corridors, which appear to be original;
- The altered 1920s memorial lamp relating to the First World War, located in the principal stairwell;

1.1.28 Of medium significance, with some sensitivity to change are:

- The early-20th-century alterations to the original plan form to create uninterrupted corridors on all levels, which have been introduced in a sympathetic manner, and the associated joinery which successfully copies the original design, including doors, architraves, skirting and dados;

- The plan form at basement level, which has also been altered, in addition to the attic floors on the fifth and sixth floors;
- The more standardised rooms and corridors;
- The secondary staircase in the southwest corner, which was extended upwards in the 1970s (these parts clearly have lesser interest), and other original shorter flights of steps;
- Original spaces which have experienced modest alteration;

1.1.29 Of modest or negligible significance are:

- Areas where later alterations were more destructive, and where only some of the original fabric has survived, for example areas around the 1970s lifts and where an original staircase was removed in the west wing;

1.1.30 Areas which detract from Norman Shaw North are:

- The alterations made to the north elevation where single-storey buildings have been removed leaving an unresolved elevation at ground floor level, which was never intended to be exposed;
- The public realm in and around Norman Shaw North is generally of poor quality and detracts from its setting and that of other designated assets and, consequently, makes a negative contribution to the character and appearance of the Whitehall Conservation Area;
- A temporary portacabin and unsightly waste and bicycle storage in the internal courtyard which obscures the elevations and demeans the space;
- Modern gates and temporary buildings around the site;

- Poorly designed modern plant, ductwork and other services which obscure the original architecture, inside and to the elevations of the building;
- The concrete roof covering to the single-storey courtyard projection;
- The suspended ceilings throughout most of the building which conceal ceilings and alter the volume of the associated rooms and corridors;
- The 1970s glazed doors and panels throughout the corridors and stairwells;
- Modern wall-mounted trunking in the rooms housing services;
- The modern carpets which likely cover original floor coverings;
- The modern net curtains serving the windows facing the courtyard.

The Whitehall Conservation Area

- 1.1.31 The Whitehall Conservation Area is significant because its richly textured townscape is intimately bound up with the early origins of London and the subsequent development of the area as the cradle of English – later British – parliamentary democracy. It encompasses what was the southern part of the site of Saxon London – *Lundenwic* – and contains the only surviving building of the medieval and early-modern Whitehall Palace, Inigo Jones’s Banqueting House, one of the first Renaissance buildings in England. The area today is of international renown as part of the ceremonial route along Whitehall linking Trafalgar Square and the

Palace of Westminster and Westminster Abbey including Saint Margaret’s Church World Heritage Site, and contains a wide variety of listed buildings of national importance from the 17th, 18th, 19th and 20th centuries. The buildings in the southernmost part of the conservation area are located closest to the Palace of Westminster and Westminster Abbey including St Margaret’s Church World Heritage Site, the northern boundary of which is defined by Bridge Street. Parliament Street is characterised by more modestly scaled buildings which line its eastern side, whereas those to the west are monumental buildings of the state. The New Government Offices and Portcullis House form the backdrop to Parliament Square and New Palace Yard respectively, and are important in the setting of the Palace of Westminster and Westminster Abbey.

- 1.1.32 All of the buildings on the Northern Estate make a positive contribution to the character and appearance of the conservation area. Portcullis House, Norman Shaw North, Norman Shaw South, Curtis Green, Richmond Terrace, and the Whitehall façade of Richmond House are landmark buildings in the conservation area. The buildings on Bridge Street, Parliament Street and Whitehall are essential components in its general townscape and character.

Consultation

- 1.1.33 These proposals have been reviewed regularly throughout their development with planning and conservation officers at Westminster City Council (WCC), and also with inspectors from Historic England. The design has been developed in response to the feedback received. The enclosure of the inner courtyard to create the new atrium space has been broadly supported in public consultations.

Summary of Proposals and Justification

1.1.34 The proposals are for the refurbishment of the existing accommodation of Norman Shaw North throughout and for providing a glazed roof over the internal courtyard of the building. Each aspect of the proposals is described in detail below, in section 4. In general, the refurbishment would include:

- New passenger lifts and firefighting cores in the east and west wings of the building.
- Increased provision of WCs
- New service risers in each wing
- Strip out of existing services and provision of new services to provide heating, cooling and mechanical ventilation
- Remodelling of areas of the basement to provide plant areas
- New staircase between the sixth and seventh floors
- Level access to the building
- A new scheme of interior design
- Installation of secondary glazing throughout
- Repair of historic fabric and finishes throughout.

1.1.35 In developing these proposals, attention has been given to the desirability of preserving the building, its setting and the features of special architectural or historic interest which it possesses.

1.1.36 As outlined in detail in Section 4, the proposals would provide considerable public benefits, by equipping Norman Shaw North for its next phase of life as parliamentary offices.

1.1.37 The proposals would cause no harm to the setting of the listed building or to the character and appearance of the conservation area, or the setting of nearby listed buildings, all of which would be enhanced. There are some instances of harm to the listed building, but these have been limited to the smallest degree necessary to achieve the benefits of refurbishing the building to the specification required by the brief. Each instance of harm has been carefully considered and steps have been taken through the design process – and in consultation with Westminster City Council and Historic England – to mitigate the harm by good design, in keeping with the character of the historic building.

1.1.38 Overall, the impact of the proposals on the special interest of the listed building would amount to ‘less than substantial’ harm (NPPF para 196). Within the spectrum which the category of ‘less than substantial harm’ encompasses, this harm is at the less serious end.

1.1.39 The ‘less than substantial harm’ to the listed building would be outweighed by public benefits, which include works that would benefit the heritage of the building, as well as wider societal benefits.

1.1.40 The most important public benefit is that the buildings would be equipped for their continued use as parliamentary offices, which supports their conservation and repair in the long term.

1.1.41 Other public benefits include reinstatement of original features, for example the oculus in the courtyard, and providing step-free access to the building. Works to improve the courtyard would also enhance people’s ability to appreciate the significance of the listed building.

- 1.1.42 Many of the public benefits, listed in Section 4, would not be possible to deliver without the major improvements that the scheme would provide.
- 1.1.43 The proposals would enhance the significance of the both the Grade I-listed building and the Whitehall Conservation Area and, as such, they would meet the tests for sustainable development outlined within the National Planning Policy Framework (NPPF), insofar as they relate to the historic environment. The many compelling benefits offered by the scheme would easily outweigh the 'less than substantial harm' caused and are, therefore, considered a material consideration which overcomes the presumption against proposals set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, the NPPF heritage policies are also a material consideration to overcome the in part non-compliance with the local and regional plans.
- 1.1.44 It is therefore the conclusion of this report that the proposals should be granted planning permission and listed building consent.

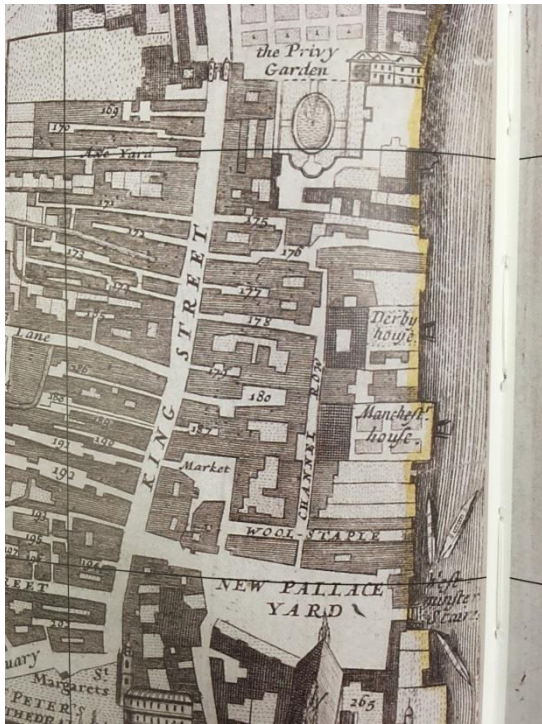
2 Historical Background

2.1 Whitehall and the Development of the Northern Estate

2.1.1 Whitehall has served as the geographic centre of British government for centuries. It takes its name from the Palace of Whitehall, once the largest in Europe and home to the British monarchy in the 16th and 17th centuries, but largely lost to fire in 1698. By the late-17th century the area's riverfront was dominated by large aristocratic residences, including Manchester House and Derby House, set back behind formal gardens overlooking the Thames. To the west of this a network of small yards and densely-packed, narrow streets ran east-west either side of King Street, which connected the Palace of Whitehall to the home of Parliament at Westminster, as evident in Morgan's map of 1682 [plate 1]. Channel Row, now known as Canon Row, ran parallel to this between King Street and the river; today this is the oldest thoroughfare within the Northern Estate.

2.1.2 A growth in government services in the early-to-mid-18th century spurred a proliferation of new buildings in and around Whitehall, including the Admiralty (1722-26, by Ripley); the Horse Guards (1750-60, by Kent); and Treasury House overlooking Horse Guards Parade (1733-36, also Kent) which connected to Dover House (c. 1700-10), in addition to the early-18th-century domestic buildings of Downing Street.ⁱⁱ An Act of Parliament passed and amended in 1735-8 enabling the construction of Westminster Bridge, transformed the streetscape by allowing areas of land to the north of the bridge to be acquired and cleared between King Street and the Thames, including the removal of the remaining large houses. As King Street was relatively narrow and prone to traffic congestion, the proposals also connected Charing Cross in the north to the approach to the new bridge via a broad

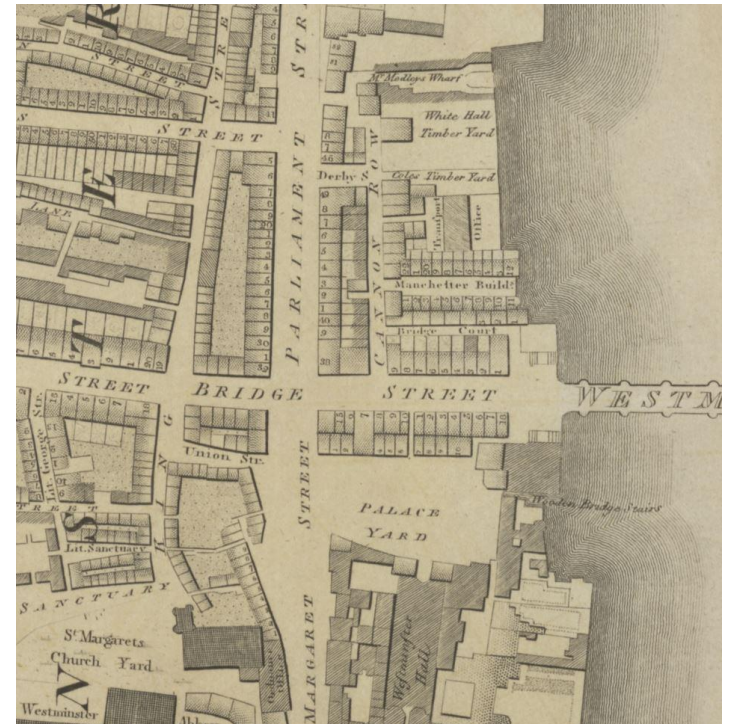
thoroughfare, named Parliament Street and shown on Rocque's map of 1747 (King Street was widened to form part of Parliament Street in 1899) [plate 2]. By the end of the 18th century, Parliament Street was lined with terraced houses with gardens backing onto Canon Row, while the development of the latter was more piecemeal. To the east of this timber yards, wharves and rows of modest houses led down to the waterfront, as seen in Horwood's depiction of 1794 [plate 3].



1. Morgan's map of 1682



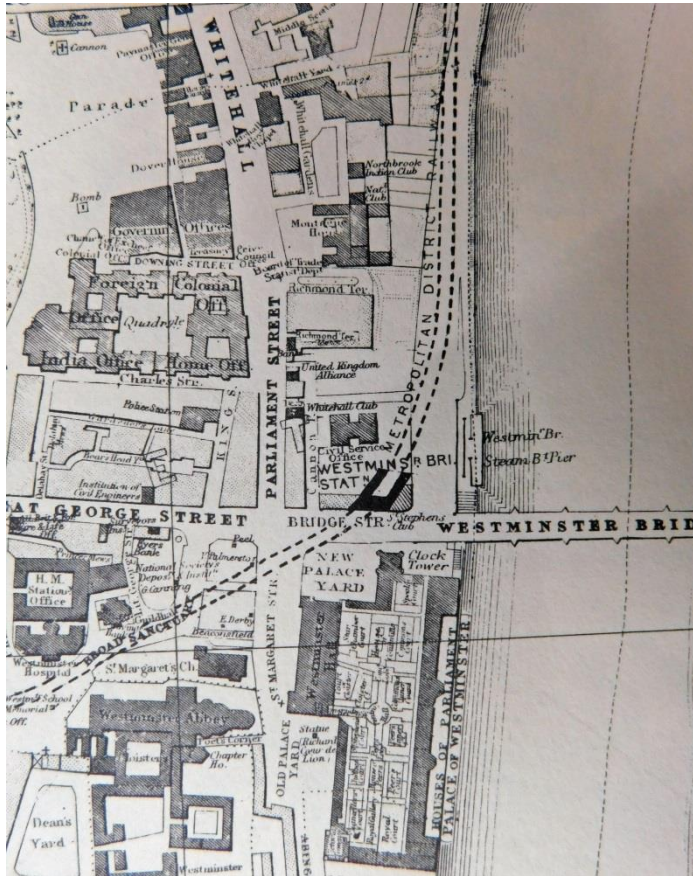
2. Rocque's map of 1747



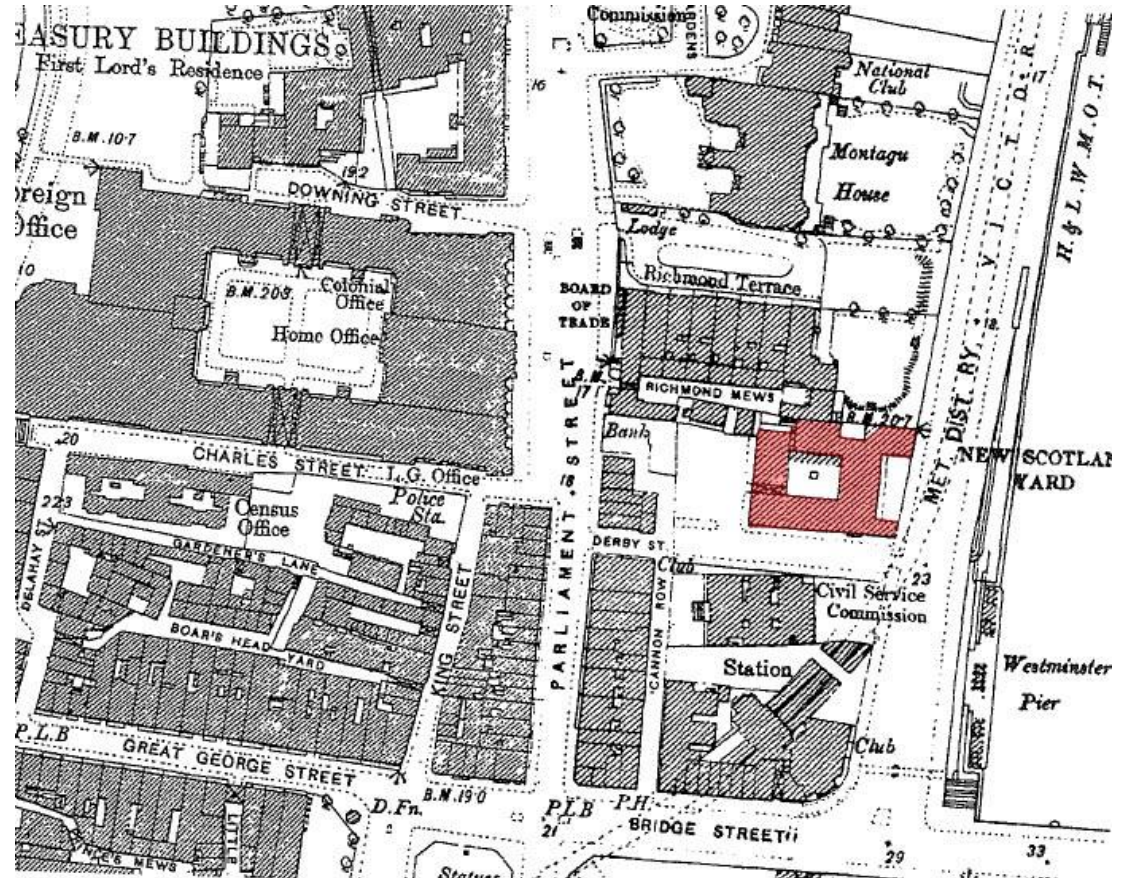
3. Horwood's map of 1794

2.1.3 Development took place on a much larger scale in the 19th century throughout Whitehall, including the laying out of Whitehall Gardens in 1824, and the erection of the Foreign Office (1873, by George Gilbert Scott); the New Public Offices (1898-1912, by John Brydon and Henry Tanner); and the Old War Office (1898, by William Young).ⁱⁱⁱ The riverfront itself changed dramatically between 1862 and 1872 with the embankment of the Thames, undertaken by Joseph Bazalgette, chief engineer of the Metropolitan Board of Works. As well as providing a sewer complex and tunnel for the Metropolitan District Railway, works reclaimed a strip of land from the foreshore that presented opportunity for new development, illustrated in Bacon's 1888 map [plate 4]. A new building for the Royal Opera House – as a private speculation – was proposed and completed up to the roof on a site on the Embankment to the north of Westminster Bridge in the 1870s, but ultimately abandoned due to problematic funding. The Metropolitan Police, having outgrown its Whitehall premises to the north by the mid-19th century, seized the opportunity to utilise the riverfront site for its own expansion and erected New Scotland Yard (the study site) by Norman Shaw in 1887-9, its square plan visible in the 1896 Ordnance Survey map to the southeast and east of earlier terraces [plate 5]. A substantial extension to the HQ was soon deemed necessary and was erected opposite the building in 1904-6, while an additional police station was built at 1 Canon Row in 1898-1900, both under Shaw's guidance and complementary to his original design.

2.1.4 The tradition of exceptional architecture continued in Whitehall in the 20th century, including No. 55 Whitehall built for the Ministry of Agriculture, Fisheries and Food (1909, by J.W. Murray) and the Ministry of Defence building (designed in 1913-5 by Vincent Harris and built in phases from 1938-59). Within what is now the Northern Estate, 20th-century works included the police station designed in 1937-40 by W. Curtis Green, the striking modern addition of Richmond House for the Department of Health in 1982-4 by Whitfield and Partners and Portcullis House on the site of the former St Stephen's Club (designed by Michael Hopkins and Partners in 1993 and completed with revisions in 2001) for use by Members of Parliament and their staff.



4. Bacon's map of 1888



5. 1896 Ordnance Survey map

2.2 The Building: Norman Shaw North

2.2.1 Norman Shaw North was originally named New Scotland Yard, built in 1887-90 as a new headquarters for the London Metropolitan Police. Its erection was very much the result of the determined advocacy of Alfred Richard Pennefather, Receiver for the Metropolitan Police District from 1883-1909, who had campaigned diligently for the erection of a new headquarters building of a calibre befitting an esteemed civic institution, but which could also accommodate the practical needs of the capital's rapidly-expanding force. The site of the forgone National Opera House scheme with 200 feet of frontage to the Embankment was offered to the Police for the project; at the behest of Pennefather, who argued that such a prominent riverfront site in close proximity to the Houses of Parliament called for architecture of 'substantial proportions and handsome elevation'^{iv}, it was decided that the new building must be worthy of its position. The Receiver dismissed the suggestion that a War Office engineer supervise the work as well as proposals for an architectural competition, which he felt would waste valuable time. Instead Pennefather recommended that the Police Surveyor John Butler, who had substantial experience in designing police premises, immediately commence work on the project, and that a 'professional architect of some considerable experience'^v later be appointed to ultimately oversee the final composition.

2.2.2 While several sources attribute the early designs of the interior to Police Surveyor John Dixon Butler (1860-1920), the architectural historian Nicholas Pevsner and *Exploring London's Heritage* (1996) by Andrew Saint and Elaine Harwood name his father, John Butler (1828-1900), as the joint architect with Richard Norman Shaw; the building's list description, however, cites John Dixon Butler (albeit, with a typing error, as 'R. Dixon Butler'). Who was

actually responsible for the initial work remains unconfirmed; as Butler and Dixon Butler were in practice together at the time, and Dixon Butler took over the post of Police Surveyor from his father in 1895, it is likely that both were involved in the scheme. Biographies of both architects are included in Section 2.4.

2.2.3 Recognising Pennefather's aspirations, Home Secretary Rt Hon Henry Matthews, MP personally appointed the prominent late-Victorian architect Richard Norman Shaw for the scheme.^{vi} It was the architect's first major public commission, though as Shaw was already 55 years of age and at the height of his career, the building is considered demonstrative of a mature aesthetic, visible in its refined form - less playful than what Shaw historically employed - and the bold use of contrasting red brick and Portland stone banding at the upper floors with robust granite below.^{vii} The warmth and variety introduced into the elevations was a matter which Shaw delicately introduced to Pennefather, who had proposed earlier that the building be entirely in Dartmoor granite worked by convict labour, and Portland stone. The Receiver was ultimately convinced and a series of perspective drawings exhibited at the Royal Academy was well received in May 1887:

The building as shown here does not display much of the architect's play of fancy, perhaps considered out of place in a building of this class; but it is a capital piece of solid, unpretentious architecture, and it is gratifying to find the authorities going to an architect like Mr Shaw for such a building instead of inflicting official architecture upon us...^{viii}

2.2.4 Shaw's biographer Andrew Saint elaborates further, suggesting that Shaw's restraint in his design for a major public building perhaps reflected the architect's evolving intuitive grasp of the

nation's disposition at the time, one which was slowly accepting the gravity that accompanied its late-Victorian status as an imperialist power.^{ix} Delays caused by the site's unstable, moist soil allowed ample time for Shaw to refine the elevations.^x As Saint describes:

For a change, New Scotland Yard shows Shaw puzzling over elevational design more than planning. The offices he had to house were many, and their grouping involved some clever touches of disconnection in the plan...but the plan was simple in outline. The great need was to make the building bulk and tell in its magnificent position over the Thames. Over this Shaw and Lethaby must have pored for weeks on end...the drawings reveal greater and greater restraint in the outline as the scheme progressed, and purifying of the detail.^{xi}

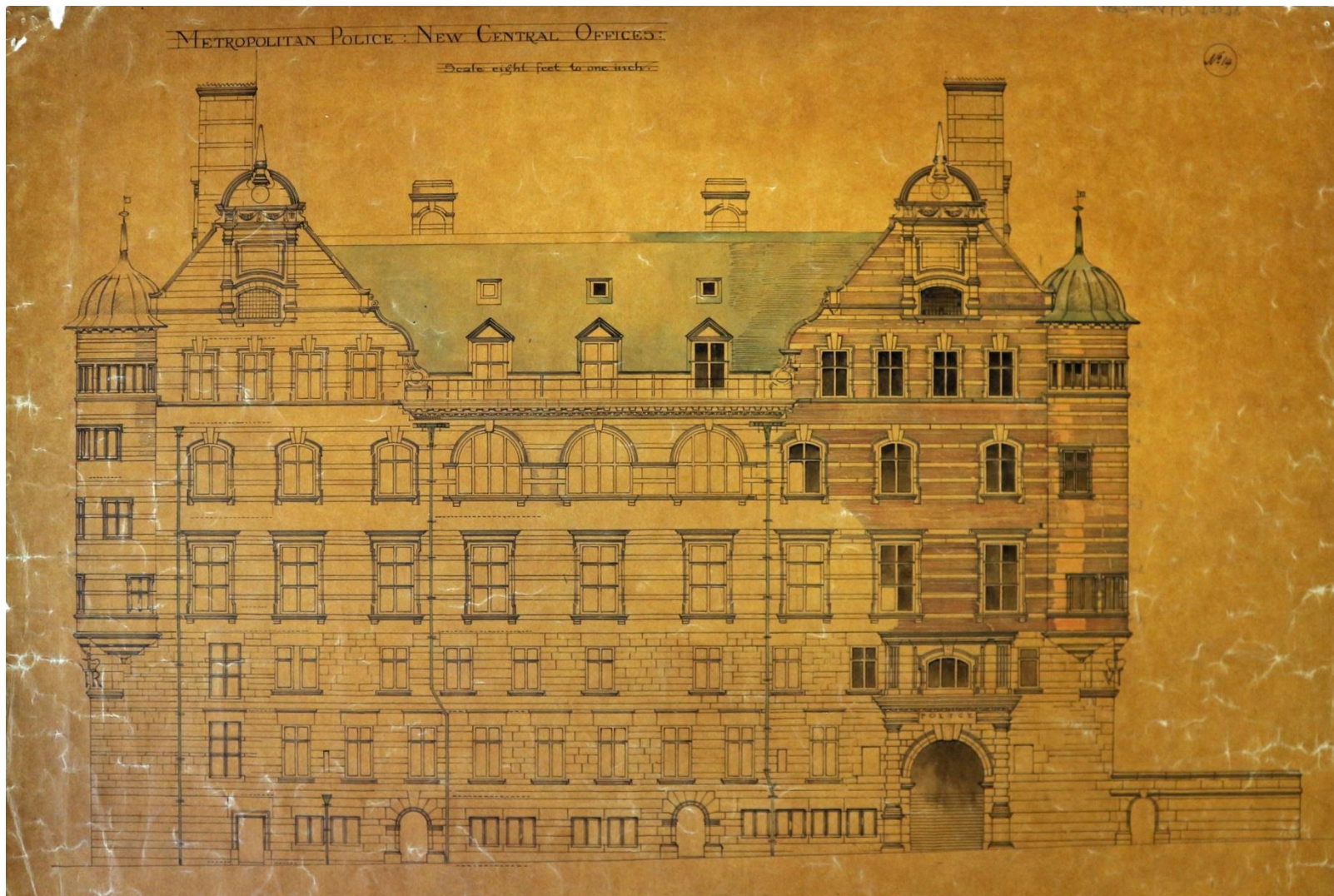
- 2.2.5 Saint describes the results as a thoughtful compromise between a classic and a Gothic character, attributing later elevation revisions to the stylistic influence of Shaw's contemporaries, most notably the architect John Belcher, whose Institute of Chartered Accountants building was designed in 1888 in a baroque style which left Shaw particularly impressed. Revised façades of New Scotland Yard borrowed heavily from its bold embellishment, including the use of aedicules, blocked columns and windows and assertively broken pediments intended to enliven classical forms.^{xii} Saint concludes that the ultimate result in 1890 was a remarkable piece of civic architecture: *'Triumphant, swaggering classical details could be recognized, but the shape and look of the building were a mystery; there was nothing remotely like it'.^{xiii}*
- 2.2.6 Internally the layout was based largely on the Surveyor's draft design, which comprised a four square plan and central courtyard, and provided valuable insight into the detailed

requirements of the constabulary, including a number of modestly-sized rooms which were easily accessible by both the public and internally between different departments. Shaw's modifications included shifting end-to-end corridors from a central position to an alignment adjacent to the courtyard, allowing for relatively airy, well-lit rooms and corridors.^{xiv} Fireproof floors in concrete with rolled iron joists were incorporated throughout, and chimneys which pierced the ridgelines of the roof were carried over from external walls by concrete flues also strengthened with iron.^{xv}

Shaw's Design for the Elevations

- 2.2.7 A set of Shaw's 1888 drawings for the building held by the RIBA Drawings Collection provide views of his early intentions for its principal elevations. The south elevation comprised nine bays flanked by projecting turrets, and rose six storeys over a basement [plate 6a]. The lowest floor sloped westward with the level of the ground, and the three lower floors were clad in granite with an array of casement windows. The principal ground-floor entrance to the building was via a portico at the eastern corner of the south elevation nearest the river, while smaller arched doorways provided additional access to the lower ground floor further west. Upper floors were in red brick with Portland stone banding and a mix of sash and casement windows set within heavy stone surrounds with keystone motifs at the fifth floor and above. The roof featured prominently two broad, classically-detailed gables to either side - these were slightly later design modifications made in order to provide more internal accommodation for a growing police force in the attics^{xvi} - with three projecting dormers situated in between. Banded chimneys also contributed to a lively roofline. An 1897 photograph provides a view of this elevation and the building's relationship to the

riverfront and late-19th-century Whitehall townscape, while an 1887 drawing by Shaw's pupil, Gerard Horsley, depicts the principal entrance at the southeastern corner of the building in detail, set beneath a broken pediment and approached via steps up from Derby Gate [plates 6b and 6c]. The gabled roofline to the north elevation was almost identical, but the fenestration somewhat more varied [plate 7a]. Square mullioned-and-transomed windows featured prominently near the northeast corner of the building, and additional two-storey enclosures lit by glazed roof lanterns projected northward from the centre and northeast corner of the elevation at the basement and sub-ground floor. A 1939-40 photograph of the north side of the building shows that it was constructed largely to plan, except for minor decorative differences to the gable details and slight changes to the roofs of the roof lanterns above the sub-ground floor [plate 7b].



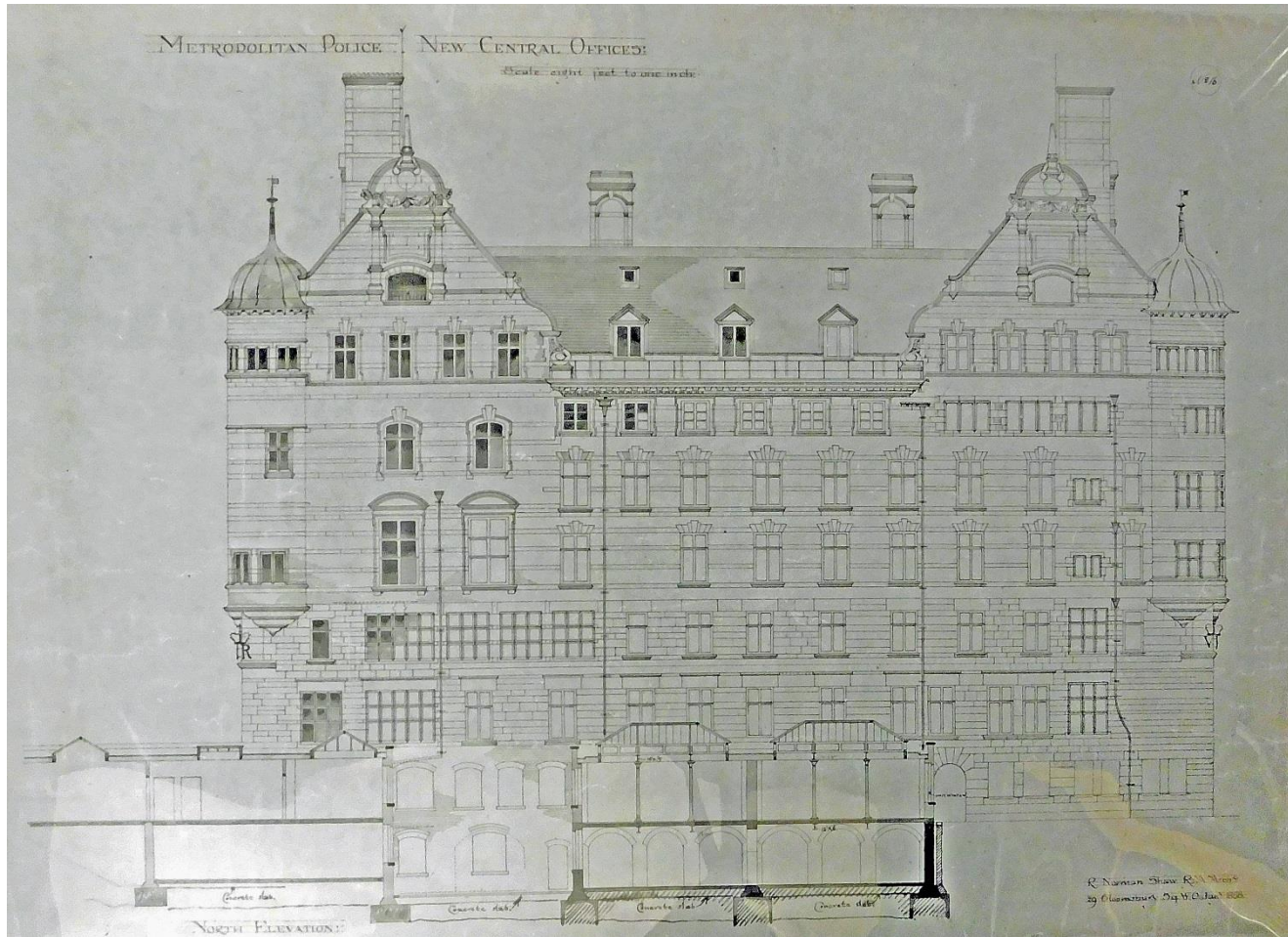
6a. 1888 south elevation, New Scotland Yard (RIBA Drawings Collection)



6b. *New Scotland Yard and setting in 1897 (Parliamentary Archives)*



6c. *1887 drawing of New Scotland Yard's principal southeast entrance (RIBA Library)*



7a. 1888 north elevation (Parliamentary Archives)

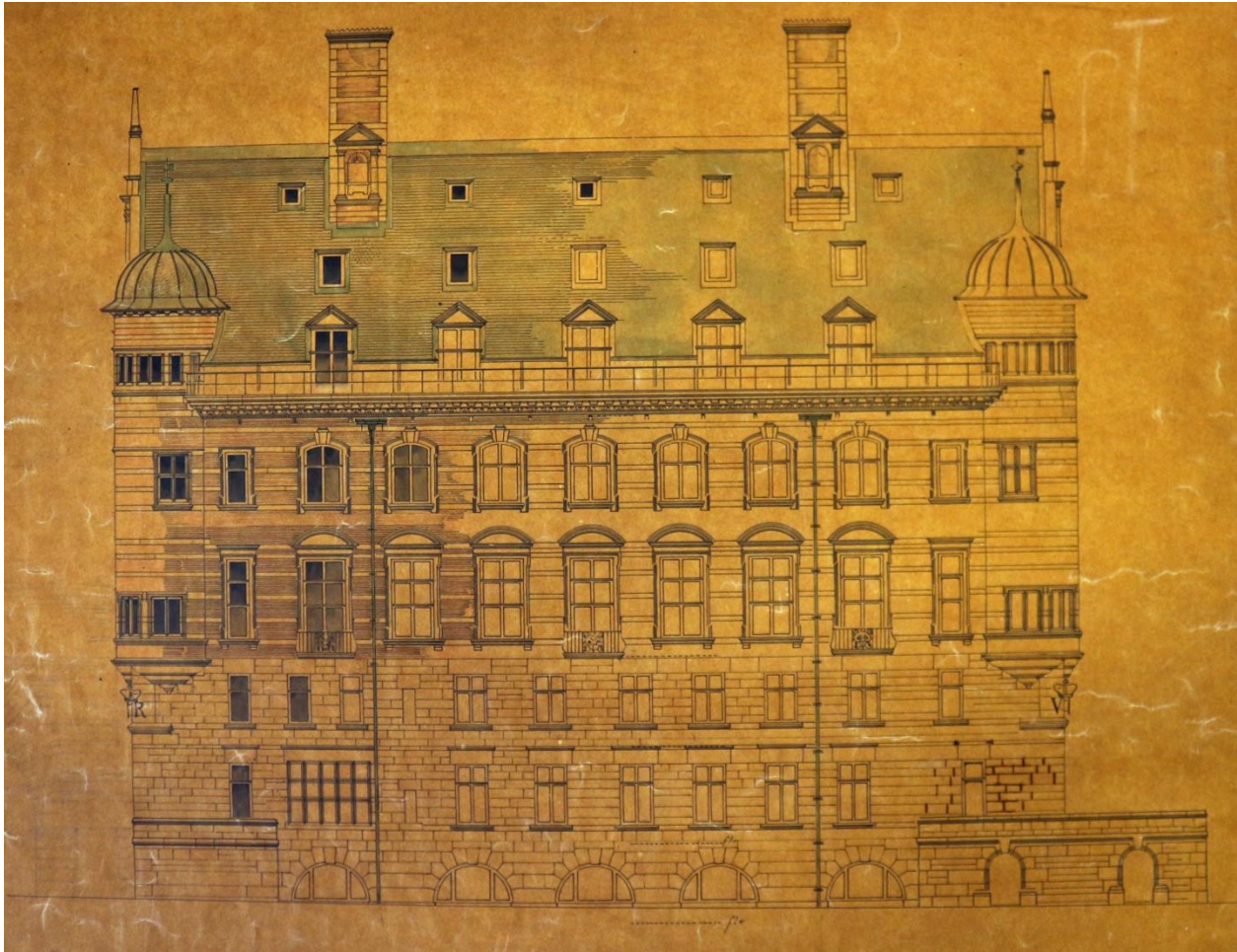


7b. North elevation, 1939-40 (Parliamentary Archives)

2.2.8 The east elevation to the Embankment also comprised a mix of granite to the lower floors with red brick and Portland stone above [plate 8a]. The corner turrets wrapped around the return, though the nine bays of windows were set within a narrower façade than the broader north and south elevations, and five dormers projected above the parapet in place of the gables. However, the east-facing sides of the chimneys were each given their own stone pediment decoration to make up for the lack of gable embellishment. An 1890 photograph shows the east facade as built with little variation from Shaw's design, and a fence comprising low stone piers and simple metal railings extending south from the principal entrance [plate 8b]. In addition, two single-storey projections extended eastward at the sub-ground-floor level at either corner, with a lightwell in between. The west elevation was less decorative and fenestration to this side was given a much simpler treatment, smaller in size and lacking much of the classical detail visible to the south and east [plate 9a]. An early photograph of the building shows the elevation as built; variations from the 1888 drawing included a large square flat-roofed dormer in brick projected from the centre of the pitched roof between two rows smaller dormers [plate 9b].

2.2.9 It was Shaw's intention that New Scotland Yard be more than just a façade composition, as was typical of many contemporary public buildings, and early section drawings show that Shaw paid equal attention to the design of its four inward-facing courtyard elevations - a hallmark of what the architect considered 'good building'^{xvii} [plates 10-12]. Lower floors featured channelled stone, with red brick and stone banding at the upper floors similar to the principal elevations, all set below pitched roofs with dormers. The fenestration within the courtyard varied in shape, size and stone surrounds, including a block of mullioned-and-transomed windows to the elevation looking east that served the

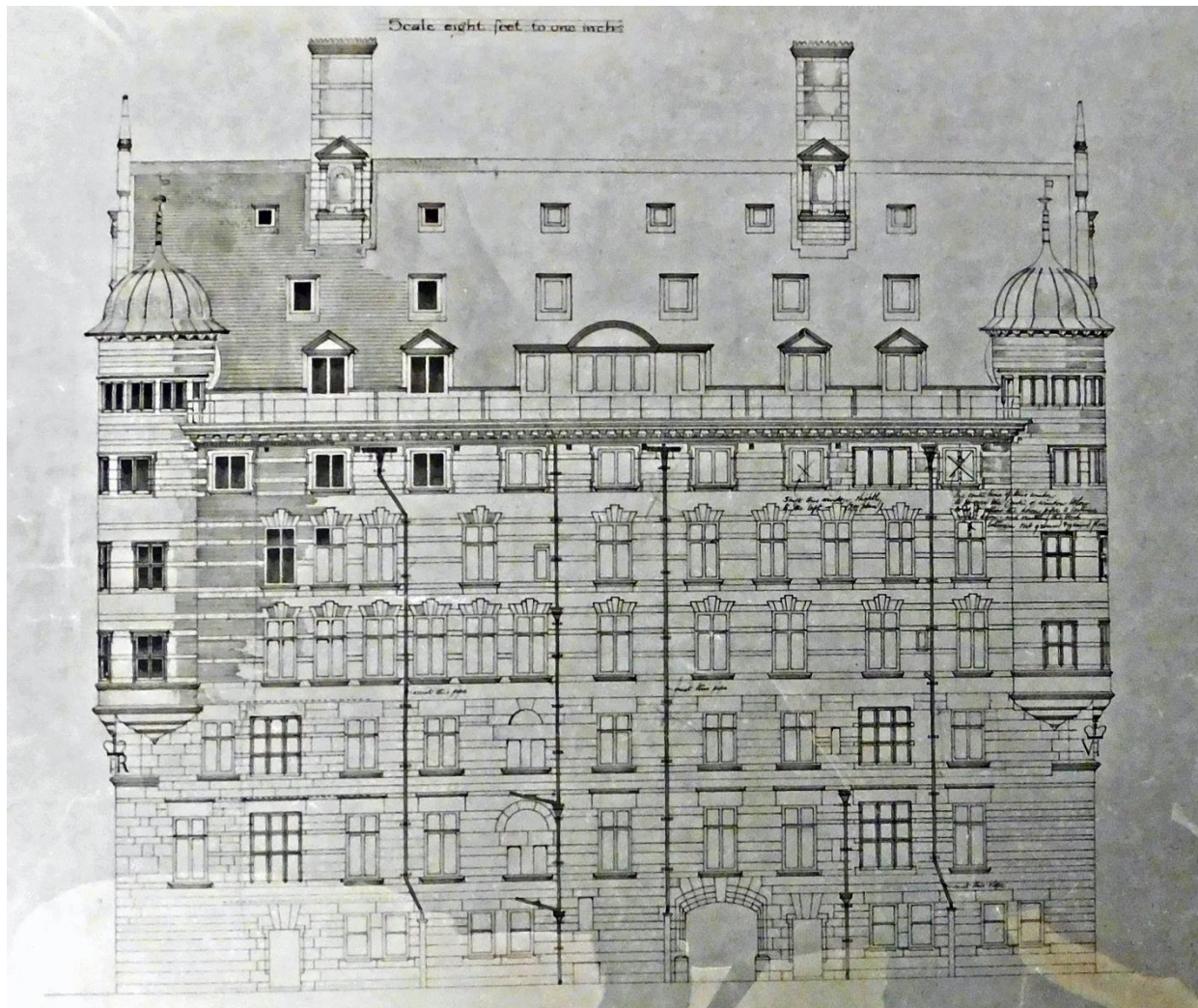
internal principal staircase. At the sub-ground-floor level a single-storey wing with a glazed roof projected along the full width of the elevation looking south (see plate 12), and a glazed canopy was indicated running the full width of the elevation looking east (see plate 10), though it is unclear whether the latter was realised.



8a. 1888 east elevation, New Scotland Yard (RIBA Drawings Collection)



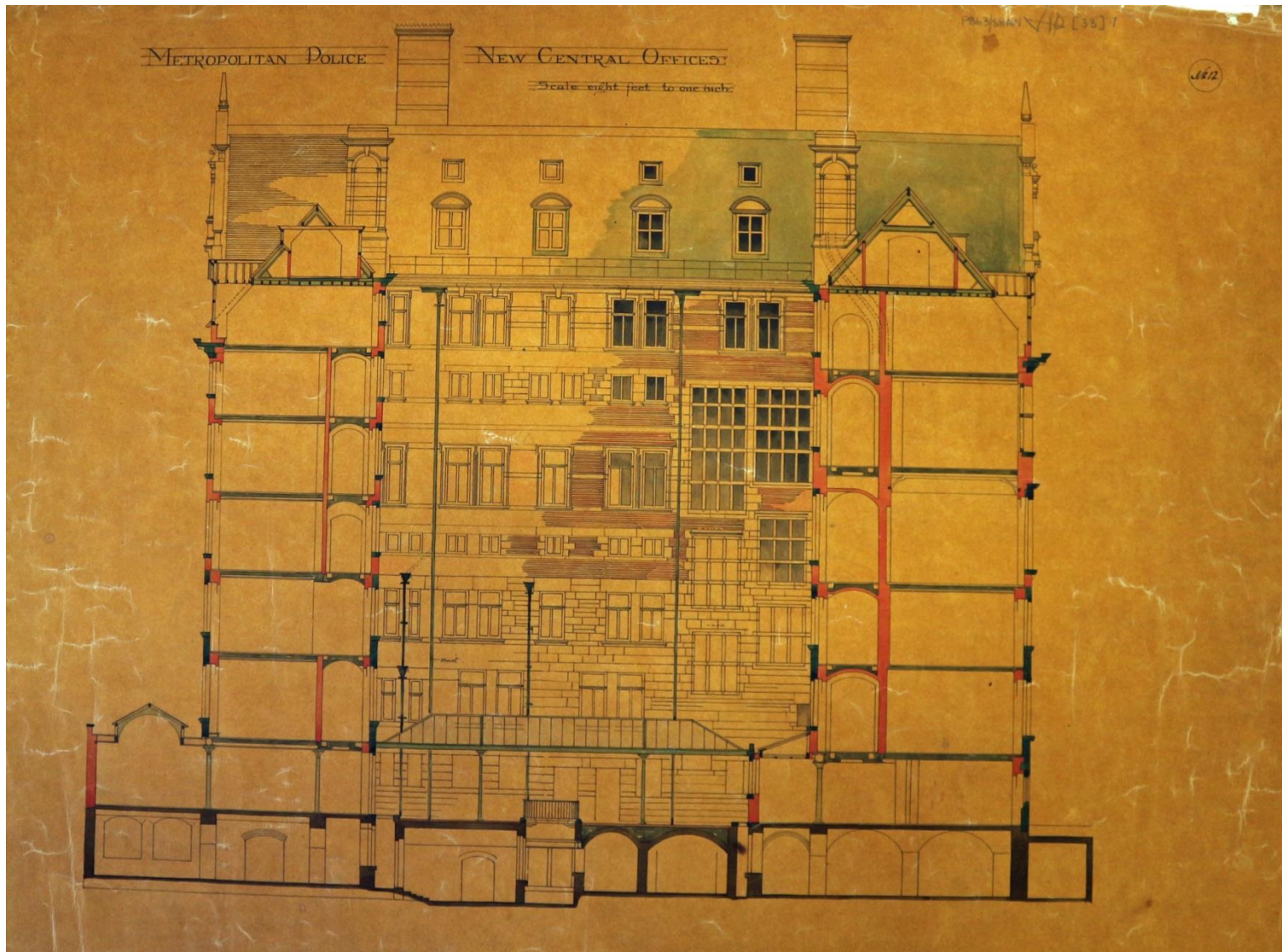
8b. East elevation and early railings, 1890 (London Metropolitan Archives)



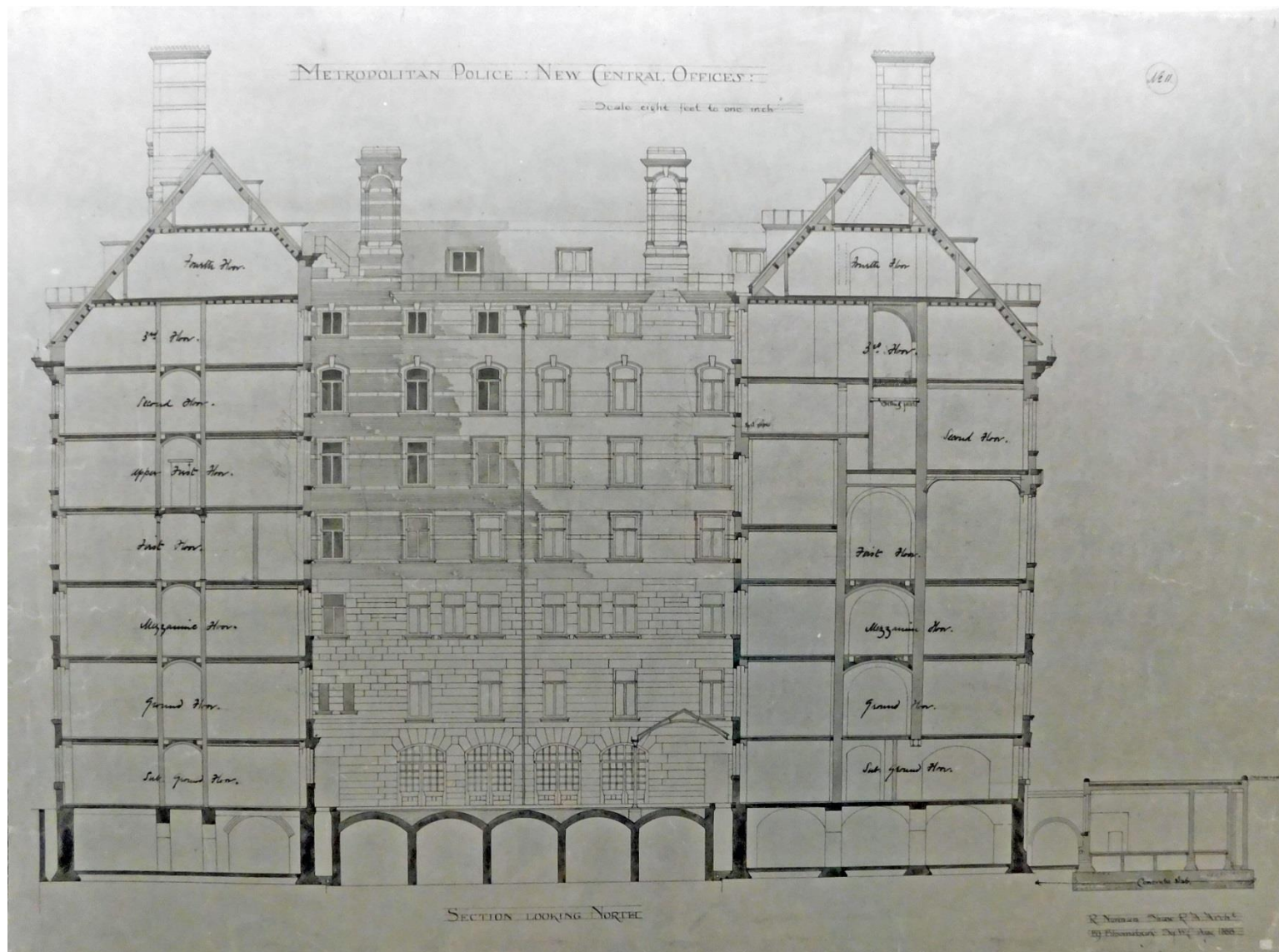
9a. 1888 west elevation (Parliamentary Archives)



9b. Early photograph of west elevation



10. 1888 section drawing looking east, New Scotland Yard (RIBA Drawings Collection)



11. 1888 section looking north (Parliamentary Archives)

METROPOLITAN POLICE NEW CENTRAL OFFICES

Scale eight feet to one inch

115



12. 1888 courtyard sections looking south and west (Parliamentary Archives)

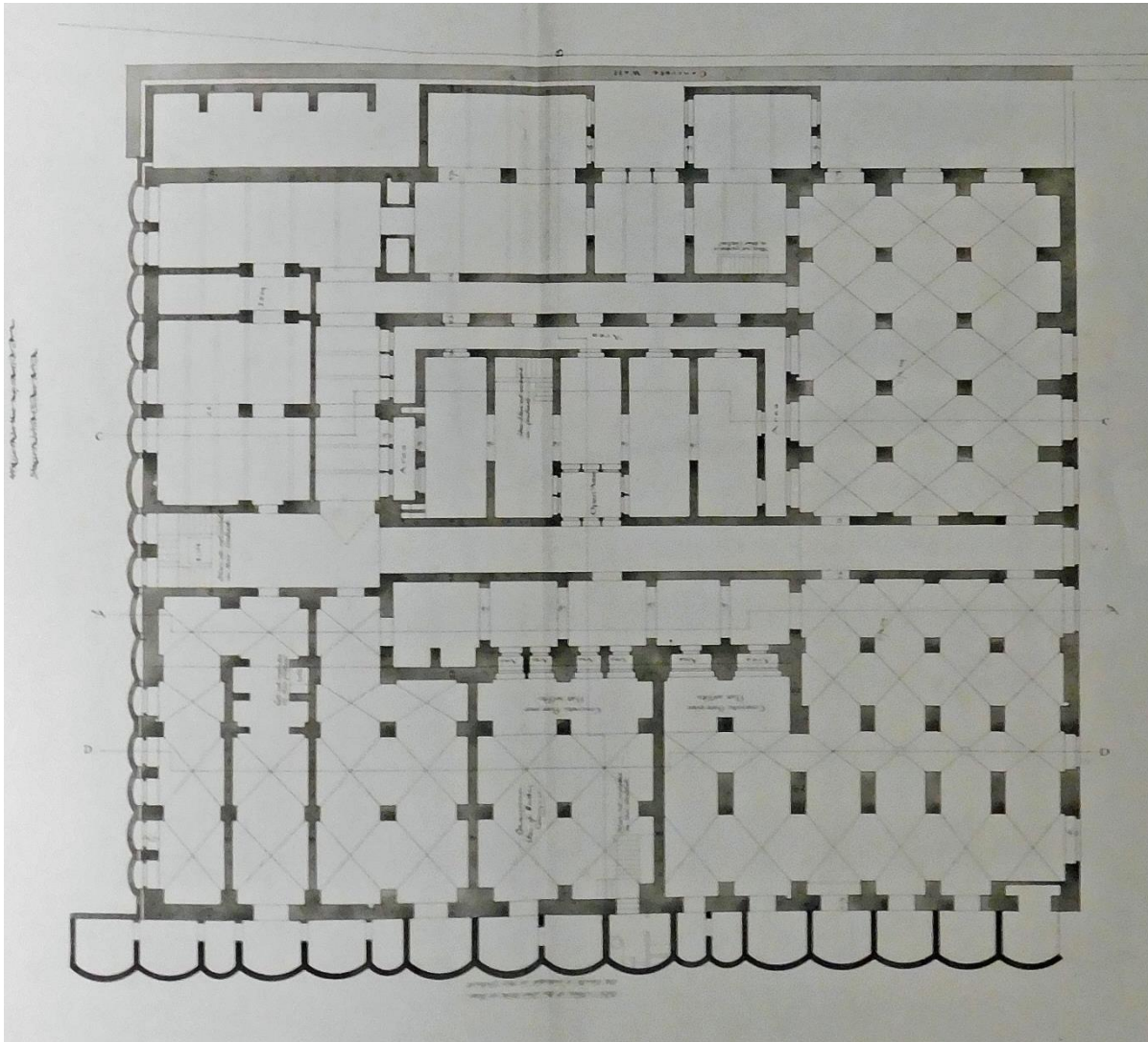
Early Plans and Images

2.2.10 A series of early floor plans by Shaw's office held at the Parliamentary Estate archives and RIBA drawings collection from 1887-8 illustrate the architect's original intentions for the layout of New Scotland Yard, though these appear to have changed in places prior to construction, probably to more closely accommodate the specific needs of the police. An 1887 **basement** plan included a number of large rooms and open-plan spaces punctuated by columns, with a range of vaults along the southern side attributed to the previous opera house which had been partially erected on site a few years earlier [plate 13]. A cluster of smaller rooms with adjacent small lightwells were located near the centre of the floor below the courtyard above, as well as larger lightwells to the north, and windows provided additional light along the eastern and western elevations. A lift and staircase to the upper floors were located near the centre of the western side of the building at the terminus of a long corridor which ran the full length of the floor to its eastern side. Concrete wall construction was noted at this level, a relatively innovative feature at the time of the building's construction. Shaw's 1887 plan for the **sub-ground floor** shows that the large internal courtyard formed the centre of the floor, accessed at this level from the west elevation; an additional entrance from the courtyard led to a small toilet block to the north, and a small oval lightwell marked the centre of the courtyard [plate 14]. The perimeter of the floor was subdivided into a number of offices, work rooms and meeting rooms of varying shape and size, and nearly all were lit by the internal courtyard, smaller lightwells, or windows to the north, south and west. Two larger examination rooms to the north and a large general work room to the south were also lit from large rooflights above. Several entrances from Derby Gate to the south led into staircase lobbies or passages,

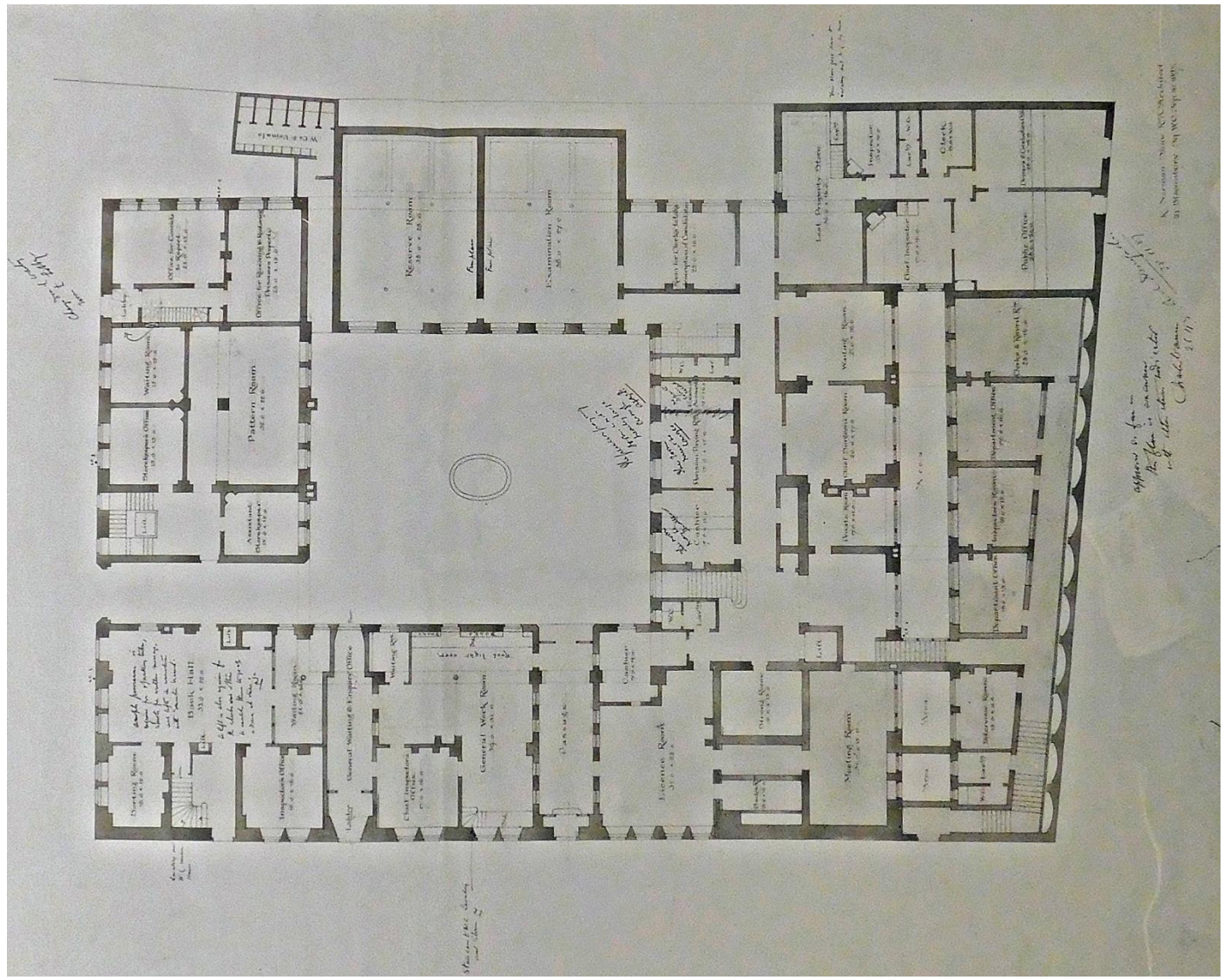
including one toward the southeast corner of the building, which led to stairs that provided access to a number of small rooms and offices that extended at an angle along the eastern side of the floor. This area extended further east than the perimeter of the basement below, though only the southern and northern blocks were built, visible as single-storey extensions in plate 8b, with a broad space in between.

2.2.11 An 1888 plan of the **ground floor** comprised a broad entrance hall which led north from the principal entrance, past an open-well principal staircase to the west lit by a tripartite window; a glazed partition separated the staircase landing from the rest of the hall, which was flanked by an assortment of offices as it extended northward [plate 15]. One of the building's three original small passenger lifts was located opposite the principal staircase; the other two were located near the southwest corner and near the centre of the western corridor. Two large interconnected offices to the north of the principal stair were designated for use by the cashier and pension clerk, each with windows facing west into the internal courtyard and small chimneybreasts along their eastern walls. Offices to the east of the corridor were slightly smaller, with windows facing the Victoria Embankment. Rooms along the northern, southern and western sides of the floor were reached by a perimeter corridor that extended along all four sides of the building. The corridors to the north and south were lit directly by windows to the central courtyard, with offices lining the outer walls; those along the northern side of the building were slightly larger rooms for administrative staff, while rooms along the southern side of the building were more directly related to police work, in use as smaller interview rooms and offices for the Assistant Commissioner and Chief Constable. The western side of the building had rooms facing both outward and into the courtyard, and included offices for inspectors, sergeants and

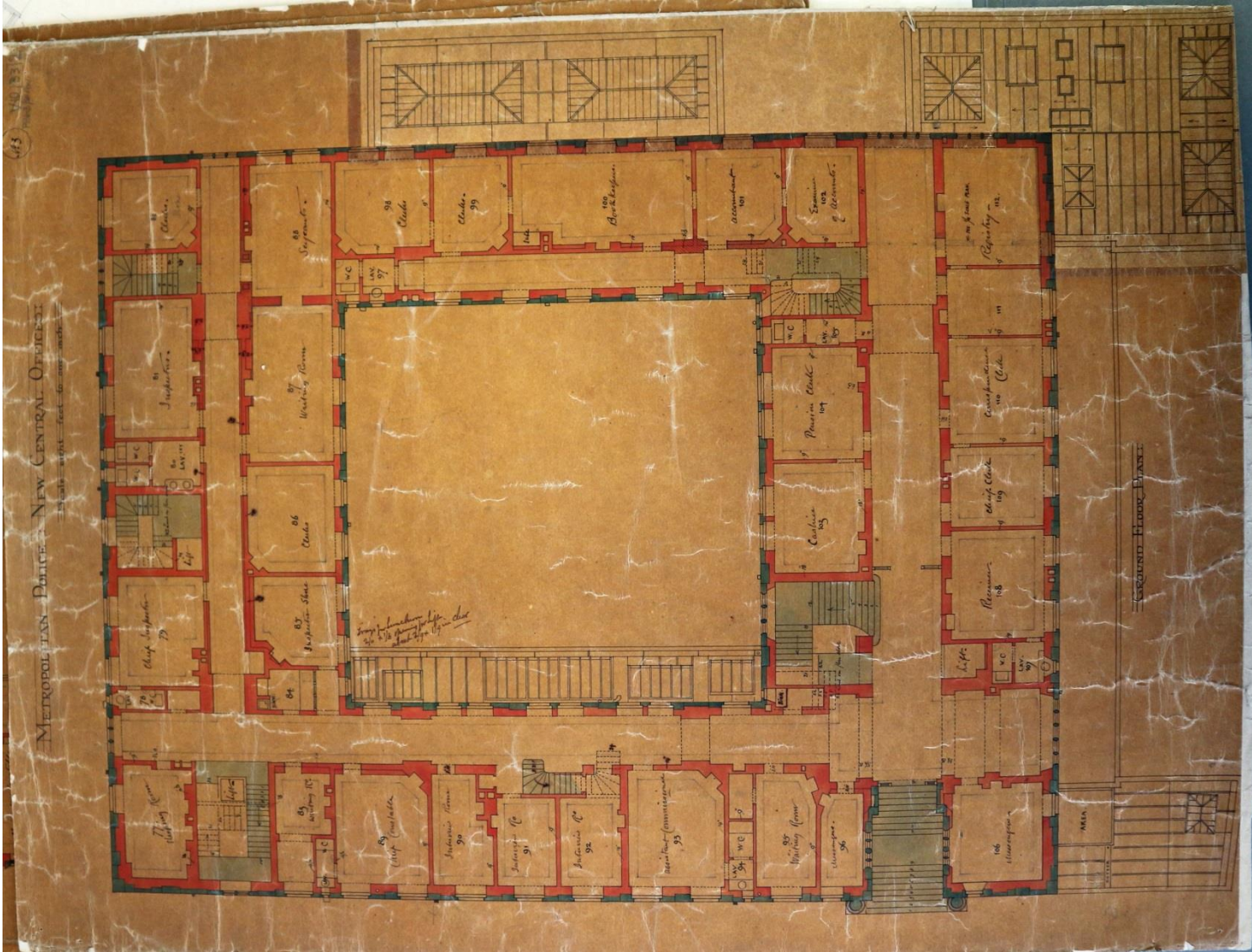
clerks. The perimeter corridors were interconnected and ran the full length of each side, except for the northern corridor, which did not connect to the western corridor, instead terminating at a lavatory at its western end. A number of additional staircases provided connections to other floors, including a large well staircase at the northeastern corner of the courtyard, a large open-well stair at the southwestern corner of the building, and smaller staircases along the southern and western ranges.



13. 1887 basement plan (Parliamentary Archives)

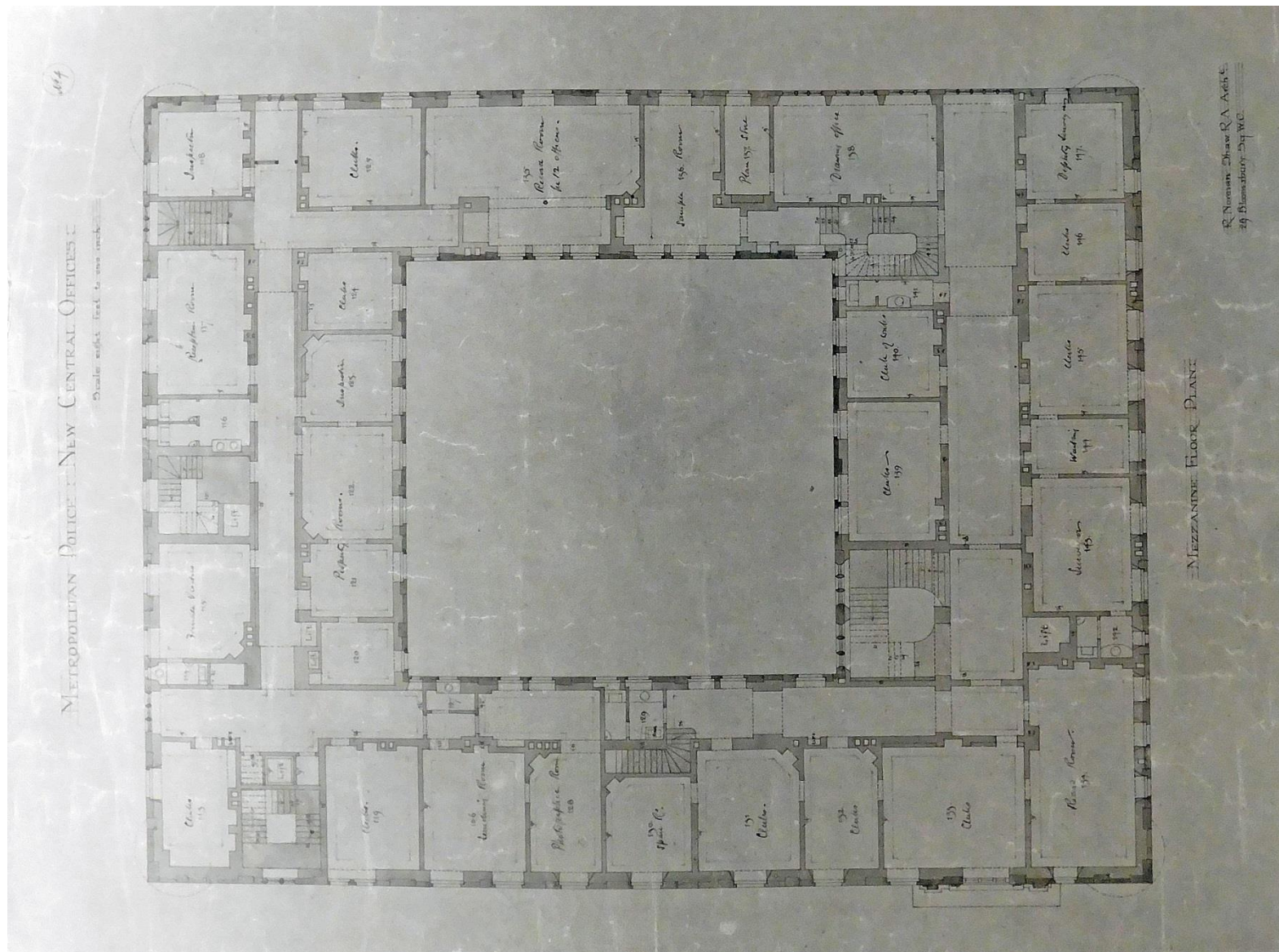


14. 1887 sub-ground floor plan, now the lower ground floor (Parliamentary Archives)

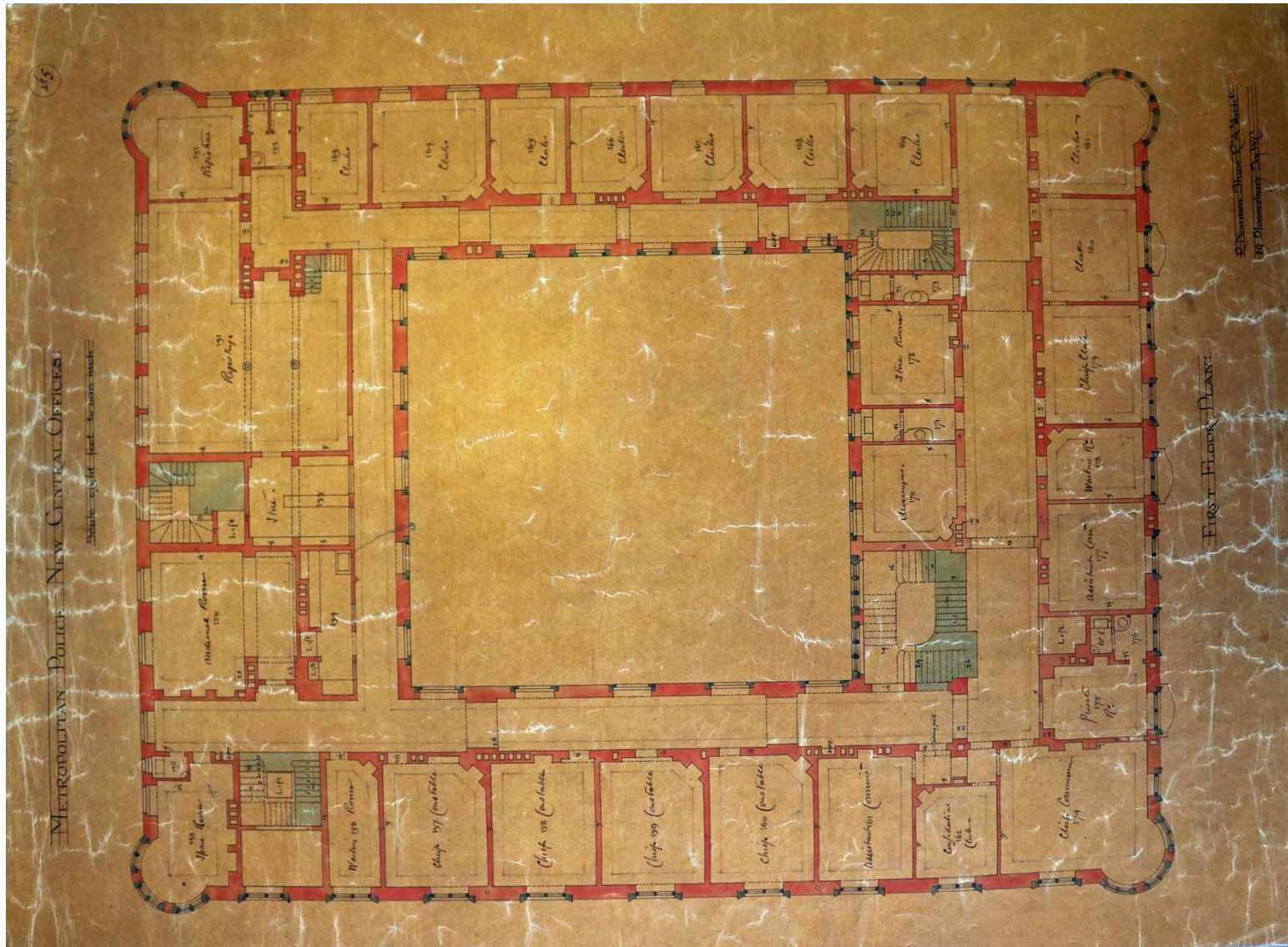


15. 1888 ground floor plan (RIBA Drawings Collection)

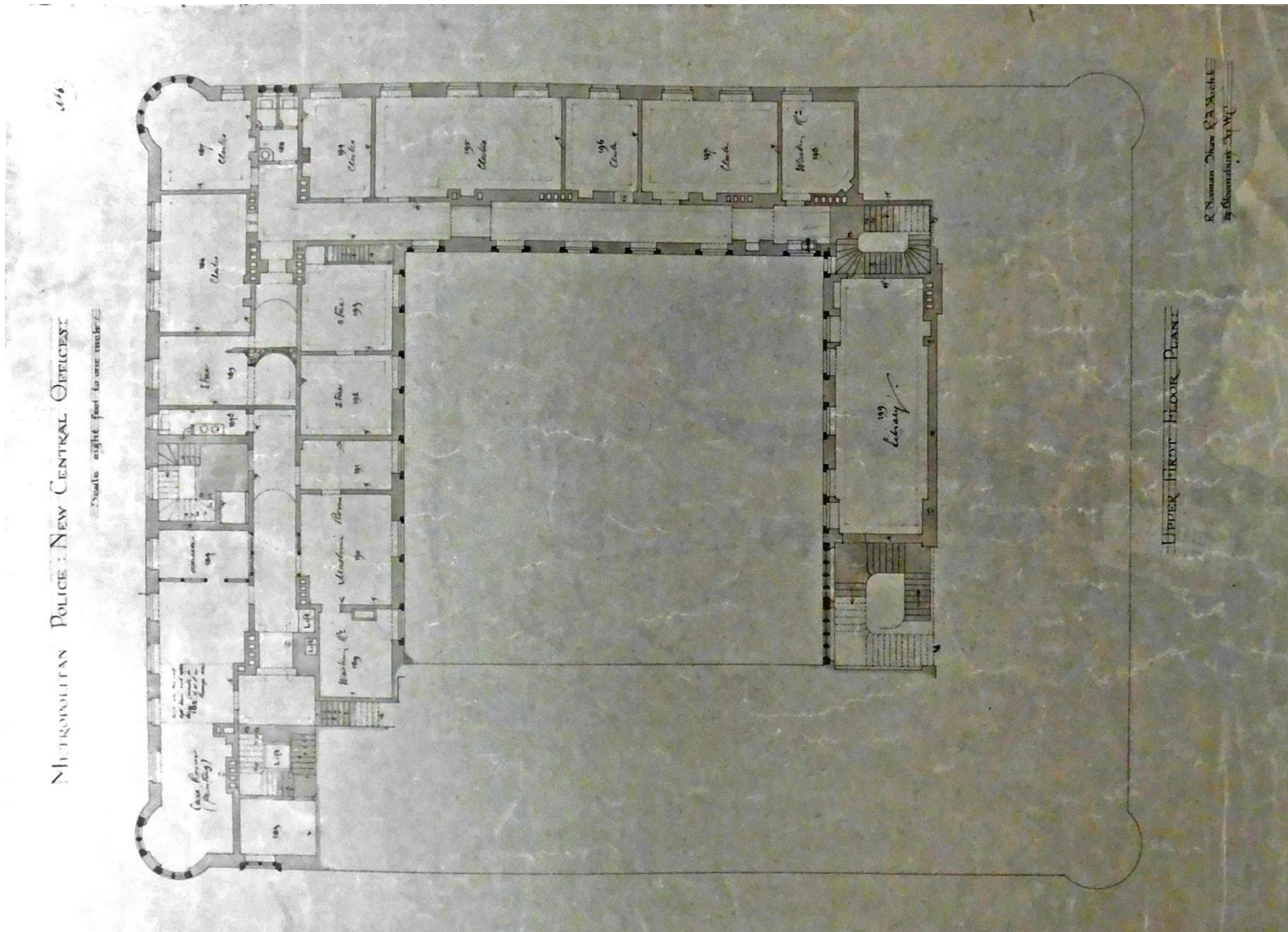
- 2.2.12 Shaw's 1888 **mezzanine** plan illustrated the initial intention for what is now referred to as the first floor [plate 16]. Several offices at this level were designed for use by clerks, with other rooms designated as records rooms, a photographic room, property rooms, surveyors' and drawing rooms, and reception and waiting rooms; nearly all contained chimneybreasts. The principal staircase rose to a broad landing that was enclosed by partitions, and the location of additional staircases mirrored those of the ground floor. Only the north-south corridors ran the full length of floor at this level, with east-west corridors infilled in places by WCs and partitions.
- 2.2.13 The first, second and third floors followed a similar cellular format, with offices around the perimeter. The **first floor** (now second floor) included the office of the Chief Commissioner, which was originally New Scotland Yard's grandest office, situated within the curve of the southeast turret and deliberately placed adjacent to the principal staircase [plate 17]. This was the largest turreted room at this level, and the Commissioner also had a private room with balcony, a WC and a lavatory to the north of his office at his disposal. The northern range of offices were for use by clerks and the southern range by chief constables (each with a window and chimneybreast), while the western rooms included a large registry office and audience room. An **upper-first floor** (now third floor) extended only along the northern, eastern and western sides of the building, and comprised a number of store rooms and offices as well as a library that extended over five bays between the stairwells of the eastern corridor [plate 18]. This was accessed via the larger staircases along the eastern corridor and the well staircase and lift at the southwestern corner; additional smaller staircases led up to the second floor near the western end of the southern corridor.
- 2.2.14 The principal staircase terminated at the **second floor** (now fourth floor), and the office of the Chief Inspector was located above the office of the Chief Commissioner, but was slightly smaller, with a private WC to the north [plate 19]. This floor appears to have been laid out at different levels, indicated by the additional stairs illustrated in the perimeter corridors. A narrow flight of steps led up to a number of store rooms with windows to the internal courtyard along the eastern corridor, while the narrow northern corridor linked a range of additional store rooms and larger statistician's offices. A large telegraph office was located along the southern corridor; the latter rose up a flight of steps into the western corridor, which linked to a large superintendents' room and a number of clerks offices. The staircase at the western end of the southern corridor also continued to the **third floor** (now fifth floor), which was largely in use as clerks' offices [plate 20]. The corridors at this level were not interconnected, meaning vertical links from this floor up only connected certain areas of the floors internally. The northern corridor shifted to the outer side of the building at the third floor, and was lit by dormers. The staircase near the northeast corner of the floor shifted south from its open-well course and continued as a secondary staircase to floors above.



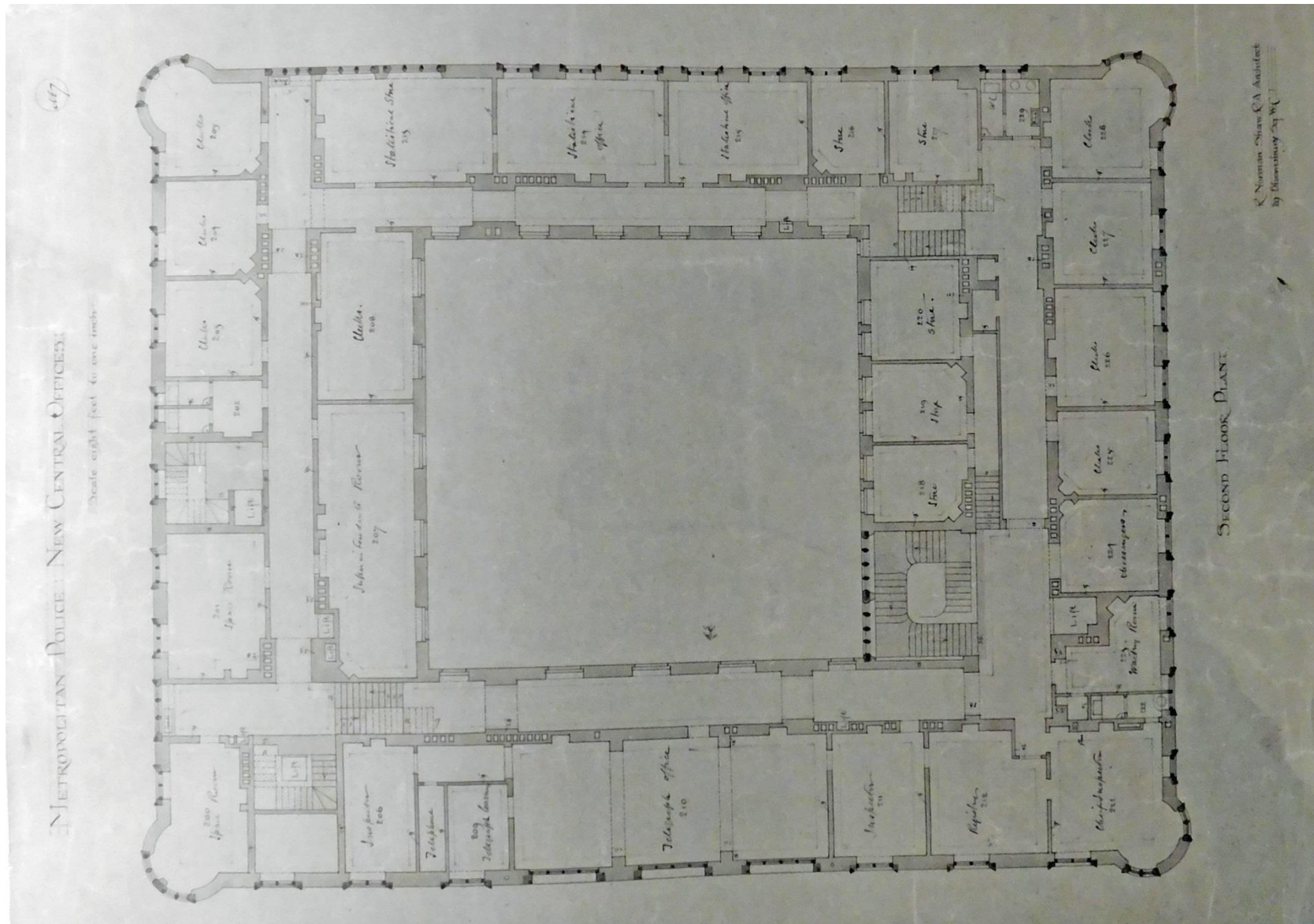
16. 1888 mezzanine plan, now the first floor (Parliamentary Archives)



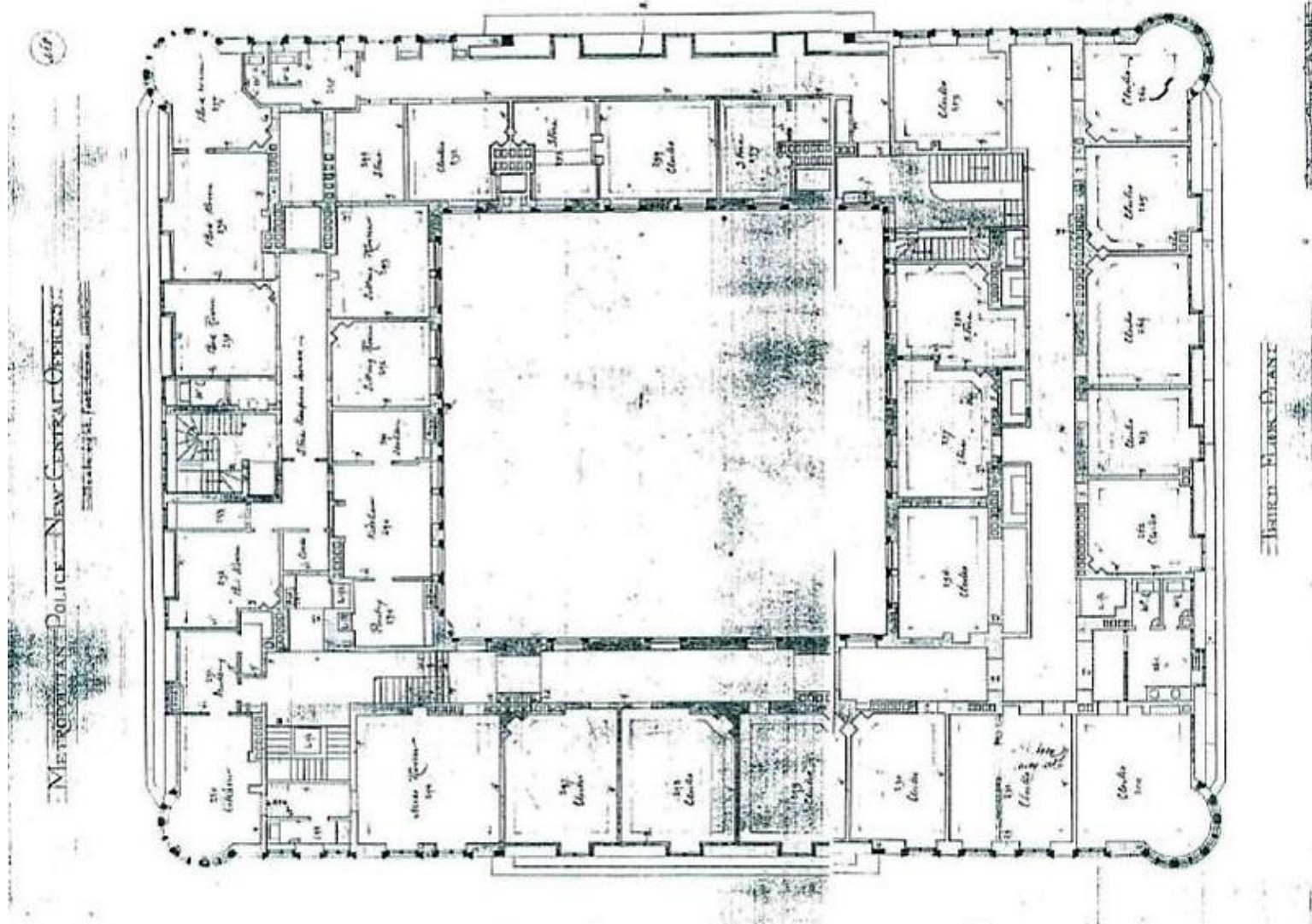
17. 1888 first floor plan, now the second floor (RIBA Drawings Collection)



18. 1888 upper-first floor plan, now the third floor (Parliamentary Archives)



19. 1888 second floor plan, now the fourth floor (Parliamentary Archives)

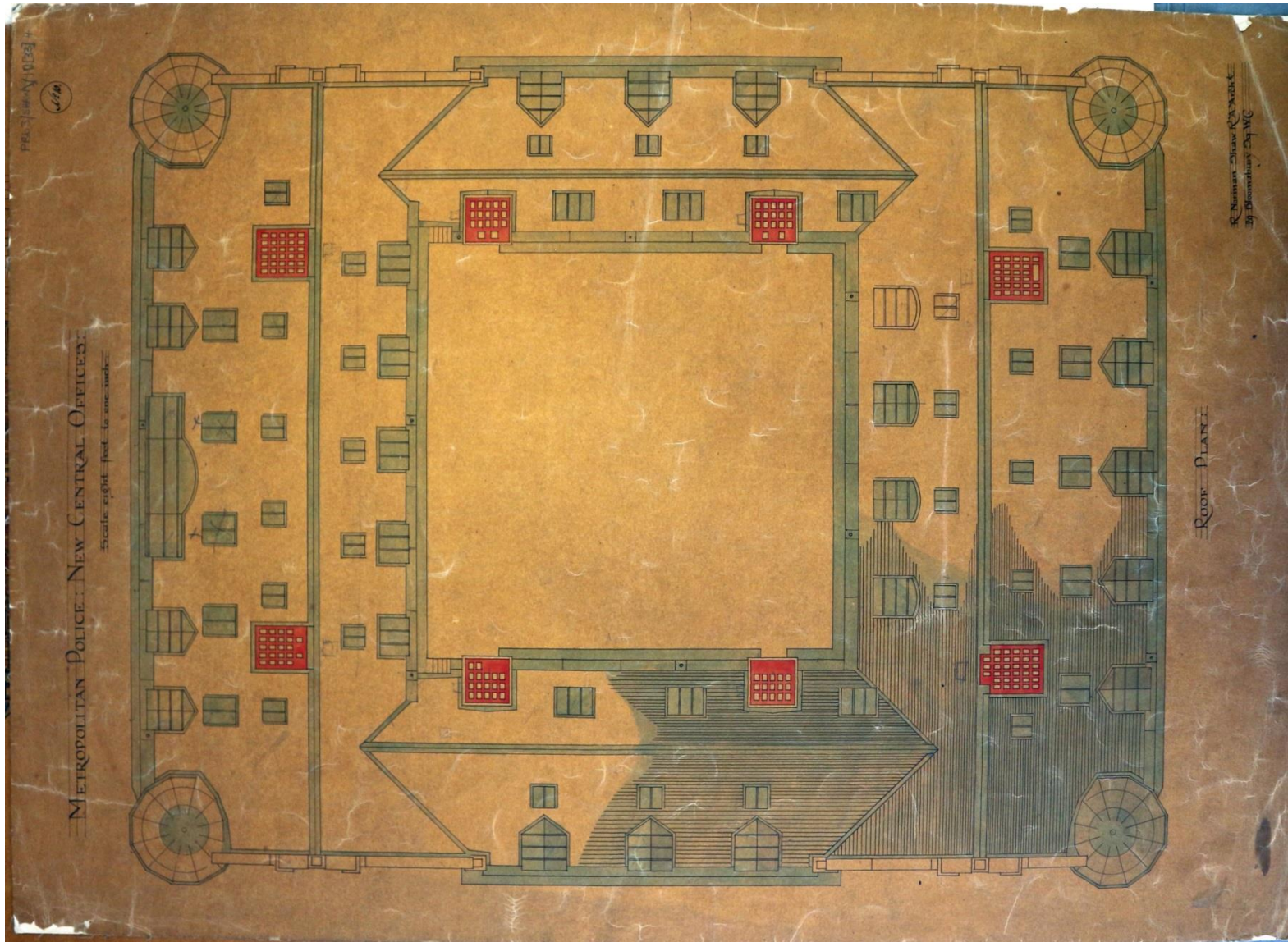


20. 1888 third floor plan, now the fifth floor (Parliamentary Archives)

2.2.15 Additional original plans of the uppermost floors have not been located, but Shaw's original roof plan illustrates the additional space provided in a later change to the original design by sections of steeply-pitched roofs, with rows of dormers projecting along all four sides and pointed turrets to the corners [plate 21]. Historic photographs provide a view of some of the building's interior spaces shortly after its construction, including a view of the principal staircase with arched, lugged architraves at the landings; details of the furnishings of the second floor telegraph office; and the original layout and furnishing of the photographic department, including panelled partition and arched, lugged architraves [plates 22a-22c]. Interior fittings generally followed a deliberately utilitarian character, as described in the 15 November 1890 issue of *The Builder*. Floors were composed of marble mosaic floors in principal corridors, of wood block with tile borders in the rooms, and stairs were clad in strong-wearing Craigleith stone. Dado mouldings and architraves in all rooms were in Keene's cement, a hard-wearing plaster mix, and doors were framed in oak with pine mouldings so that they remained light but were relatively soundproof, and later painted. The Commissioner's Room at the southeast corner of the first floor was given a more richly decorative interior, including panelling in American walnut, a marble chimneypiece and a brass firebasket.^{xviii}

2.2.16 A view of the newly-completed building from the Thames in 1891 shows that New Scotland Yard originally stood as its own robust composition along the embankment, with trees planted around its perimeter and a garden area directly to the south [plate 23]. This would soon change, however, with the erection of the New Scotland Yard Extension to the south, deemed necessary for additional accommodation almost immediately and erected between 1902 and 1906, with Shaw as consulting architect. The

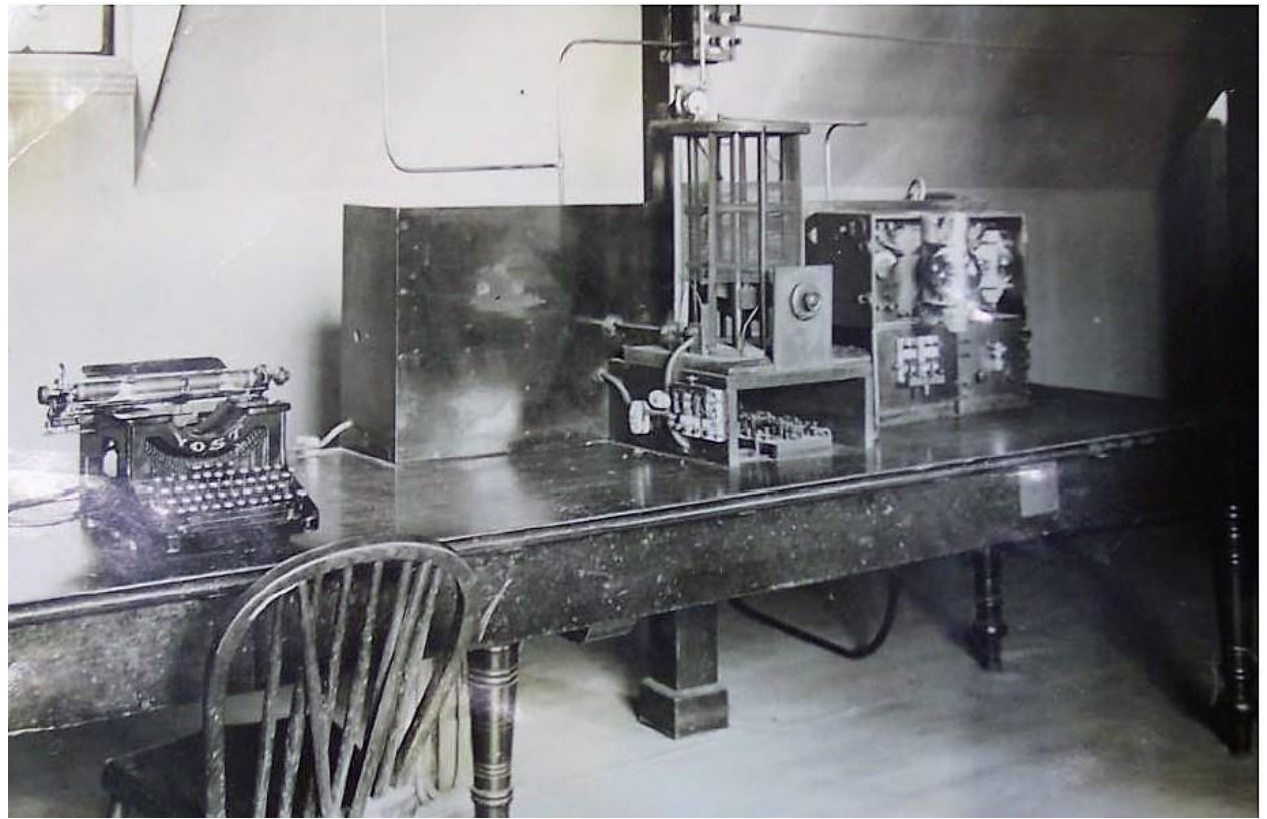
buildings were connected via a two-storey bridge in matching red brick and stone with an arched opening over Derby Gate at their western ends, visible from the west in an early-20th-century photograph [plate 24]. This put a handful of rooms near the southwestern corner of New Scotland Yard out of use. To the east, elegant cast-iron gates by Sir Reginald Blomfield set between stone plinths with cast-iron lead urns by Shaw marked the embankment entrance to Commissioners' Yard between the two buildings [plate 25]. While the extension, now Norman Shaw South, was designed to complement the style and aesthetic of New Scotland Yard, it was widely thought that it was a considerably weaker component of the larger composition that ultimately diminished the effect of Shaw's original building, which, according to Blomfield had been conceived as '*a monumental block complete in itself*'.^{xix}



21. 1888 roof plan, New Scotland Yard (RIBA Drawings Collection)



22a. Early photograph of principal staircase (National Archives)



22b. Early photograph of telegraph office



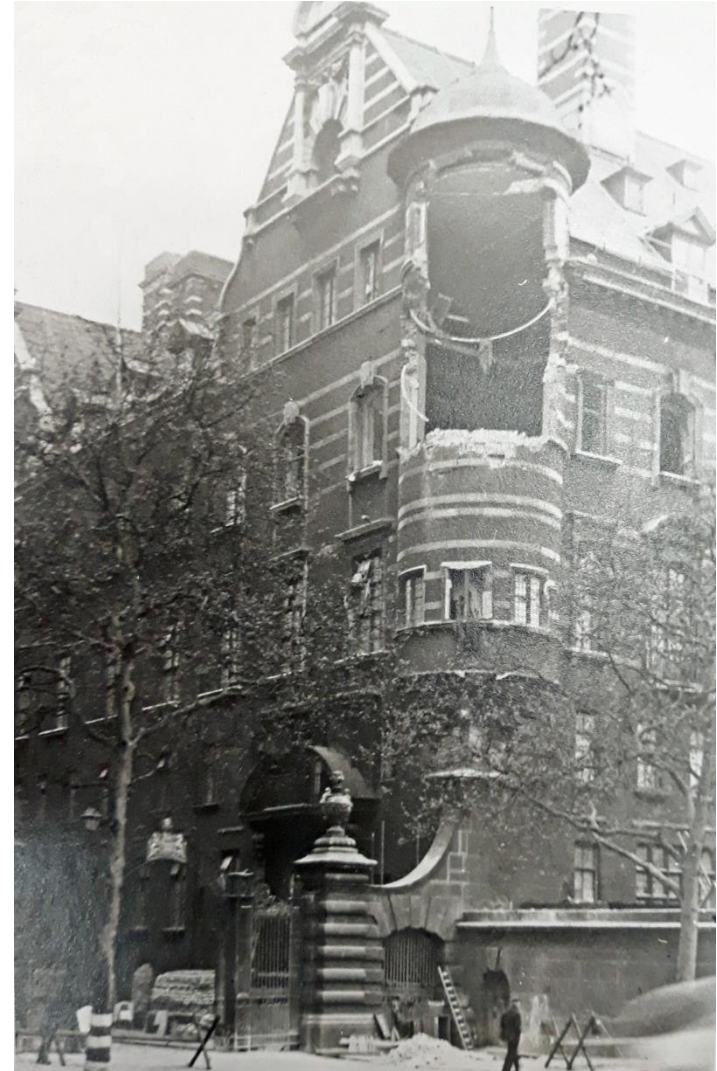
23. New Scotland Yard, 1891 (London Metropolitan Archives)



24. New Scotland Yard bridge looking east (London Metropolitan Archives)



25. Victoria Embankment entrance, 1939-40 (Metropolitan Police Archives)



26. Wartime bomb damage to the southeastern turret, May 1941 (Westminster Archives)

Alterations in the Early to Mid-20th Century

- 2.2.17 A 1915 report by the London Fire Brigade indicated that a number of minor changes to the building were necessary to comply with fire safety regulations, after an inspection revealed that the risk to the building from fire was greater than anticipated. This largely related to the number of partitions on each floor, as well as the building's central courtyard layout, which could make the use of fire hoses challenging in the case of emergency. The following was subsequently recommended: self-closing fire doors be installed at the ends of the corridors at the east and west sides of the building and the doors at the northern ends of the corridors be made fire-resistant; flooring which had been cut away on the fourth floor to provide light to the third-floor lift be made good; gas lighting be replaced by electric fittings; and a number of fire extinguishers be installed throughout the building, among other minor changes. It is likely that the metal balcony to the second floor of the mullioned-and-transomed windows serving the principal staircase, as well as the external staircase below, were installed as part of these works.
- 2.2.18 A memorial lamp for members of the Civil Service staff at New Scotland Yard who were killed in the First World War was unveiled by the Metropolitan Police Commissioner on 11 November 1925. Designed as an 'everlasting light' housed in a lantern with glass panels, dulled to subdue its beams, it was located in the corridor leading to the Commissioner's Room and was meant to remain lit for as long as New Scotland Yard remained. It is likely that the lamp located at the present second-floor landing of the principal staircase is this same lamp in its original location, though it appears to have been altered and the original plaque which bore the inscription: 'In memory of those

members of the Civil Service staff of the Metropolitan Police Force who laid down their lives' does not survive *in situ*.^{xx}

- 2.2.19 By the early-1930s the Police Force was struggling to find sufficient space for its day-to-day operations; while the building originally housed a staff of 164 at the time of its opening in 1890, it accommodated 690 by 1933. In addition to the functions of the Receiver's Office re-housed in the New Scotland Yard Extension to the south, other branches were relocated to new facilities across the river in Lambeth. Despite this, a number of functions were pushed into the building's corridors, including the Finger Print Branch, Criminal Record Office and, in extreme cases, room for interviews, whilst other departments were dispersed at desks throughout the building.^{xxi} To alleviate such constraints, an additional extension to New Scotland Yard was designed to the north of the original building by the architect Curtis Green, and was opened in 1940. This was also initially connected internally by a bridge, but no attempt was made to match the architectural style of the earlier building.^{xxii}
- 2.2.20 The southeastern corner of New Scotland Yard was hit by a delayed-action high explosive bomb during the blitz of London on 11 May 1941. The strike destroyed much of the southeastern turret and penetrated to basement level [plate 26]; it exploded one hour after landing, though only two injuries were reported. The basement ceiling was then strengthened, with concrete slabs in certain areas replacing original brick vaults. The building was hit again in January 1944 by incendiaries, but no major damage resulted.^{xxiii}

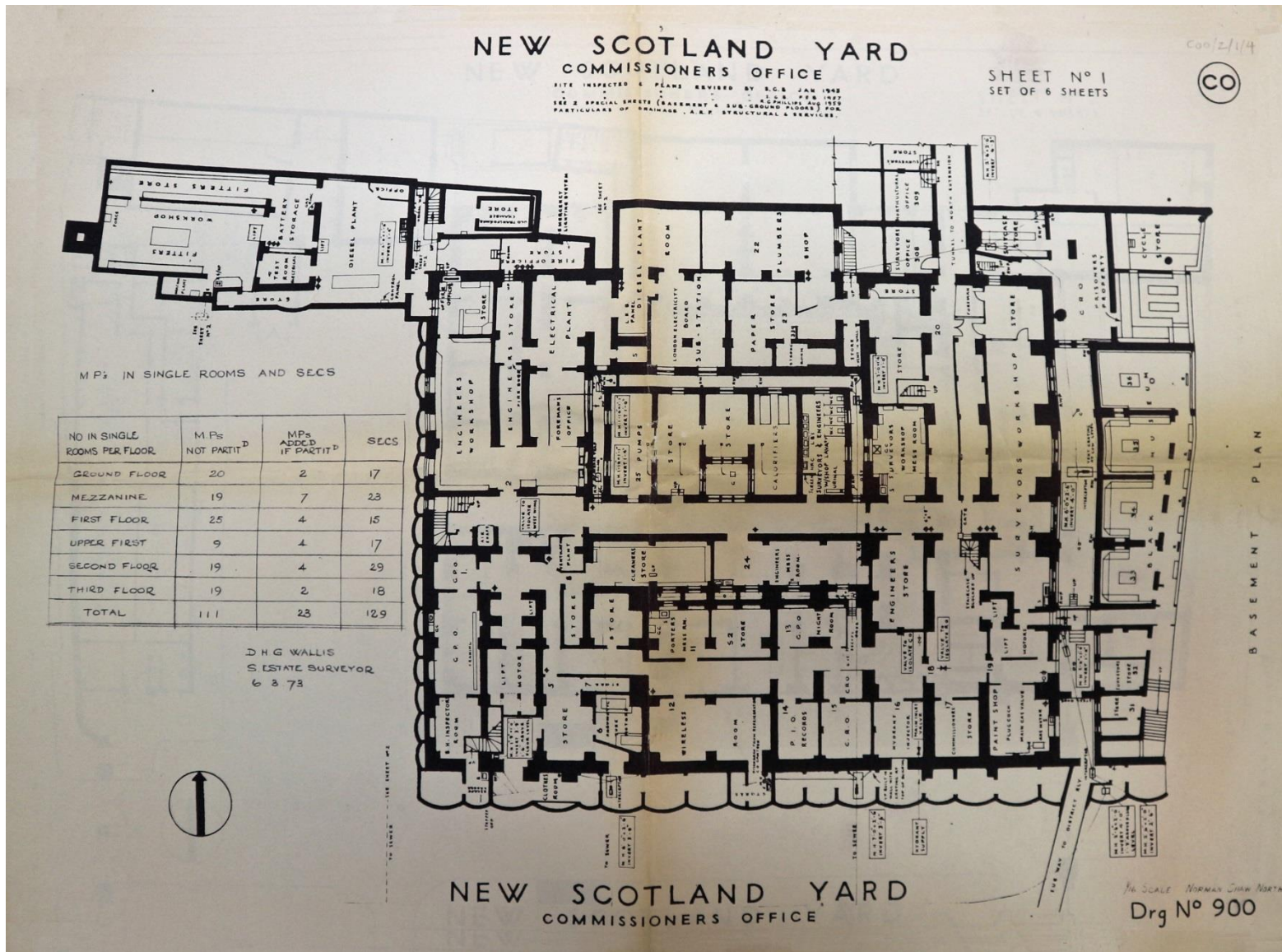
2.2.21 A set of floor plans from 1943 (amended in 1972) illustrate the internal changes which had taken place in the early-20th century. The 1943 basement plan shows that much of the open-plan areas to the south and east indicated in the original drawing had been infilled by partitions, and the eastern side of the floor was pushed out and extended at an angle; however, this probably indicates that the 1888 basement plan was amended prior to construction [plate 27]. The sub-ground floor plan shows the missing group of rooms along the eastern side of the floor, as depicted on the 1887 plan, that were never realised, as discussed above [plate 28]. In addition, what was previously labelled as a license room and meeting room near the eastern end of the southern side of the floor appears to have been converted for use as a canteen and dining area. The courtyard windows of the former reserve and examination rooms along the northern side of the floor were replaced by doors by this point, in addition to a number of generally minor partition changes throughout. A former entrance from the courtyard near the southwest corner of the floor was infilled with what appears to have been a fireplace flanked by round columns. This change, along with the infill of the south elevation entrance, ultimately blocked what had originally been a path between the former entrance through to the courtyard passage and western side of the building beyond. An opening to the courtyard passage was later reinstated, but the southern elevation entrance has remained blocked. A single-storey laundry extension known as 'the Bungalow' was also included in plan at this level to the west, though this was not connected internally. A slightly later photograph provides a view of this building with its large chimney and roof lanterns, all demolished in 1975 [plate 29].

2.2.22 While the plan form at the ground floor appears to have remained relatively unaltered by 1943, chimneybreasts were shown in different positions in several rooms (although this may have taken place during the course of construction) and the staircases along the western and southern ranges had been replaced by WCs and store rooms [plate 30a]. The staircase near the northeastern corner of the floor, formerly drawn as an open-well staircase, was illustrated with a much tighter wind, which also featured on the mezzanine, first floor and upper first floor. The end of the northern corridor also now connected with the western corridor. The bridges to the southern and northern extensions were also indicated at opposite corners of the building. Little change was indicated at the mezzanine level (now first floor) as well, except for the staircase changes also indicated at the ground floor, and the elimination of obstructions from the northern and southern corridors [plate 30b].

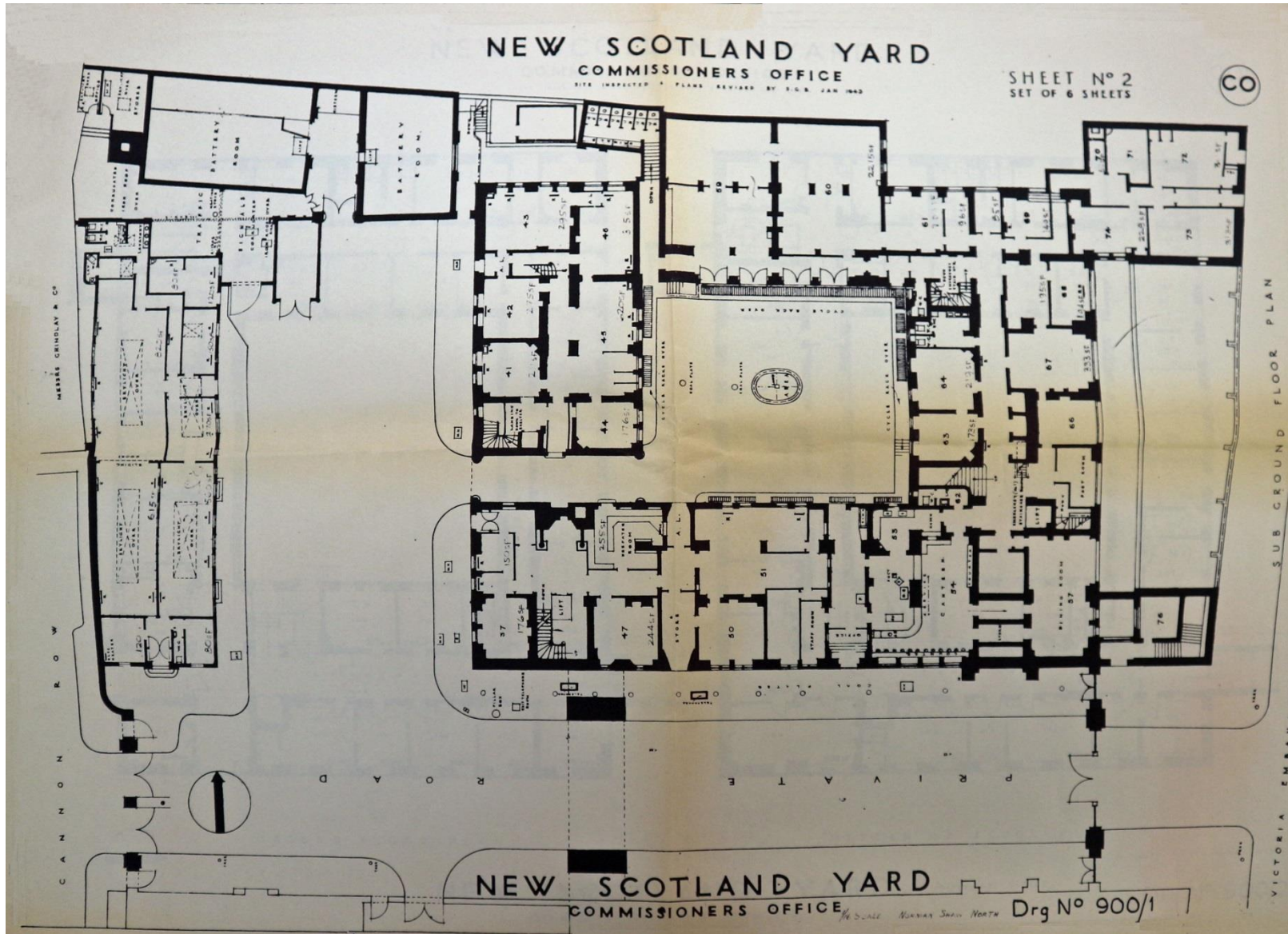
2.2.23 At the first floor (now second floor), the principal change was illustrated within the rooms of the western range, which included smaller offices facing the courtyard at this point, with a more centrally-situated western corridor [plate 30c]. The upper first floor (now third floor) had changed little by 1943, except for minor partition changes and the apparent relocation of a small staircase within the room to the northwest corner of the courtyard [plate 30d]. The second floor (now fourth floor) remained largely the same except for some minor partition changes and the removal of the western staircase [plate 30e]. At the third floor (now fifth floor), the northern corridor was illustrated as running along the interior courtyard, rather than along the exterior wall as shown in 1888, allowing it to continue the length of the building uninterrupted [plate 30f]. The western and southern corridors also appear to have been unblocked by this point. Plans of the fourth floor (now sixth floor) and loft (now

seventh floor) were also included in the 1943 drawings; the former largely comprised open-plan registry rooms served by several secondary staircases, and the latter only included the area beneath the pitched roofs of the eastern and western ranges [plates 30g-h].

- 2.2.24 A 1956 plan shows the relationship of New Scotland Yard to the 1902-6 extension to the south and Cannon Row Police Station west of this; the simple block of the 1940 extension to the north; and the western laundry block; all of which were in use by the Metropolitan Police in the mid-20th century [plate 31].



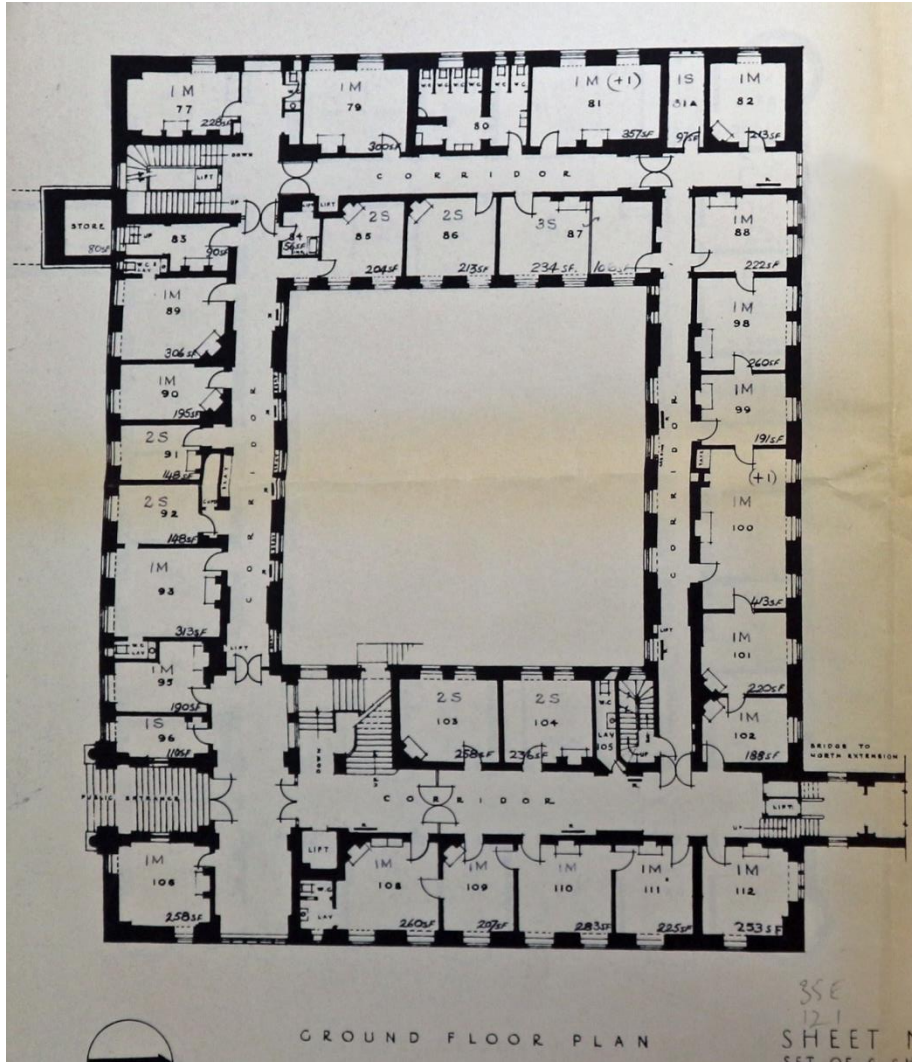
27. 1943-59 basement plan (Parliamentary Archives)



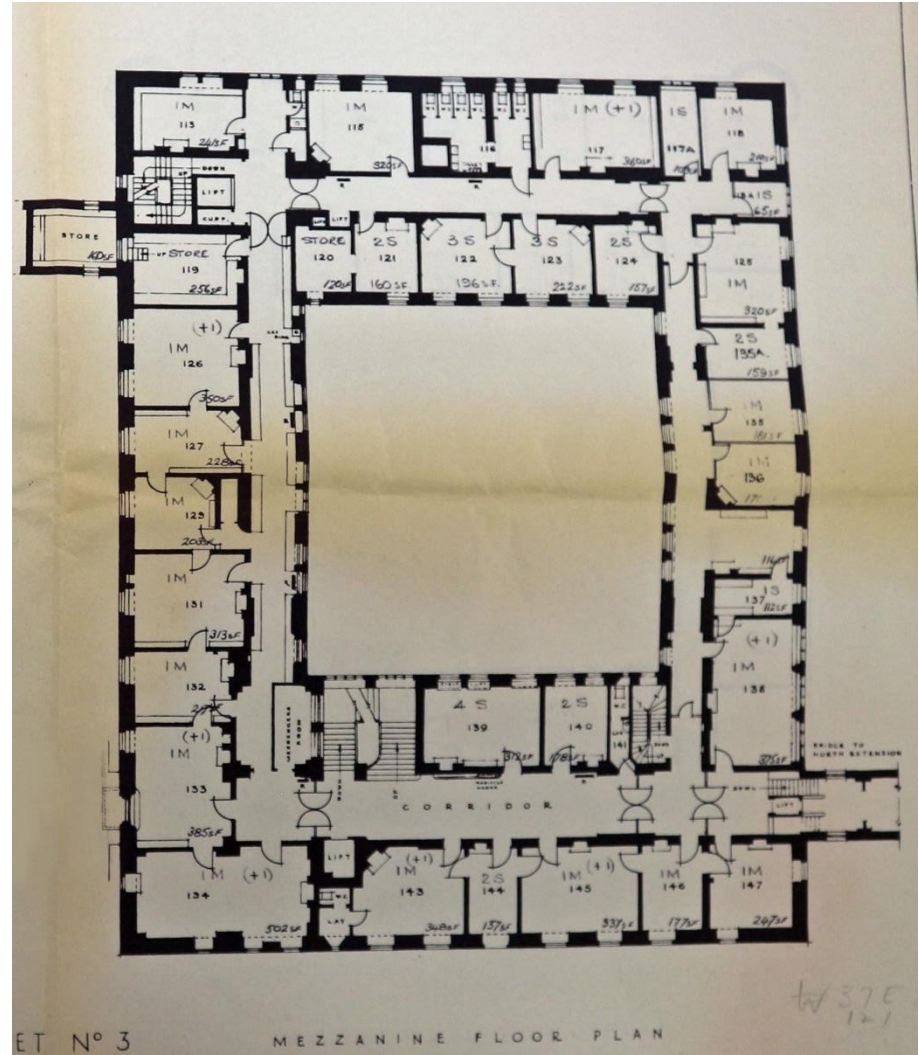
28. 1943 sub-ground floor plan, Norman Shaw North (Parliamentary Archives)



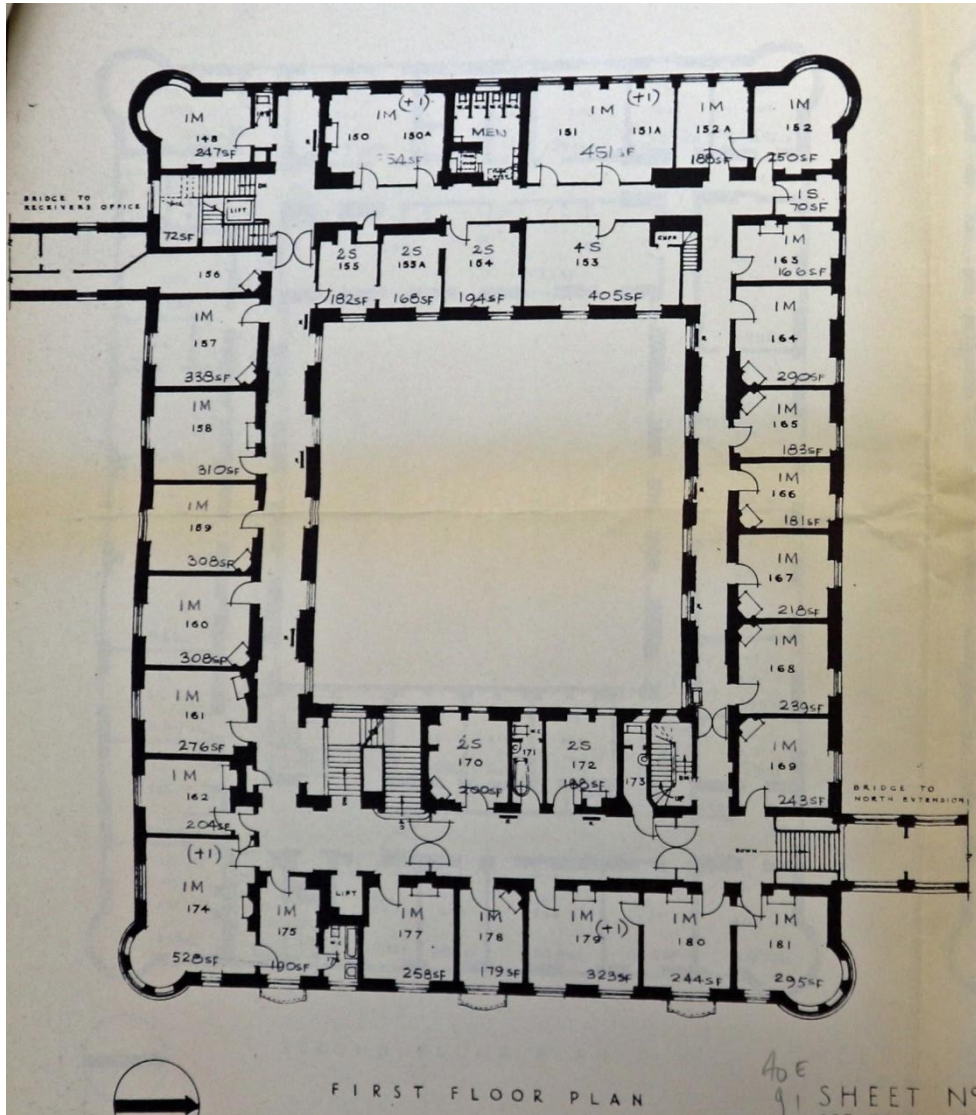
29. Laundry block with chimney, demolished 1975



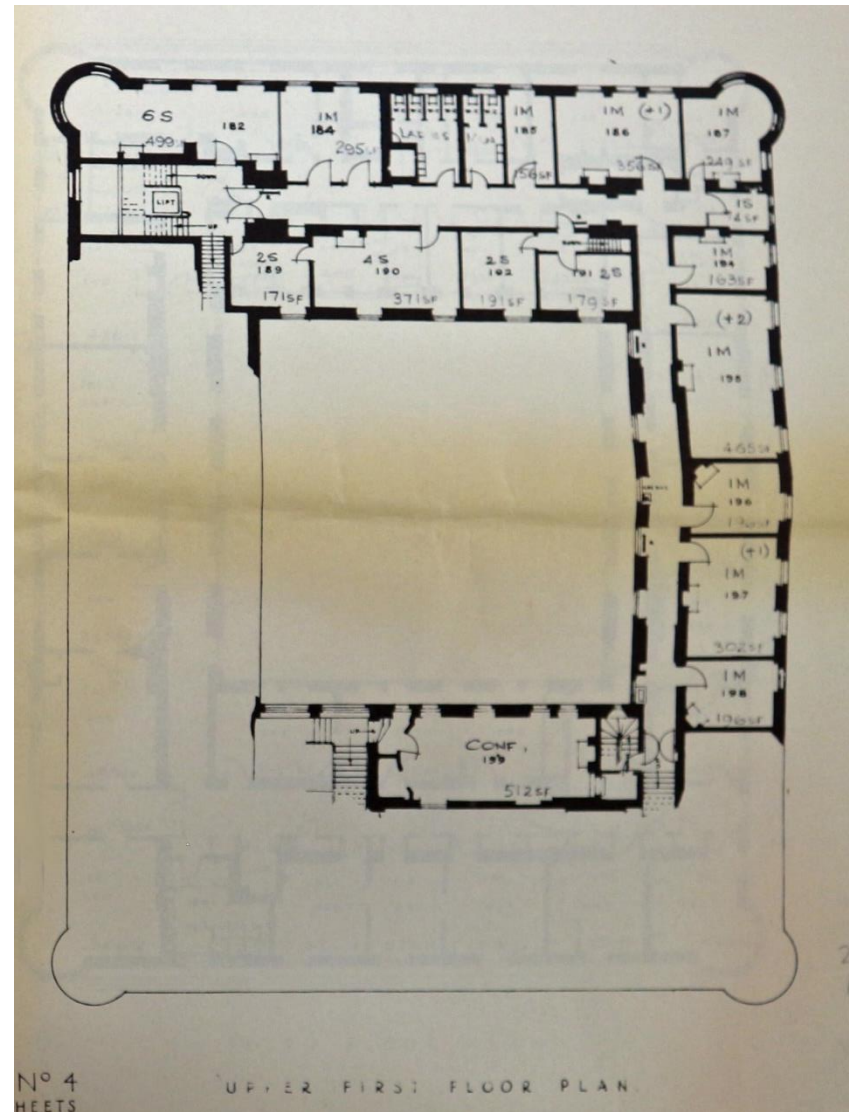
30a. 1943 ground floor plan, Norman Shaw North (Parliamentary Archives)



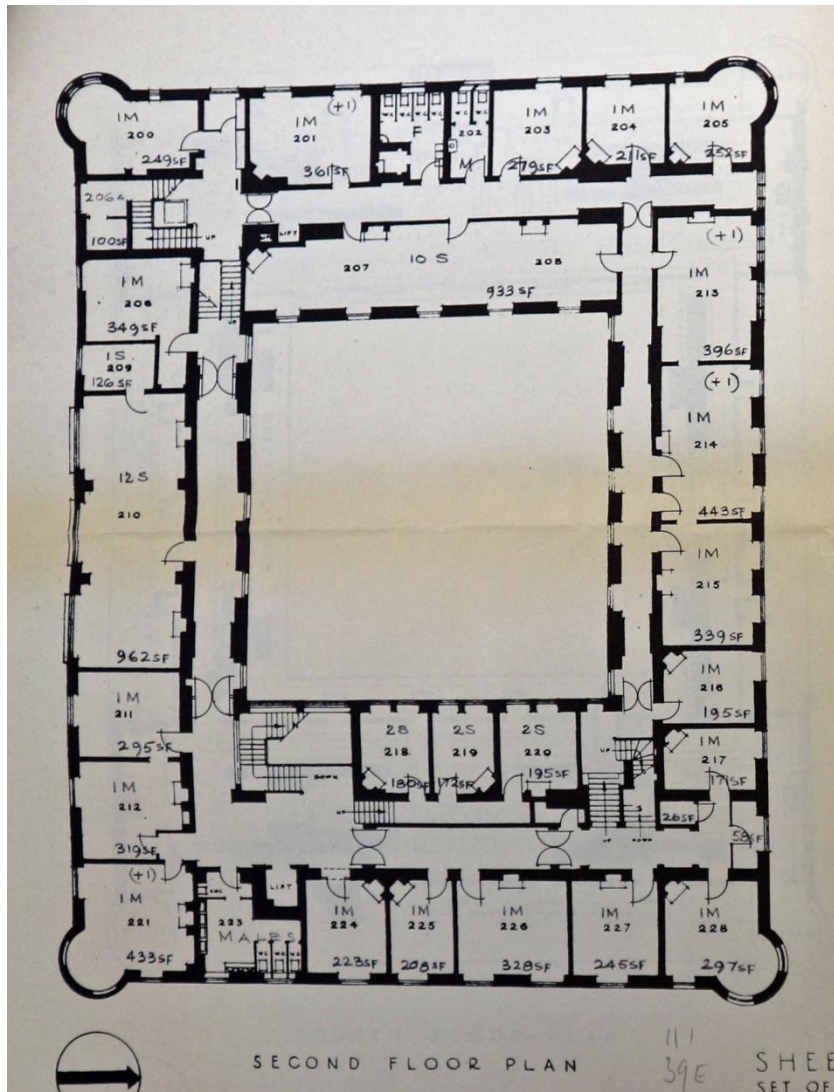
30b. 1943 mezzanine plan, now the first floor, Norman Shaw North (Parliamentary Archives)



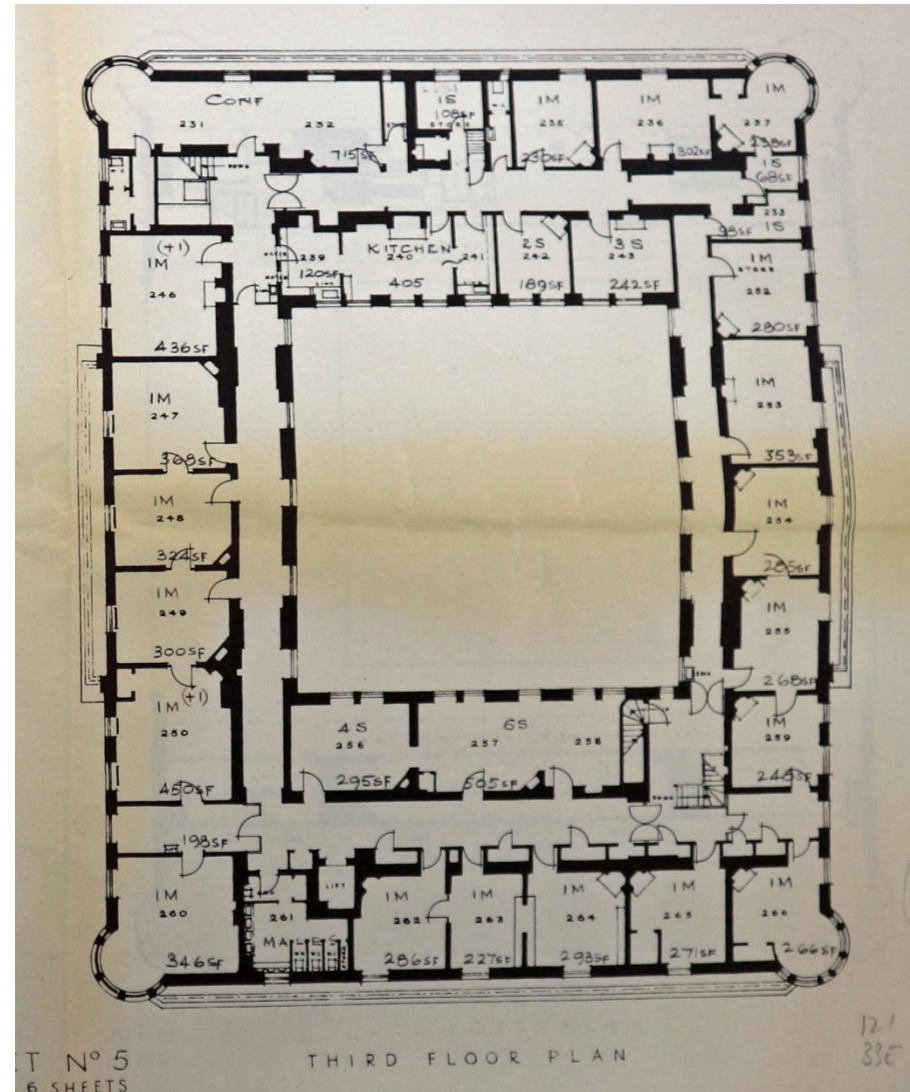
30c. 1943 first floor plan, now the second floor, Norman Shaw North (Parliamentary Archives)



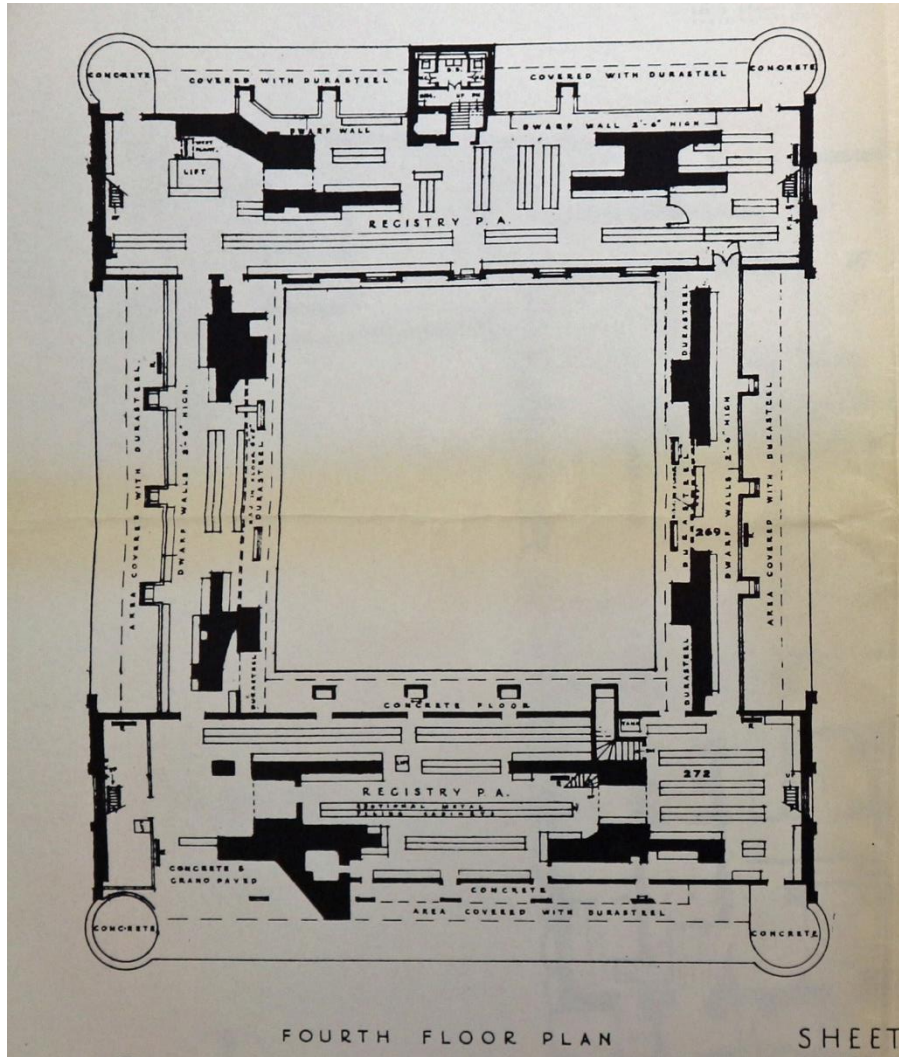
30d. 1943 upper first floor plan, now the third floor, Norman Shaw North (Parliamentary Archives)



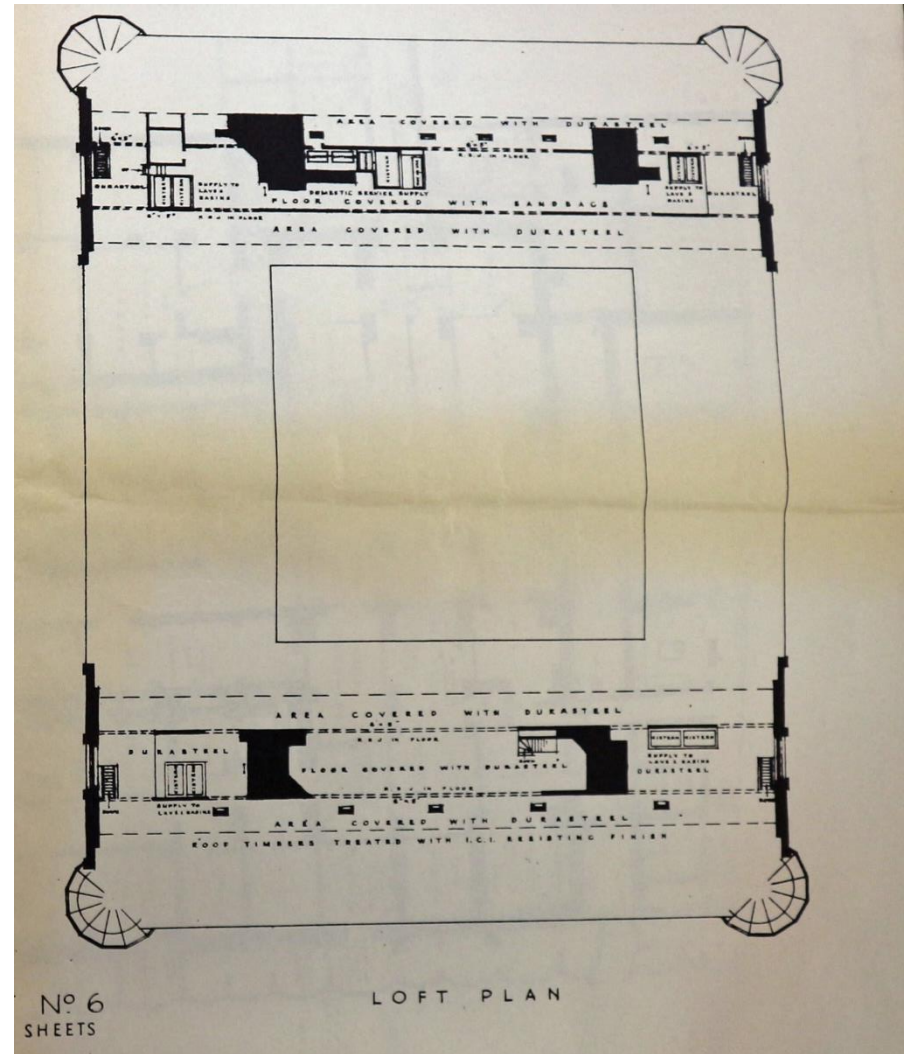
30e. 1943 second floor plan, now the fourth floor, Norman Shaw North (Parliamentary Archives)



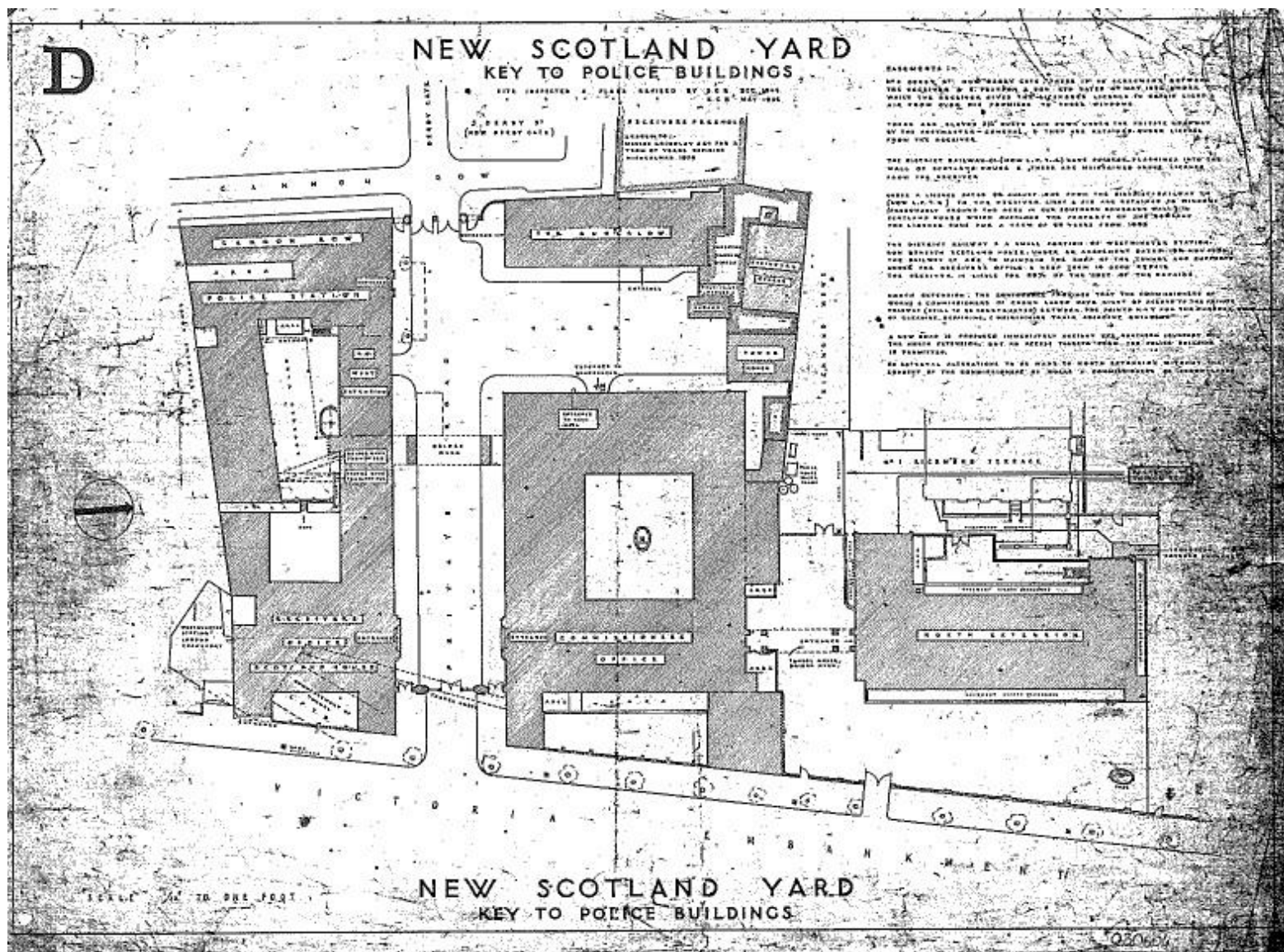
30f. 1943 third floor plan, now the fifth floor, Norman Shaw North (Parliamentary Archives)



30g. 1943 fourth floor plan, now the sixth floor, Norman Shaw North (Parliamentary Archives)



30h. 1943 loft plan, now the seventh floor, Norman Shaw North (Parliamentary Archives)



31. 1956 New Scotland Yard & Canon Row Police Station site plan (revised from 1944 drawing) (Parliamentary Archives)

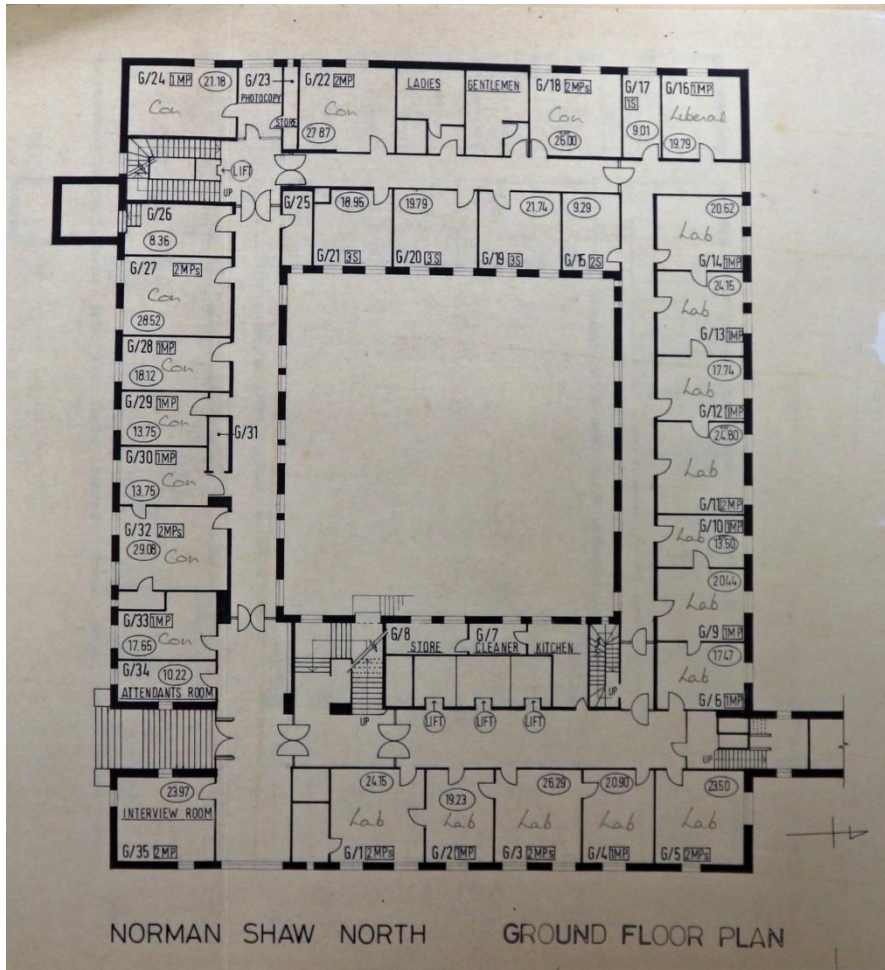
Late-20th Century Refurbishment

2.2.25 Norman Shaw North and South were sold to the Ministry of Public Building and Works for £6 million in 1965, and the Metropolitan Police relocated to a new premises in Broadway in 1967 (they have since returned to the area, with a new headquarters in the former police station next to Norman Shaw North, the refurbishment of which was completed in 2018). Shortly afterward, the roadway between the two Norman Shaw buildings was closed to the public, and the buildings were occupied temporarily by the Diplomatic Service, the Ministry of Defence and the Board (later Department) of Trade. New Scotland Yard survived the threat of the long-debated, proposed redevelopment of Whitehall in the 1960s and Parliament's early-1970s expansion plans, the scale of which is shown in a 1970s model [plate 32]. This was in part due to the advocacy of the likes of the architectural historian Nikolaus Pevsner, who argued that the building had strong claims to preservation, and the Rt Hon Duncan Sandys MP, who asserted that demolition would be an inexcusable act of vandalism.^{xxiv} Subsequently, the building underwent conversion in the mid-1970s for updated office use by 128 MPs and 130 staff, and was re-opened as New Parliamentary Accommodation Norman Shaw (North) in 1974. While this saved the building from demolition, some questioned the appropriateness of the renovations, which included the addition of three new high-speed lifts to the eastern side of the building, the extension of the principal staircase above the second floor, the conversion of the original Chief Commissioner's Room to a conference room, the addition of lavatories, bold and extensive new interior paint and furnishing schemes, and the installation of carpeting, suspended ceilings and strip lighting throughout. A set of plans from 1974 for the ground through fourth floors illustrates the principal changes which took place, including the placement

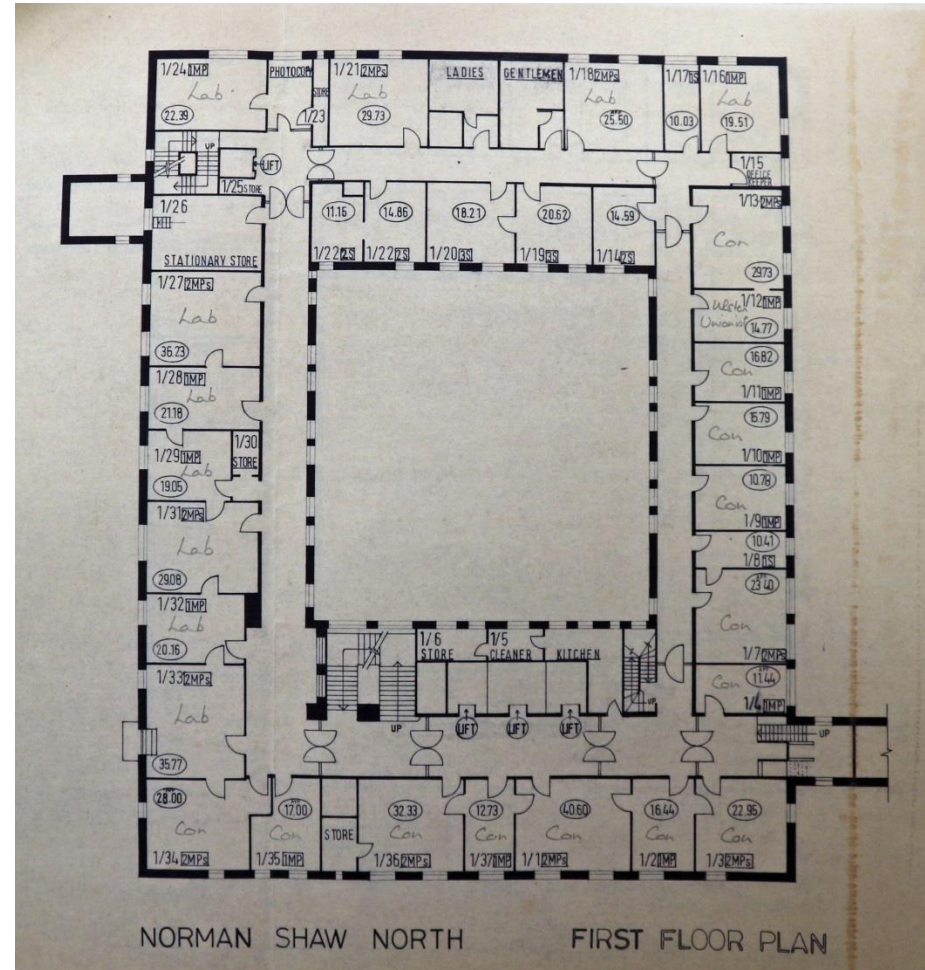
of the new lift core to the west side of the eastern corridor, and the continuance of the principal staircase from what is now the fourth floor to the sixth floor [plates 33a-e]. The former library and conference room along the eastern side of the third floor were reduced by the insertion of the lift core. The southwest staircase was also extended from what is now the fifth floor to the sixth floor.



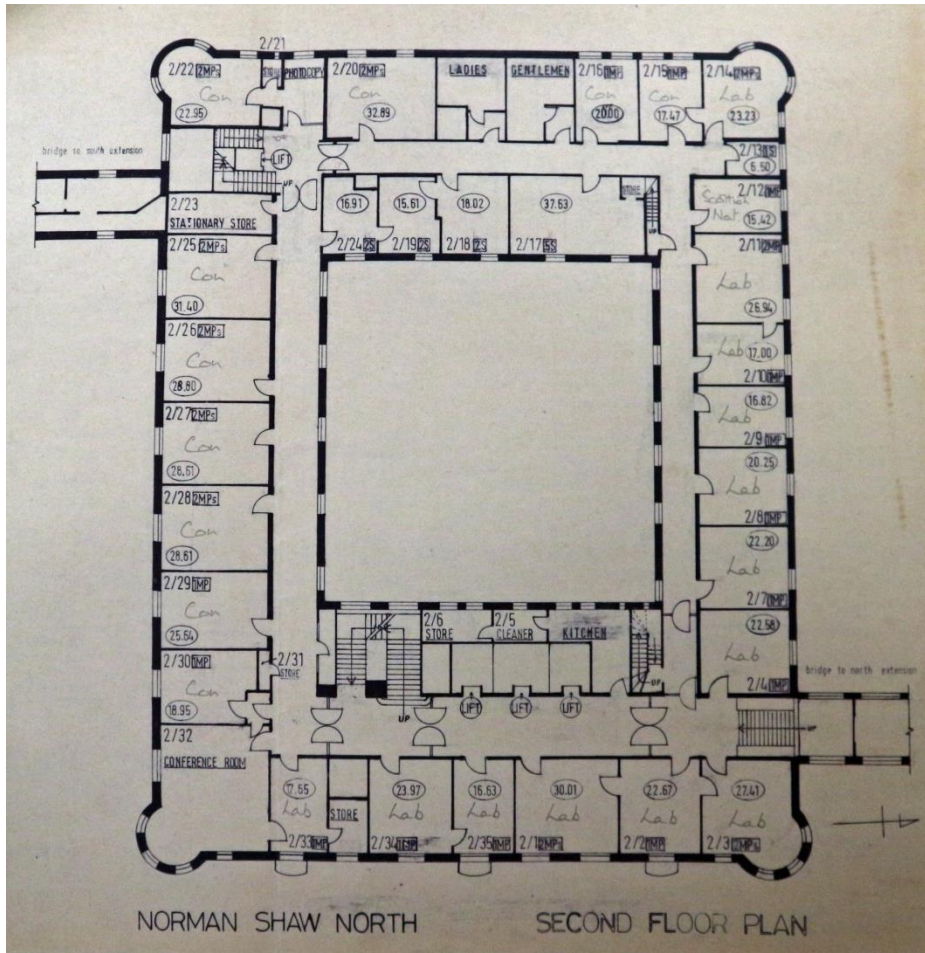
32. 1970s redevelopment proposals (Parliamentary Estates)



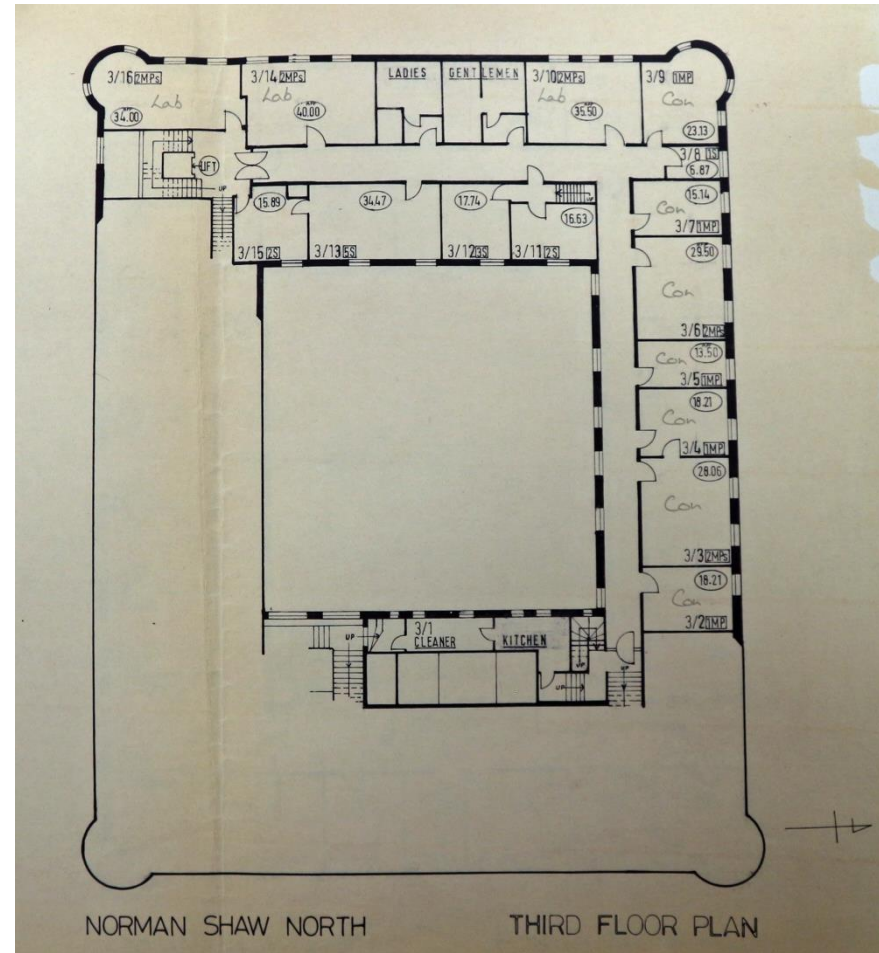
33a. 1974 ground floor plan (Parliamentary Archives)



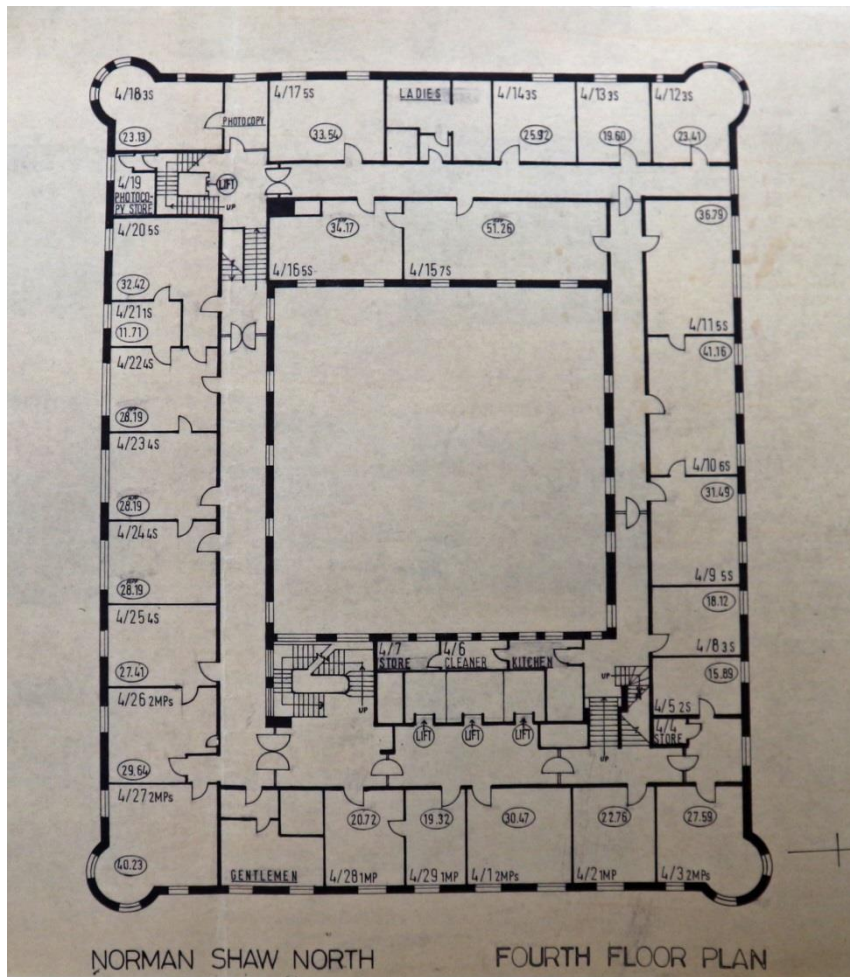
33b. 1974 first floor plan (Parliamentary Archives)



33c. 1974 second floor plan (Parliamentary Archives)



33d. 1974 third floor plan (Parliamentary Archives)



33e. 1974 fourth floor plan (Parliamentary Archives)

2.2.26 However, it was the interior design treatment which drew the sharpest remarks from critics. A number of photographs taken before and after renovation works illustrate the impact of the modernisation scheme to Shaw's original design; these include images of the principal staircase [plates 34a-c]; the former Commissioner's Room [plates 35a-d]; and standard corridors and offices [plates 36a-e]. Following the completion of the scheme in 1975 *Architects' Journal* noted,

What the AJ would like more than anything is to be able to welcome wholeheartedly the actions of the DOE in saving a great building and skilfully adapting it to a new use. But the PSA Interior Design Unit and the nominated architects (Douglas Marriott Worby & Robinson) should be imprisoned in Scotland Yard for a very long time until their numbered sensitivities respond to the true nature of this remarkable late Victorian building...It is a sad day when a fine historic building is saved for the nation and its whole atmosphere lost by the official architects at the same time.^{xxv}

2.2.27 According to project architects this was largely a consequence of the time constraints placed on the refurbishment, which did not allow for the historical research normally called upon in such schemes. The cost of the refurbishment, which mounted to £2.4 million, also came under fire, and as a result the subsequent late-1970s renovation of the New Scotland Yard extension (now Norman Shaw South) was kept much simpler with comparatively light-touch interventions and a total expenditure of only £130,000.^{xxvi}

2.2.28 Alterations since the 1970s include minor partition changes at nearly all floors; the demolition of much of the northward projections at the lower ground floor; the insertion of a new staircase at the northwestern corner of the lower ground floor; and the introduction of temporary outbuildings into the central courtyard. The Public Information Office (now the House of Commons Information Office) returned to the sixth floor of the building in 1998, when the former library storage area was converted to offices following an extensive remodelling.^{xxvii} Additional changes are outlined in the planning history provided in Section 2.3 below.



34a. Principal staircase and windows, 1970 (London Metropolitan Archives)



34b. Principal staircase landings, 1970 (London Metropolitan Archives)



34c. Principal staircase, 1975 (Parliamentary Estates)



35a Commissioner's Room, 1970 (London Metropolitan Archives)



35b Commissioner's Room entrance and chimney piece, 1970 (London Metropolitan Archives)



35c. Commissioner's Room, 1975 (Parliamentary Estates)



35d. Commissioner's Room entrance and chimney piece, 1975 (Parliamentary Estates)



36a. 1970s corridor refurbishment in progress (*Architects Journal*)



36b. Corridor refurbishment, 1975 (*Architects Journal*)



*36c. 1975 corridor refurbishment
(Parliamentary Archives)*



*36d. 1975 corridor refurbishment
(Parliamentary Archives)*



36e. Office refurbishment, 1975

2.3 Planning History

The following relevant planning history was extracted from Westminster City Council's online planning record.

00/01244/1884 **06 April 2000** **No objections**

Relocation of main gates to Victoria Embankment boundary from mid-point of north side, to north east corner adjacent to Victoria Embankment of Norman Shaw North Building

01/02036/1884 **06 June 2001** **No objections**

Alterations to the second floor including the creation of a wider opening and provision of a new screen within the link corridor leading to Norman Shaw South

06/01791/1884 **26 April 2006** **No objections**

Internal alterations to provide accommodation for women security officers

09/05164/LBC **21 August 2009** **Permitted**

Internal alterations at sixth floor level to Norman Shaw North Building to include removal of modern partitions and insertion of new partition

11/03876/LBC **09 January 2012** **Permitted**

Installation of automated access control mechanisms and associated service connections to doors within outbuildings of the Parliamentary Estate

19/01253/LBC **02 April 2019** **Permitted**

Temporary installation of internal access controls and associated development within Norman Shaw North and Norman Shaw South buildings.

19/08251/LBC **18 October 2020** **Pending**

Installation of glazed roof covering the Norman Shaw North internal courtyard, to provide further accommodation for parliamentary uses (Sui Generis). Listed building consent for the internal and external refurbishment, including installation of new building services and rooftop louvers; courtyard roof fixings; secondary glazing; and interiors; alterations to existing openings and basement vaults; and piled foundations in Commissioners' Yard to support a temporary construction plant gantry. (Planning ref: 19/08243/FULL)

20/06650/LBC **03 February 2021** **Permitted**

Refurbishment of external facades; roof repairs and reconfiguration, including reconstruction of chimneys; removal of portacabins and demarcation of the courtyard central oculus; temporary removal of coping stones in the Embankment forecourt; temporary scaffolding fixings; alterations to the courtyard eaves to create a roof access gallery; installation of new stone window recesses on the northern elevation; alteration of north western corner stepped plinth; and temporary crane gantry screw piling located in Commissioners Yard. (Planning ref: 20/06649/FULL)

2.4 The Architects

Richard Norman Shaw RA, Architect (1831-1912)

- 2.4.1 Richard Norman Shaw was born in Edinburgh on 7 May 1831 to Elizabeth Brown and William Shaw, a lace merchant. He attended Hill Street Academy in Edinburgh before studying for a year at Newcastle. After moving to London with his mother in c. 1846, Shaw was articled to Scottish architect William Burn in Piccadilly from 1849 to 1854. During this period, he was schooled in country house design and developed a clear style of draughtsmanship; he also met William Eden Nesfield, his future partner in practice. Shaw attended the Royal Academy's school of architecture, where he was awarded the silver medal in 1852, the gold medal in 1853 and the travelling studentship in 1854; the latter took him to the Continent, where he mainly drew Gothic churches in France, Germany, Italy and the Low Countries.
- 2.4.2 In 1858, Shaw took over from Philip Webb as chief assistant to church architect George Edmund Street, and in 1862 began his own practice with Nesfield at 30 Argyll Street, London. His early work was mostly domestic, including a number of important country house commissions, such as Willesley (1864-5, Grade II*) in Cranbrook, Kent for artist John Calcott Horsley RA; Glen Andred (1866-8, Grade II*), Sussex for painter E.W. Cooke; and Leyswood, Sussex (1868-70, Grade II) for J.W. Temple. By the 1870s, the red-brick Queen Anne style became Shaw's choice for most of his London houses, as seen in Lowther Lodge, Kensington Gore (1874-5, Grade II*, now the Royal Geographic Society). Shaw was at the forefront of architectural fashion and much in demand by private clients.

- 2.4.3 In 1876, Shaw began practice on his own in an expanded office at 29 Bloomsbury Square, having been elected an associate of the Royal Academy in 1872. Commissions continued to abound, including for grand mansions at Adcote, Shropshire and Flete, Devon, as well as a number of smaller houses, the redesign of flats at Albert Hall Mansions, and the design of the Bedford Park suburb near Chiswick.^{xxviii} By the 1880s, the architect developed a quieter domestic style closer to English traditions and focused on prudent planning and quality craftsmanship. However, he returned to grandeur and flamboyance on occasion, for commercial clients, as seen in his Franco-Flemish Alliance Assurance Company building (1903-4, Grade II*) in St. James's Street. His first and only civic development, New Scotland Yard (1887-90 and 1904-06, Grade I and II*) also displayed a unique energy and character.
- 2.4.4 Shaw was widely-regarded as one of Britain's leading architects by the late-19th century, and, in addition to regular teaching at the Royal Academy, was frequently called upon to assess competitions, devise street elevations for major thoroughfares and comment on schemes and buildings in London and Liverpool. This included working as a consultant for the rebuilding of the Regent Street quadrant and Piccadilly Circus; however, his ambitious scheme was the subject of mixed opinion and largely forgone, much to his disappointment. Despite this, Shaw remained a powerful influence in British architecture up to the First World War. He died at his home in Hampstead on 17 November 1912.^{xxix}

John Butler FRIBA, Architect (1828-1900)

2.4.5 John Butler was born in 1828 and began his training in 1845 under the tutelage of London architect William Willmer Pocock (1813-1899). He later moved to the Wimpole Street office of the architect William White FSA (1825-1900) in 1852, where he remained articled until 1856. He began practicing independently as an architect in 1862 from an office in South Kensington; his son, John Dixon Butler, joined him as a partner in 1882. He was elected a Fellow of the Royal Institute of British Architects in 1887, nominated by White, C. Barry and H. Currey, and served as Surveyor to the Metropolitan Police, Scotland Yard until 1895, when his son took over the post. Butler was a member of a number of other public bodies, including the Society of Arts, the Japan Society, the executive committee of the Commons and Footpaths Preservation Society, and was a Fellow of the Royal Geographical Society. In addition, he served as a Councillor for the Borough of Kensington and as Commissioner for the Kensington Public Libraries, and was an early member of the Society of Architectural Draughtsmen, now the Architectural Association. John Butler died in 1900 at the age of 72.^{xxx}

John Dixon Butler FRIBA, Architect (1860-1920)

2.4.6 John Dixon Butler was born in 1860, the son of John Butler who was Surveyor to the Metropolitan Police. He was educated at Western Grammar School, and attended University and King's Colleges, London, as well as the Royal Academy schools. Dixon Butler was articled to his father from 1877 to 1881, and took up practice as partner in 1882.^{xxxi} After nearly 15 years in general practice as an architect, during which time he acted as surveyor to the Metropolitan and City Police Orphanage, he took over for his father as Architect and Surveyor to the Metropolitan Police in

October 1895, a position which he held for 25 years until his death. He was elected a Fellow of the Royal Institute of British Architects in 1906, and is credited with the design and construction of upwards of 200 police buildings, including police courts, police stations and accommodation for officers. His more substantial works include the Grade II-listed Police Courts at Tower Bridge (1906), Clerkenwell (1906), Greenwich (1909), Woolwich (1912), West London (1914), and the reconstruction of the Magistrates' Court at Westminster (1903-4).

2.4.7 His career with the Metropolitan Police produced a proliferation of additional Grade II-listed station buildings, many influenced by Richard Norman Shaw, with whom he collaborated on the extension to New Scotland Yard (1904-6, Grade II*) and the Cannon Row Police Station (1898-1902, Grade II*). These include the Blackwall River Police Station (1894); Camberwell Police Station (1898); Pinner Police Station (c. 1900); Westminster Police Station (1901); Tower Hamlets Police Station (1903); Hackney Police Station and Courthouse (1903-8); West Ham Police Station (1904); Wapping Police Station (1907-10); Sutton Police Station (1908); Wealdstone Police Station (1908-9); Northwood Police Station (1910); Harrow Road Police Station (1911-2); and the former Hampstead Police Station and Courthouse (1913). John Dixon Butler died after a brief illness at the age of 60 in 1920, two days after marking 25 years as architect with the Metropolitan Police.

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3 Site Survey Descriptions

3.1 The Setting of the Building and the Conservation Area Context

The Wider Setting

- 3.1.1 Norman Shaw North is located in the Northern Estate. The Estate and surrounding vicinity are intimately bound up with the early origins of London and the subsequent development of the area as the cradle of English parliamentary democracy. The area today is of international renown as part of the ceremonial route along Whitehall, linking Trafalgar Square with the Palace of Westminster and Westminster Abbey including Saint Margaret's Church World Heritage Site, and contains a wide variety of listed buildings of national importance from the 17th, 18th, 19th and 20th centuries.
- 3.1.2 The Palace of Westminster (1840-1870) and Parliament Square are at the centre of the wider Parliamentary Estate, with buildings continuing to the south along Millbank, with Victoria Tower Gardens opposite fronting the Thames. The Palace of Westminster is a fine example of Neo-Gothic Architecture and is one of the most iconic buildings in London. To the west fronting Parliament Square is Westminster Abbey (1090), which is an early, large-scale example of English Gothic Architecture and provided inspiration for the current Palace of Westminster. Immediately to the north is St Margaret's Church (1523), a small Perpendicular Gothic style church that still functions as the parish church of the Palace of Westminster. Together this group of buildings form a designated World Heritage Site, inscribed in 1987.

- 3.1.3 Continuing to the north of Parliament Square is Parliament Street, which is predominantly a Victorian development. 1 Parliament Street (1888) by J B Standby, has a Portland-stone-clad, Romanesque-style façade with colonettes of red sandstone and forms the corner of Parliament Street and Bridge Street, incorporating Nos. 11 and 12. Adjacent are 38-42 Parliament Street, tall and narrow late-Italianate-style office chambers of c.1871-2. At the centre of the terrace are Nos. 44 and 43, built in the mid-18th century, although No. 44 has Regency additions. At the end of this terrace is 1 Derby Gate, formerly the Whitehall Club (1868), a purposed built gentlemen's club by the architect Charles Octavius Parnell (1807-1865) and was completed by his son Charles Jocelyn Parnell (fl. 1868-1883). Designed in the style of a grandiose Italianate palazzo, the Portland-stone elevations are richly embellished and the building forms an elaborate book end or terminating pavilion to the most southern Parliament Street terrace. Across Derby Gate, to the north, is the Red Lion Pub, where as early as 1434, a tavern called the Hopping Hall existed. The current pub was built in c.1890, with a slim Portland-stone elevation to Parliament Street and a Dutch-style gable sporting a red lion. The Red Lion Pub and 2 Derby Gate frame the view from Parliament Street to Norman Shaw North and South and the Cannon Row Police station beyond.

- 3.1.4 On the west side of Parliament Street is the Foreign Office (1867), a large monolithic stone building. At the centre of Parliament Street, flanked by two streams of traffic, is the Cenotaph (1920), designed by Edwin Lutyens and built of Portland stone. The New Government Offices was built in two phases between 1899 and 1915, a large monolithic Neo-Baroque stone building, forming the south corner to Parliament Square from Parliament Street.

The Immediate Setting

- 3.1.5 The Northern Estate is bounded by Richmond Terrace to the north, Parliament Street to the west, Bridge Street to the south and Victoria Embankment to the east, and is bisected by the throughway Derby Gate which runs from Parliament Street to the Embankment; Canon Row runs from Derby Gate through to Bridge Street.
- 3.1.6 Norman Shaw North forms part of the eastern frontage of the Northern Estate facing the river Thames. The buildings on the Northern Estate sit back from the river front, with a wide road and a tree lined pavement to the river edge on the Embankment. To the north, the Embankment continues along the river front and to the south there are views to the Palace of Westminster and Westminster Bridge, originally completed in 1750 under the supervision of Charles Labelye (1705-1762). The current bridge was designed by Thomas Page (1803-1877), with detailing by Charles Barry (1795-1860).
- 3.1.7 Norman Shaw North forms a pair with Norman Shaw South (1902-1906), although the composition of the facades differs; the south building has a gable end to the south rather than a cylindrical tourelle to match its north return. The main body of the buildings are red brick with bands of stone, in addition to stone bases. The buildings are connected by a bridge link, contemporary to Norman Shaw South, and a set of gates at the entrance from Embankment, which include gate piers and lead urns by Shaw and iron gates by Reginald Blomfield - designed in 1896 and made by Thomas Elsley.
- 3.1.8 Cannon Row Police Station is located to the west of Norman Shaw South. Completed in 1902 and design by Dixon Butler, assisted by

Norman Shaw, it is a red-brick building with stone banding, built very much in a manner that continued Shaw's stylistic and material themes.

- 3.1.9 To the south east of Norman Shaw South is Portcullis House (2001) located on the corner of Westminster Bridge, designed to reflect elements of the form of its immediate neighbour, Norman Shaw South. Portcullis House was built in conjunction with the new tube station underneath around a central courtyard, with structural piers, diminishing as they rise and steel tension members, sitting below the bronze roof storey and vent shafts above.
- 3.1.10 To the north of Norman Shaw North is New Scotland Yard, formerly known as the Curtis Green Building and Whitehall Police Station (1935-1940). The architect, Curtis Green, was commissioned to build an annex to the existing Norman Shaw Buildings, which were linked until 1967 when the Norman Shaw Buildings were taken over by the British Government and the annex was retained by the police. The Portland-stone-clad neoclassical façade fronts the Thames, completing the eastern border of the Northern Estate.
- 3.1.11 Richmond Terrace forms the northern boundary of the Northern Estate, a Regency terrace of 1822-5. The façade comprises amber brick and Bath stone, with Grecian Ionic columns and a six-column central pediment and four-column end pavilions. The terrace was subject to a harsh restoration in 1983-6, resulting in little more than the façade remaining. The retained façade now serves Richmond House, completed in 1987, with a narrow elevation and associated entrance fronting Parliament Street. This elevation echoes the forms of the Palace of Westminster, Henry VII's chapel of Westminster Abbey and the long demolished

Holbein Gate in a stylised neo-Tudor style. The cascading ziggurat-like courtyards with leaded roofs to the rear, with tall brick stair towers with bands of stone, respond to Norman Shaw North, which is opposite. The rear of Richmond House is asymmetrical and composed of red brick and stone, which is stepped and staggered away from the street.

3.2 The Building Externally

North Elevation

- 3.2.1 The north elevation largely matches the southern elevation, with original Dutch gables flanked by tourelles and a six bay central section in between. The building has a granite base of two and a half storeys, with red-brick and Portland-stone horizontal bands to the upper storeys, surmounted by a deep composite modillioned cornice in Portland stone.
- 3.2.2 The north elevation is the most altered of the four external elevations, primarily at basement and lower ground level [plate 37]. The lower levels were scaffold at the time of survey but the scars of previous demolition are discernible, with additions of modern walls and services to the surfaces. A modern staircase serving the basement has been added at the western end.
- 3.2.3 The original ground- and first-floor windows sit within the granite base. There are two types of original windows: timber casements with four-by-two glass panes and large stone lintels, and three-by-three stone transomed and mullioned windows with leaded lights. The ground-floor windows appear to retain earlier iron security grilles. To the east is the yellow-brick and Portland-stone link to the Curtis Green Building, added in 1940.

- 3.2.4 The fenestration to the red-brick and Portland-stone upper storeys largely comprises original four-by-two regularly-spaced timber casements, with large Portland-stone keystones. The top floor has architraved three-by-two squat casements. The two original windows closer to the east tourelle are more in keeping with the grander windows of the east elevation as they are pedimented at second-floor level and have segmental arch topped shouldered architraves on the third floor. Between the two gabled ends, there are three original dormers at fifth floor level, to the centre of the tiled roof. They have original painted timber casements with leaded lights. Smaller and simpler dormers are positioned above them at sixth-floor level.
- 3.2.5 The original corner tourelles, also in banded red brick and Portland stone, have original stone framed windows (mullioned at second- and fifth-floor level, and mullioned and transomed at fourth floor) that are fitted with leaded lights. The tourelles are surmounted by original cupola domed roofs with finials and wide projecting eaves over a simple cornice. The bases of the tourelles are deeply corbelled and decorated with mouldings of various profiles, including egg and dart. There is an original single-storey blind wing projecting to the east and facing the Thames, built of granite with a simple cornice.



37. North Exterior Elevation

East Elevation

- 3.2.6 The east elevation is the public face of the original building. This main elevation on the riverfront is a symmetrical composition of four storeys above a raised level, and flanked by deeply corbelled corner tourelles and surmounted by three tiers of dormer windows set into a tall slate covered pitched roof [plate 38]. The building has a granite base of two and a half storeys, with red-brick and Portland-stone horizontal bands to the upper storeys, surmounted by a deep composite modillioned cornice in Portland stone.
- 3.2.7 The original fenestration to the granite base includes original timber casements with four-by-two glass panes with narrower units and several small slit windows at extremes, while there are five multi-paned Diocletian timber casements to the lower-ground floor. There is an original perpendicular stone mullioned and transomed window with three-by-five casements fitted with leaded lights at the southern end, which indicates the position of the original ground-floor entrance hall within the building. The original granite lintels over the ground-floor windows have projecting tentative hoods, while there are huge keystones to the lower arched windows; these are the only projections in the otherwise smooth surface of the original base.
- 3.2.8 Above the granite base, the elevation is of red brick and Portland stone with nine bays between the original corner tourelles. The central seven original windows at second-floor level have original hipped and shouldered moulded stone architraves and segmental pediments, with the central and extreme windows also including original projecting stone balconies with wrought-iron railings. The original timber windows here are divided into seven-by-four panes each. The upper-storey original windows have segmental heads and are framed by hipped and shouldered moulded stone architraves with giant keystones.
- 3.2.9 The original corner tourelles, also in banded red brick and Portland stone, have original stone framed windows (mullioned at second- and fifth-floor level, and mullioned and transomed at fourth floor) are fitted with leaded lights. The tourelles are surmounted by original cupola domed roofs with finials and wide projecting eaves over a simple cornice. The bases of the tourelles are deeply corbelled and decorated with mouldings of various profiles, including egg and dart.
- 3.2.10 There are five original dormers at fifth floor level. They have original painted timber casements with leaded lights. Smaller and simpler dormers are fitted above them, and smaller still near the ridge. The roof is surmounted by two giant chimney stacks in red brick and Portland stone banding, with a Portland-stone cornice and ornamental Baroque base panel. Two original lead downpipes are symmetrically located on the elevation – the hopper heads, in lead, bear the date ‘1889’.
- 3.2.11 The Embankment front has two original single-storey blind wings projecting at both the southern and northern ends. They are both in large granite stones with a simple cornice. The north projection has two eight-panelled, semi-circular arched doors within arched openings with giant projecting keystones facing the Embankment, and three simple windows facing south. The southern projection has a similar door on the south side and three simple windows facing north and west. Both projections are flat roofed. They are linked by original tall cast-iron railings set in a granite kerb, which align with the public footpath – behind is an open area of grass.

- 3.2.12 Attached to this elevation on the first floor is a bronze memorial medallion to Norman Shaw dating from 1913 designed by W R Lethaby and Hamo Thornycroft. It shows a profile portrait of Norman Shaw and includes the inscription: 'NORMAN SHAW ARCHITECT 1831-1912', all circumscribed by a wreath [plate 39].
- 3.2.13 The safety railing over the cornice at parapet level are original, but the railings to the cornices over the lower projection blocks are modern, as are the grilles to some of the windows.
- 3.2.14 The gates and piers between Norman Shaw North and Norman Shaw South buildings, erected to the south of the building in 1904 in association with the new building, are also original. The heavily corniced and rusticated granite piers and granite gates are by Norman Shaw, but the central gates in wrought iron are by Reginald Blomfield. Each pier is surmounted by a cast-iron globe lantern. The gate and brick piers to the north of the building along the Embankment belong to the 1940 Curtis Green building.



38. East Exterior Elevation



39. Bronze memorial medallion to Norman Shaw

South Elevation

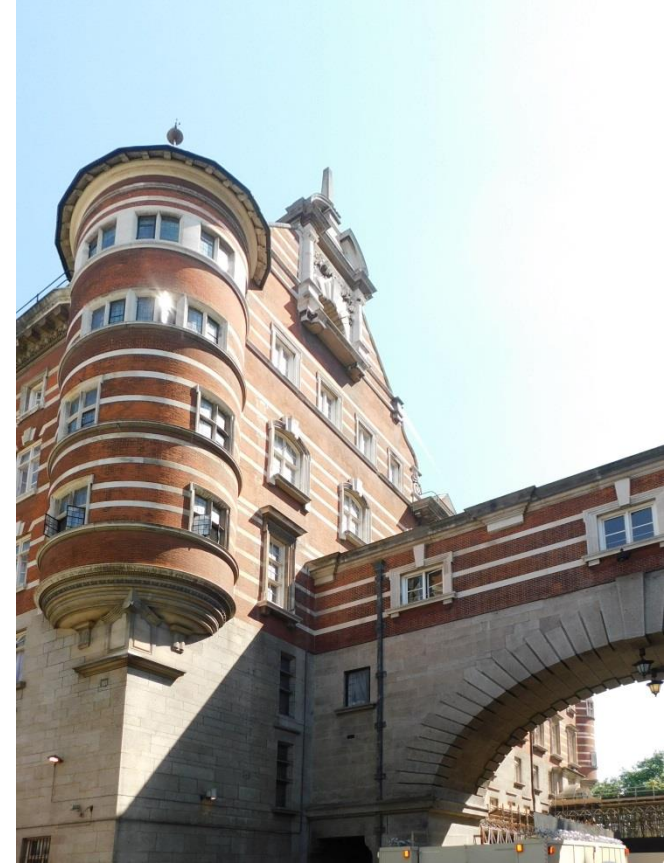
- 3.2.15 The south is the original primary entrance front of the building. This elevation is a symmetrical composition with a central section of five storeys that is flanked by seven-storey gables and deeply corbelled four-storey corner tourelles. The central section is surmounted by two tiers of dormer windows set into a steep tall slate-covered pitched roof. The eastern gabled section houses the main entrance into the building; the western one the later 1906 link bridge to Norman Shaw South.
- 3.2.16 The main entrance has an original storey-high flight of granite steps, reached through a large semi-circular arched portal with a rusticated surround and engaged rusticated columns supporting a large broken segmental pediment housing an original decorative cast-iron railing to the first-floor balcony [plate 40]. The entire entrance is carved in granite matching the three-storey base. The upper storeys are of red brick with Portland-stone banding, surmounted by a modillioned composite cornice in Portland stone, spanning between the two gables.
- 3.2.17 To the large semi-circular arched portal, there are a pair of original panelled folding doors and original frame, with two leaves to each reveal that neatly fold back, leaving the granite steps clear. There are modern metal handrails to the granite walls to the east and west elevations. To the east and west, there are two original arched openings with voussiors and deep cills and what appear to be original 'Crittall'-style panels. The granite base is topped with a simple cornice with modern pigeon spikes, where the painted ceiling begins, curving up to a heavenly ornamented flower and fruit plaster border. To the centre of the ceiling the lantern appears to be original. To the north elevation, there is an original deep granite arch to enter the main ground floor lobby.
- There is a pair of c.1970 timber glazed doors, set in a timber glazed lobby.
- 3.2.18 The original lower-ground-floor windows are stone mullioned and include metal casements with leaded lights. There are two original service doors set within semi-circular arched openings with stripped classical spring mouldings. The east door is an original eight-panelled timber door; the one to the west is modern. The lower-ground-floor windows are fitted with modern grilles.
- 3.2.19 The original fenestration to the granite base is irregular, as on the eastern elevation. There is a row of tall four-by-two panes of timber casements with giant granite lintels fitted with an upper ledge resembling a partial hood at ground-floor level. To the first floor, there are smaller original casement windows, with deep granite lintels as below but no partial hood mould. There is a row of shorter casements at first-floor level, in addition to casement doors that provide access to the balcony above the entrance pediment.
- 3.2.20 The banded red brick and Portland stone upper storeys have a regular fenestration, in the original arrangement. There is a row of eight tall flat pedimented windows (there were nine before 1906 when the link to south was added) between the corner tourelles at second-floor level. The windows have moulded shouldered and hipped architraves, flat pediments and moulded sills carved in Portland stone. The units are timber casements with seven-by-four glass panes. At third-floor level, the central three windows are set within large semi-circular arched openings with carved architraves, keystones and pilaster surrounds linked at spring level with a moulded band. The flanking windows have segmental arched openings with hipped and shouldered

architraves and giant keystones, the windows being timber casements with five-by-four glass panes each. The fourth floor has four square headed windows at the base of each gable – complete with hipped and shouldered architraves – and three tall dormer windows to the roof above the rich cornice, identical to the ones facing east. The architecture of both gables is identical, with a richly decorated central aedicule each and a curved Baroque parapet with bottom scroll in Portland stone. The aedicules have pilasters supporting broken semi-circular pediments with finials rising through and incorporate leaded light windows set in heavily rusticated arches.

- 3.2.21 The corner tourelles are consistent in their architecture, as described in the north elevation [plate 41]. There are two original lead downpipes on the façade with original hopper heads with the date '1889' inscribed on them.



40. South Exterior Elevation



41. Corner tourelle to southwest corner

West Elevation

- 3.2.22 The west elevation is the flatter of the four external elevations with subtle articulations between the corner tourelles. Within the same height as the other fronts, it accommodates one additional floor, and is a full six storeys in height. There are also three levels of dormers within the tall slate pitched roof over the superstructure. Consistent with the other elevations, this elevation has a three-storey high granite base with irregular fenestration and red brick with Portland-stone banding to the storeys above [plate 42].
- 3.2.23 A large opening with a segmental head crowned by a giant plain bracket shaped keystone marks the original service entrance into the inner courtyard at lower-ground-floor level. The opening is fitted with an original iron gate. There are two other minor doorways, square headed and both with giant flat keystones and a series of smaller casement windows. All these windows now have later grilles. The ground and first-floor windows include original square-headed timber casements with four-by-two glass panes, transomed and mullioned stone framed leaded light casements, and one peculiar arrangement with a semi-circular window in leaded lights placed over two giant lintels sitting over two small windows, which originally served WCs.
- 3.2.24 The original fenestration of the banded brick and stone storeys above is less formal than the other three elevations, which are more public facing. The original timber casements to the second and third floor do not include architraves but have large keystones ? the Portland-stone banding. The original timber casement windows to the fourth floor have hipped and shouldered moulded stone architraves. Above, a deep

modillioned stone cornice serves the parapet level, similar to the other elevations.

- 3.2.25 The corner turrets are as described previously. The tall roof is articulated with two pedimented dormers flanking a central flat topped tower with stone mounted leaded light casements, which although a departure from the original design, appears to be original.
- 3.2.26 Two further levels of diminishing dormers are higher up and two chimney stacks as on the east elevation finish off the roof. There are three main original downpipes complete with dated hopper heads. To the northwest corner there is a modern, giant stepped granite pedestal, likely contemporary to and facilitating level changes to the adjacent Richmond House, completed in 1987.



42. West Exterior Elevation

3.3 Central Courtyard

North Courtyard Elevation

- 3.3.1 This original elevation of seven storeys has retained its original fenestration above the lower ground floor [plate 43]. It is built in granite up to the first-floor level and red brick and Portland-stone bands above. At the lower-ground-floor level, the original large segmental headed door openings had been fitted with modern slatted doors and screens [plate 44]. The extreme western door is also a modern replacement, but the eastern one is an original panelled door, with later alterations, including wired glass and a kick panel. Modern bike racks to the centre and modern rails to the eastern corner. Railings to the western corner, surrounding a glazed brick stairwell appear to be original.
- 3.3.2 The windows at ground and first floor sit within the granite base and are original painted timber casements with operable lights above and granite sills. Within the red brick from second to fifth floor, the original painted timber casements are consistent in size, with Portland-stone cills and shouldered architraves, but the windows to the fourth floor have the addition of an arched head and keystone. There is a single central window to the fifth floor, the arrangement breaking with the symmetry to the three floors below, with a pair either side. Some windows have had modern vents fitted to the glass. There are two original dormers to the pitched roof, above an original simple stone cornice. Modern security lights and services fixes at lower level. Modern paving and cast-concrete step to perimeter, in addition to a ramp at the eastern end. There is a modern concrete ramp to the eastern corner with modern metal railings. Metal grills to perimeter serving basement lightwells appear to be original.



43. North Courtyard Elevation



44. Modern doors to North Courtyard Elevation

East Courtyard Elevation

- 3.3.3 The east elevation is seven storeys high, including the lower ground floor, plus further the attic accommodation in the roof. It is built in granite up to the first-floor level and red brick and Portland-stone bands above [plate 45].
- 3.3.4 The southern section contains stone mullioned and transomed windows that are fitted with leaded lights and their positions staggered, reflecting the principal staircase behind. One of these original windows spans both granite and red-brick zones. At the bottom of the internal staircase, there are two original semi-circular headed window openings with stone sills: the south opening retains a leaded window, which appears to be original, while the window opening at the lower level was later transformed into a door serving a later external stone staircase leading into the courtyard. These alterations likely took place as part of early-20th-century fire strategy improvement works. It is possible to see where the original rainwater good terminated at ground level through an arched opening underneath the staircase; this drainpipe was subsequently rerouted. At third-floor level, there is an external metal balcony across the stone mullioned staircase windows. This appears to date from the beginning of the 20th century and may also have been installed as part of a fire strategy.
- 3.3.5 To the ground, there appears to be original metal grates serving the basement lightwells, with sections of York stone paving with modern concrete slabs cast around or over the paving. At lower-ground-floor level, one original doorway has been blocked, while another includes an eight-panelled timber reproduction door. The windows at this level – all timber casements – appear to be original but some have had alterations to fit pivoting ‘Crittall’-

style panels fitted and a number of glass panes have been replaced.

- 3.3.6 The windows at ground and first floor sit within the granite base and are original painted timber casements with operable lights above and granite cills. Within the red brick at second floor, there is a run of smaller original timber casement windows within Portland-stone ashlar, creating a band across the elevation. The windows to the third, fourth and fifth floor vary in size but are consistent with their details; original timber casements, those to the third with operable lights above with Portland-stone cills shouldered architraves. The windows to the fourth floor have the addition of an arched head and keystone. Some windows have had modern vents fitted to the glass.
- 3.3.7 There is an original simple stone cornice to the brick parapet and a railing over. The tall slate roof has four original dormers with arched pediments and leaded lights fitted to timber casements. There are two original downpipes from cornice to ground, with hoppers on the front bearing the date ‘1889’.



45. East Courtyard Elevation

South Courtyard Elevation

- 3.3.8 The south elevation is six storeys high, including the lower ground floor but forms the same height as the other courtyard elevations that have seven storeys. The lower ground to first floor sit within the granite base, which is consistent with the other elevations, and the top three storeys (four storeys to the other three elevations) are in red brick with Portland-stone banding. There is also additional roof attic accommodation, and the elevation includes an original projecting single-storey structure at lower-ground-floor level with later modern alterations to its flat roof [plate 46].
- 3.3.9 To the projecting single-storey structure at lower-ground level, there are modern glass pavement lights to the flat roof of the single-storey projection, set into concrete, with modern railings and plant and an asphalt ledge to the original stone cornice. There is a large modern plant enclosure to the western end of the flat roof. At ground level, the opening to the west of the single-storey structure is original, with an original door and architrave. To the east the two openings appear to be original but deviate from the arrangement shown on the original archive drawings, with modern architrave and door matching the door to the west. The window joinery at courtyard level, although of some age, does not appear to be original. As seen elsewhere to the base of the courtyard elevations, the metal perimeter grills appear to be original set in original York paving with modern concrete infill.
- 3.3.10 At the top of the main elevation, there is a simple stone cornice and a tall pitched slated roof with two original dormers, one of which includes a modern timber access ladder. Two brick chimney stacks spring on either side of the dormers. In brick and stone, they are original with modern access ladders. Modern access hatches have also been inserted near the ridge.



46. South Courtyard Elevation

West Courtyard Elevation

- 3.3.11 The parapet line of this elevation rises higher than the other three courtyard elevations. Seven storeys high plus two attic storeys in the roof, this elevation is built in granite up to the first-floor level and red brick and Portland stone bands above [plate 47]. The original windows in the granite base are all plain timber casements with giant granite lintels throughout and giant projecting granite sills. The access passage opening at the southern end is a segmental arch with a projecting keystone [plate 48]. The ground- and first-floor sills are moulded. The original windows in the brick and stone section all have moulded shouldered stone architraves. The original fourth-floor windows have segmental arched heads with giant keystones. There is a single central window to the fifth floor, the arrangement breaking with the symmetry to the three floors below, with a pair either side matching the adjacent north elevation. The original windows have timber casements with Portland-stone cills and shouldered architraves. Some windows have had modern vents fitted to the glass. A simple cornice sits at the base of the roof, which is in green slate as elsewhere and has five original lead clad and corniced dormers. The lower-ground-floor windows have iron grilles of an uncertain date. Two original downpipes bear the date '1889' on hopper heads.



47. West Courtyard Elevation



48. Original access passage to courtyard

Main Service Passage

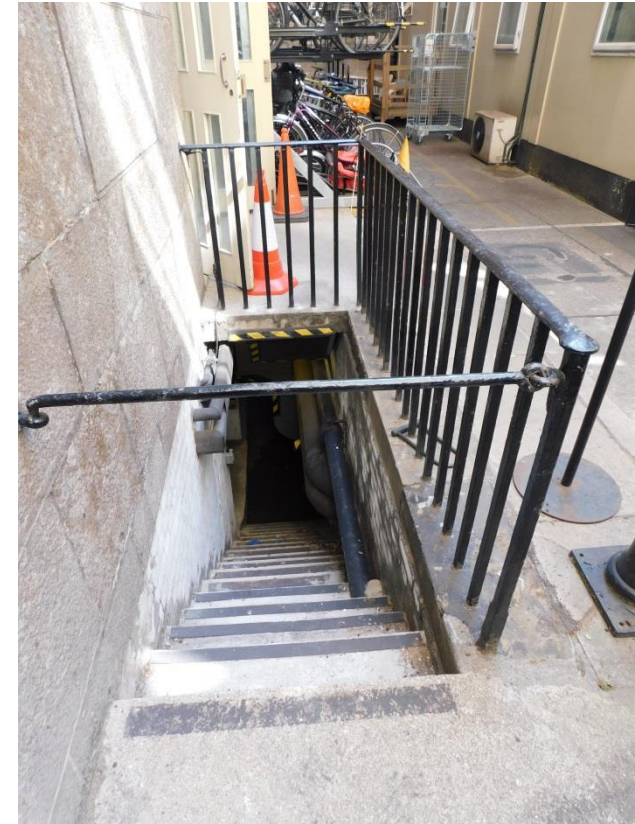
- 3.3.12 The main access passage to the courtyard under the west wing [plate 49]. This space is original construction with later modern alterations. Both north and south walls are built in granite. The floor is modern concrete. The ceiling appears to be original, with plain plaster panels and steel beams. The iron gates at the western end appear to be original. To the north elevation, there is an original painted 8 panelled door in an original frame with modern access ramp. The central door to the south elevation is painted timber, c.1970. Adjacent, there is a painted half glazed timber door, which appears to be original with modern obscured glazing. To the south elevation there are two timber casement windows, which appear to be original, with deep original granite cills.

The Courtyard

- 3.3.13 An original external space with later alterations to the original external paving, although areas of original granite paving, verge stone and grills to the basement are still visible. The courtyard space is much compromised with modern porta cabins and storage cages. Extractor units, modern bollards, bike storage and general waste clutters the space. There are original steps in the northeast corner leading to the basement with original railings [plate 50].



49. Original access passage to courtyard



50. Original steps and railings to basement

3.4 The Building Internally

- 3.4.1 This section describes in detail the internal spaces that were surveyed during the site visit, which inspected the circulation spaces; corridors; lobbies; and staircases from basement level through to the sixth floor.

Basement

- 3.4.2 Generally the basement has mostly modern doors and architraves, modern linoleum applied to the floors and painted brick walls and ceilings [plate 51]. Modern services and ducting runs throughout at ceiling level. Original brick vaulted ceilings and brick arched openings are visible throughout, although some openings are blocked and some areas have been reconfigured with modern partitions. Particular areas are discussed in more detail below.

BC1

- 3.4.3 Long corridor with modern linoleum applied to the floors and painted brick walls and painted brick vaulted ceiling. Modern doors and architraves. To the north elevation, there are three sets of original casement windows with modern wired glass serving a glazed brick lightwell, and separated by painted steel uprights on painted brick below [plate 52].

BC2

- 3.4.4 Lobby with modern linoleum applied to the floors and painted brick walls and painted brick vaulted ceiling. Modern doors and architraves. Original painted casement timber window to south elevation with original segmental brick arch.

BC3

- 3.4.5 Corridor with modern painted concrete steps to the east, modern linoleum applied to the floors and painted brick walls and painted brick vaulted ceiling. Modern doors and architraves. Early 20th-century 'Crittall'-style window to north elevation with modern bars to interior.

BC4

- 3.4.6 Lobby to exterior lightwell, painted concrete floors and painted brick walls. Modern doors and architraves. Original painted timber casement window overlooking the glazed brick lightwell, with the top panes of glass altered and boarded where services pass through.

BST1

- 3.4.7 Base of original staircase from lower ground, original metal handrail and balusters, modern linoleum surface applied to steps and floor. Original timber casement window to west, with pivoting metal window bars, which appears to be original. Painted brick walls and modern doors and architraves. Modern services and ducting to the ceiling.

BST2

- 3.4.8 Interior lobby to access flanking exterior glazed brick lightwells, described below under BLW1. Original painted timber four-panelled door to the south. Original painted timber door with glazed top panels to the north, with flanking original painted timber windows. Staircase to the west with original skirting and areas of original cornice to the upper section.

BST3

- 3.4.9 Corridor with steps to lower ground floor with landings leading off to rooms to the west. Painted plaster walls and modern linoleum applied to the floor, appears to be areas of original skirting and dado continuing up the stair case. Painted vaulted ceiling. Two original openings to the west with original painted

architraves and deep original reveals to rooms, with modern painted doors.

BST4

- 3.4.10 Staircase to lower ground floor, with modern linoleum and metal brackets to the step nosing. Steps and handrails appear to have been added prior to the 1940s.

BLW1

- 3.4.11 There is a glazed brick exterior lightwell to the east, with early-20th-century 'Crittall'-style windows to the west elevation, which appear to have infilled part of the original arched openings. There are original windows to the east elevation, which have been infilled and painted. To the west a number of ducts run in and out of the windows and a number of vents have been installed. There are modern plant units on frames to the west elevation and a modern metal grill spans the length of the corridor. [plate 53]

BLW1

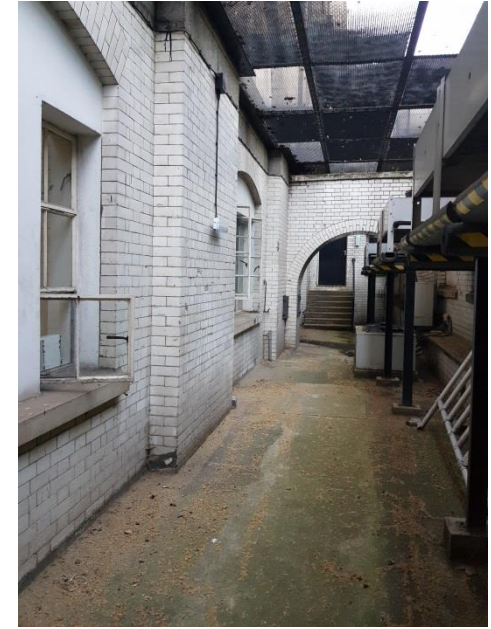
- 3.4.12 Glazed brick exterior lightwell to the east, with an original 4 panelled door to the south. Continuing to the south there is an original glazed brick tunnel with modern services applied to the west elevation on tracks.



51. Corridor to basement



52. Windows to BC1



53. Glazed brick exterior lightwell

Lower Ground

LGC1

- 3.4.13 Corridor to the northwest of the building, with modern suspended ceiling throughout and modern linoleum to the floor. There is an original plaster bead at dado height to the walls with original arched openings and a simple square skirting, which appears to be original but matched into the east elevation where the original arches have been infilled with modern partitions. The dado-height bead has also been matched into the modern infill to the arches. As the corridor turns to the west there are original painted skirting boards. Modern doors and architraves to the length of the corridor. The lobbied area to the west, where the corridor terminates, has an original eight-panelled painted door with large hinges leading to the exterior. There is original painted skirting and modern linoleum to the floor in this area.

LGC2

- 3.4.14 Corridor running from east to west, with a modern suspended ceiling and modern carpet throughout. At the east end there is an original painted timber door and architrave. To the north elevation there are three modern openings with modern doors and architraves and a modern timber glazed infill. To the south elevation there are four large openings that were originally windows, which appear to have been changed to doors prior to the 1940s. The openings as extant today have modern painted joinery and modern wired-glass doors to the southwest providing to access to a staircase that rises to the courtyard. To the southeast there is a modern door and architrave in an original opening with an original plaster architrave and plaster bead and chamfer. Modern door and frame to the west end. There are

areas of original dado and skirting to the south elevation, matched in elsewhere following alterations prior to 1943 and post war.

LGC3

- 3.4.15 Corridor with modern suspended ceiling and modern carpet throughout. Painted plaster walls. Corridor terminates to the south with one set of c.1970 timber glazed doors with glazed overlight. The painted door and architrave at the north end appear to have been added prior to the 1940s.
- 3.4.16 East elevation: There are three four-panelled timber doors with painted architraves to the east elevation that appear to be original, serving cupboards. Original moulded plaster skirting and dado rail runs through. There are two original timber doors and architraves to the centre and the north end; one four-panelled door and one two-panelled with six panes of modern wired glass to the upper panels.
- 3.4.17 West elevation: There are modern lifts and openings with associated modern dado and skirting in the style of the original seen elsewhere. Modern doors and joinery to the north end. Modern lifts inserted c.1970s.
- 3.4.18 The corridor continues to the northeast, to a corridor with a door and architrave to the north and south, which are both in the original style and were inserted before 1943. Areas of original painted skirting to the south and east elevations, which would have originally formed part of a larger room. Matched in elsewhere where, prior to 1943, the walls to the north were inserted to form the corridor. The painted dado was also added prior to 1940, when the corridor was formed. The corridor

continues to the north with steps added prior to 1943 with a modern door and architrave to the east. Modern suspended ceiling and modern carpet throughout.

LGC4

- 3.4.19 There is original dado and skirting to the two small lobbies, with an exception to the west end, where it has been matched in. There is an original arched opening to the centre dividing the small lobby to the east and west. There is a modern four-panelled door and architrave to the north WC and an original door and architrave to the west end with glass panels. A c. 1970s glazed door to north elevation in an original arched opening. There is a modern door and architrave to the southwest. Modern suspended ceiling and modern carpet throughout. Original door and joinery to the east elevation.
- 3.4.20 Small lobby to the south, with original skirting and dado. There appears to be an original door and opening to the east, with a modern copy to the south.

LGC5

- 3.4.21 Entrance lobby to the south of the external passage serving the courtyard. To the north entrance, there are squat stone columns under a barrel arch [plate 54], which appear to be part of an earlier reconfiguration of the space prior to the 1940s. Modern carpet to floor and modern suspended ceiling. C.1970s joinery to the exterior door, set in an original arched opening and glazed timber infill partition to west with timber doors. There are modern doors and architraves to the south and east elevations. Areas of the painted dado and skirting appear to have been added prior to 1943 when the space was reconfigured, with areas

matched in with modern sections to the east and south elevations.

LGST1

- 3.4.22 Lobby to the bottom of an original principal staircase, with original dado and skirting continuing down stair to the walls. Modern suspended ceiling and modern carpet throughout. There are two sets of c.1970s timber glazed doors to the north and south in original arched openings, with modern door and joinery to east elevation.

LGST2

- 3.4.23 Lobby to the bottom of an original secondary staircase from the ground floor. The original dado and skirting continues down staircase to the lobby, with original steps, which are painted with original timber handrail and metal balusters. Modern carpet to floors and painted walls. There is a modern door and architrave to the east elevation. An original large opening to the south elevation with a stone surround is blocked.

LGST3

- 3.4.24 Entrance lobby to the north of the external passage serving the courtyard, leading to a staircase to the west. Original painted timber eight-panelled door to the south entrance. There is modern linoleum to the floor and modern internal architraves and doors throughout. Modern suspended ceilings. To the walls there is an original plaster run bead at dado height. Original chamfered detail to the arched opening to the west of the external entrance. The staircase is cast concrete, with painted metal balusters, both of which appear to be original. The painted timber casement window to the west elevation is also original.

LGST4

- 3.4.25 A modern painted staircase to the northwest of the corridor LGC1, which would have formed part of a larger room, was a post-war subdivision. There are areas of original painted cornice and skirting that are visible to the south and west elevations. The modern staircase has painted metal balusters and a handrail, and modern linoleum to the floors.

LGST5

- 3.4.26 Original staircase to northeast corner with painted metal balusters and timber handrail. There is an original plaster bead at dado height to the walls as the staircase rises. Modern carpet to the stair. Original arched opening to the lobby to the north [plate 55].
- 3.4.27 To the east elevation of the lobby, there are c.1970s glazed timber doors with a glazed overlight in an original arched opening. There is an original four-panelled door and architrave to the west elevation. There is a modern door and frame to the north elevation, which is a riser or cupboard. Adjacent, there is a modern door and frame. To south there is a modern door and architrave to the southwest corner and a modern timber door and frame to the centre. The skirting and dado appear to be original, with modern protective plates applied to corners.

LGST6

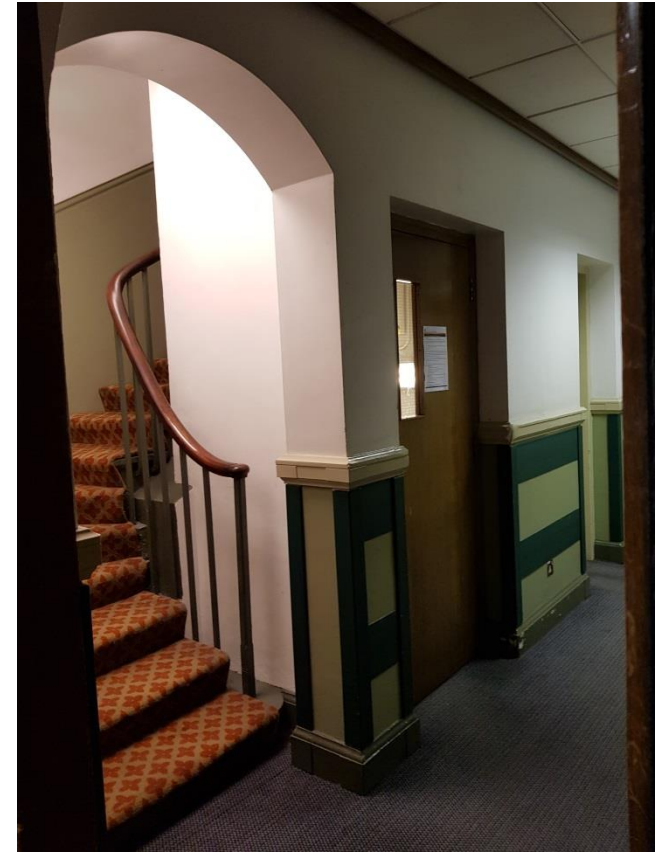
- 3.4.28 A staircase from the basement terminating at this level, which appears to be original. The original painted skirting continues from the basement and there are areas of original painted cornice to the top landing. Modern handrails to the south and west walls.

LGST7

- 3.4.29 Lobby at the top of an original staircase from the basement, with painted walls and modern linoleum to floors. There are two sets of original timber painted casement windows to the north elevation, overlooking the original glazed brick lightwell, with modern bars. There is original dado and skirting to the walls. There is an original painted timber architrave and four-panelled door to the north elevation. Modern painted timber six-panelled door to the south elevation leading to the pavement along the Embankment.



54. Squat Columns to LGC5



55. Staircase LGST5

Ground Floor

GC1 - West Corridor

- 3.4.30 Corridor with c.1970s suspended ceilings and carpet throughout [plate 56]. Corridor divided by two sets of c.1970 timber glazed doors with glazed overlights. A large window at the northern end comprises nine original metal casements with leaded lights set into mullioned and transomed stone frame.
- 3.4.31 East Elevation: Original moulded plaster skirting and dado rail. Original cupboard door and associated joinery to southern end. Three original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer to corners.
- 3.4.32 West elevation: Alterations prior to the 1940s to centre of the west elevation, which involved the removal of a staircase and the creation of more WCs. The bolection double-panelled timber door with plaster architrave and plaster bead and chamfer appear to all be original other than the door to the south group of WCs, which appears to have been formed after the 1940s. The dado and skirting are original, other than to the modern built-out riser and associated joinery to the south, with areas of modern dado and skirting that copy the original.

GC2 - North Corridor

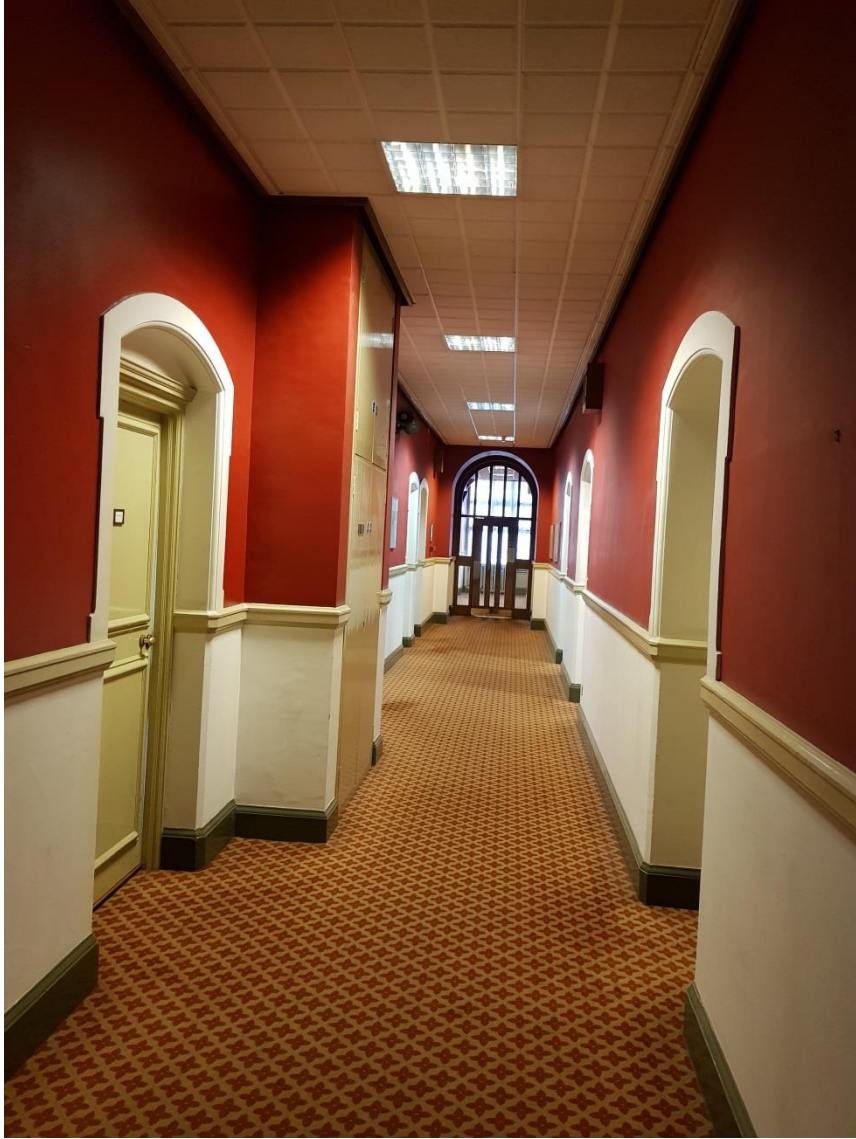
- 3.4.33 Corridor with c.1970s suspended ceilings and modern carpet throughout. Corridor divided by two sets of c.1970 timber glazed doors with glazed overlight at its eastern end.
- 3.4.34 North elevation: Alterations prior to the 1940s which involved the insertion of a wall at the western end to subdivide an original room, thereby enabling the corridor to meet with the west

corridor. This wall contemporary dado, skirting, panelled timber door and architrave, all in the original style. Adjacent to this, an original WC was also removed from the corridor and now a door and architrave in the original style serve the adjoining room, which appear to be a mid-20th-century insertion. Original moulded plaster skirting and dado rail to the rest of the elevation. Further east, there are two original bolection double panelled timber doors with plaster architrave and plaster bead and chamfer to corners. These flank a post-war door and architrave, while at the east end there appears to be a post-war opening in an original position.

- 3.4.35 South elevation: Original moulded plaster skirting and dado rail. At the west end there are areas of original, deep skirting board, which would have formed part of an internal room. Five original windows, painted timber casements with three panes each and fanlights with two panes. Two original windows, four-paned painted timber casements at the western end. Modern vents to underside of some windows. Timber benches and secondary cills at a lower level, appear to be original.

GC3 - East Corridor and Lift Lobby

- 3.4.36 Corridor with original barrel vault the length of the corridor and modern carpet throughout. Generally original plaster to walls, painted. Corridor flanked by two sets of c.1970 timber glazed doors with glazed overlights and bulk heads to original barrel vault [plate 57].



56. Corridor GC1 looking north



57. Corridor GC3 looking south

3.4.37 East elevation: Five original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. Original moulded plaster skirting and dado rail, which run through to the adjacent staircase to the north. Modern lifts inserted c.1970s.

3.4.38 West elevation: Modern lifts and openings with associated modern dado and skirting, in the style of the original. One original bolection double-panelled timber door with plaster architrave and plaster bead and chamfer, adjacent to the lifts, and the door and architrave at the north end also appears to be original.

GC4 - Ground Floor Entrance Hall and South Corridor.

3.4.39 Ground floor entrance: Original plaster finish to walls with original plaster skirting and moulded dado rail. Original cross vaulted ceiling. To the north elevation, two original moulded shouldered architrave to window reveals with c.1970 timber glazed screens. To the east elevation, a large original window with 15 leaded casements set within a mullioned and transomed stone frame [plate 58]. To the south, is a c.1970s glazed timber enclosure with double doors to the front steps. There are also three original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer to corners.

3.4.40 Corridor: Original plaster finish, c.1970s suspended ceilings to length of corridor. C.1970s glazed timber doors with overlights flank the corridor. Original moulded plaster skirting and dado rail. To the north, there are original moulded shouldered architraves to window reveals with eight original painted timber casements and fanlights [plate 59]. To the south, there are original bolection double panelled timber doors with plaster architrave and plaster bead and chamfer to the corners, including three within original

recesses, which were in association with an original secondary staircase that appears to have been boxed in. Timber bench in recessed arch to centre of elevation appears to be original or an early insertion.

GST1 – Southwest Staircase

3.4.41 Original staircase to the southwest corner. Original painted metal balusters and timber handrail. Modern lift and enclosure to centre of stair. To the soffit of an arch above the stair flights to the first floor there is a plaster moulding imitating the form and fixings of steelwork, which appears to be original. To the south of the stairwell, the staircase cuts across a half blocked window with an original stone mullioned window with metal casements partially visible.

3.4.42 Modern suspended ceiling to the ground-floor landing and modern carpet throughout. To the north, east and west elevations there are three original arched openings with c.1970s timber glazed doors, with glazed overlights and panels. Original painted skirting and dado, which also continues up and down staircase.



58. Corridor GC4 looking east



59. Original openings to the north elevation of GC4 with modern infill

GST2 – Northeast Staircase

- 3.4.43 This staircase in the northeast corner of the building appears to be original. It serves the lower ground floor and continues to the third floor. The current arrangement differs to that shown on the original 1888 drawings but is likely a change that took place during construction.
- 3.4.44 The arched opening to the stair from the north appears to be original but has no dado, skirting or architrave. The painted metal balusters, timber handrail and step profiles are consistent with those in GST1, there is also modern carpet to the steps. Original plaster bead at dado height follows the flight but terminates short of the opening to the north on the landing [plate 60]. The flight of stairs to the first floor cuts across a window on the west elevation, with original painted timber sill and what appears to be an original painted frame and timber casement, although close inspection was not possible at the time of survey.
- 3.4.45 The lobby to the north of the stair has a c. 1970s timber glazed door to the east and west, with overlights and glazed panels. There is an arched opening to the east that is original. The dado and skirting appear to be original and run through to the adjacent corridor (GC2). Modern suspended ceiling and modern carpet.

GST3 – North Link Staircase

- 3.4.46 To the north of corridor GC3 there is a staircase that provides access to the link to the adjacent Curtis Green Building (1935-1940). The flights of stairs are contemporary to the 1935-40 link, with grey marble strings and a grey marble capping or handrail. At the top landing there are grey marble skirting matching the stair and modern painted cornice. The painted glazed timber doors to the north elevation with painted timber architrave also appear to

be contemporary to the 1935-40 link. The glazing bar profiles of the doors match those of the adjacent windows to the east and west. Painted timber casements and frames that are original to the link. To the south of the half landing there is a modern painted door with a modern frame. Modern carpet throughout and modern trunking applied to the walls.

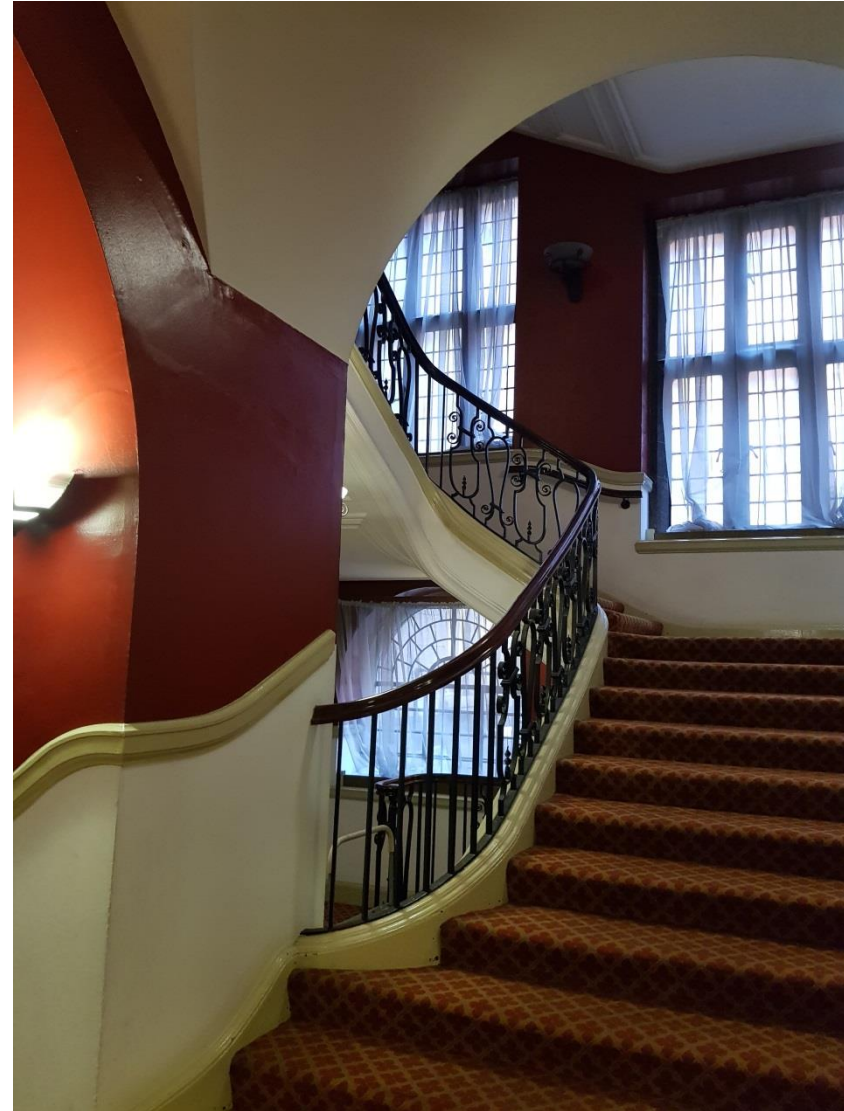
- 3.4.47 To the south of the staircase is a lobby with an original painted barrel vaulted ceiling. Two modern doors and frames to the north elevation. Original arched opening to the south has c.1970s timber glazed doors, with overlights and glazed panels. Original painted dado and skirting.

GST4 – Principal Staircase

- 3.4.48 Original principal staircase to the southeast corner of the building. The staircase has original painted decorative metal balusters and a timber handrail. Original painted skirting and dado in the lobby continues up the stair flights, with a modern timber handrail to the perimeter of stairwell. The soffits to the flights above are decorated with original moulded panels. To the west, where the staircase rises, there are two original stone mullioned windows with original metal casements and painted sills [plate 61].



60. Bead to staircase GST2



61. Principal staircase GST4

- 3.4.49 The lobby to the east of staircase has an original painted cross vault to the ceiling, with a barrel vault to the south. To the north and south there are c.1970s timber glazed doors, with overlights and glazed panels. To the east elevation there is an original bolection double-panelled timber door with plaster architrave and plaster bead and chamfer, with original arched recess above.
- 3.4.50 Where the staircase leads to the lower ground floor, there are two original openings to the south elevation with c. 1970s timber windows. To the west there is an arched window with a 'Crittall'-style window, which appears to be original. To the northwest corner there is a pair of glazed timber doors, flanked by two glazed panels, which serve an external staircase leading to the courtyard. This door opening appears to have been formed in an original arched window opening prior to the 1940s, with elements of the timber frame and metal glazing bars to the overlight appearing to be original.

First Floor

1C1 - West Corridor

- 3.4.51 Corridor with c.1970s suspended ceilings and modern carpet throughout. Corridor divided by two sets of c.1970 timber glazed doors set within original arched openings with glazed overlights. Door in original style and partition to north end of corridor appear to be post war.
- 3.4.52 East Elevation: Original moulded plaster skirting and dado rail. Original cupboard door and associated joinery to southern end. Three original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer to corners.
- 3.4.53 West elevation: Alterations prior to the 1940s to centre of the west elevation, which involved the removal of a staircase and the creation of more WCs, as with the floor below. The bolection double-panelled timber door with plaster architrave and plaster bead and chamfer all are original other than the door to the south group of WCs, which appears to have been formed after the 1940s. The dado and skirting are original, other than to the modern built-out riser and associated joinery to the south, with areas of modern dado and skirting that copy the original.

1C2 – North Corridor

- 3.4.54 Corridor with c.1970s suspended ceilings and modern carpet throughout. Corridor divided by three sets of c.1970 timber glazed doors with glazed overlights.
- 3.4.55 South elevation: Original moulded plaster skirting and dado rail. At the west end there are areas of original, deep skirting board, which would have formed part of an internal room. Five original

windows, painted timber casements with three panes each and fanlights with two panes. Two original windows, four-paned painted timber casements at the western end. Modern vents to underside of some windows. Timber benches and secondary cills at a lower level, appear to be original.

- 3.4.56 North elevation: Alterations prior to the 1940s, including section of corridor wall to centre, including dado and skirting. North elevation: Alterations prior to the 1940s, which changed the original arrangement of the internal rooms facing the courtyard to a corridor running along the courtyard with internal rooms to the north. This involved forming a series of openings running from east to west, which correspond with the extant arched openings along the corridor. To the west end of the north elevation, there is original moulded plaster skirting and dado rail, which has been matched in with the insertion of the partitions prior to the 1940s. Two original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer to corners to west end of corridor. The other five doors are in the original style and are of a later date but prior to the 1940s, with areas of dado and skirting to match.
- 3.4.57 South elevation: Alterations prior to the 1940s took place in the centre with the incorporation of the southern ends of two rooms within the corridor. Areas of original, deeper skirting board, which would have formed part of the two rooms survive [plate 62]. Original moulded plaster skirting and dado rail to length of elevation, with areas of amendments, where required, dating up to the 1940s. Original windows, with painted timber casements with three panes each and fanlights with two panes. The two sets of three windows grouped to the middle of the corridor show where the two central rooms were located, with the window to the west forming the end of a corridor and the two windows to

the east a lobby to the top of the stairs. There is original moulded plaster skirting and dado rail to these groupings, matched in prior to 1940 when the openings were formed. Modern vents to underside of some windows.

1C3 – East Corridor and Lift Lobby

- 3.4.58 Corridor with original barrel vault the length of the corridor and modern carpet throughout. Corridor flanked by two sets of c.1970 timber glazed doors with glazed overlight and bulk head to barrel vault [plate 63].
- 3.4.59 East elevation: Four original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. Original moulded plaster skirting and dado rail, which run through to the adjacent staircase to the north. Modern lifts inserted c.1970s.
- 3.4.60 West elevation: Modern lifts and openings with associated modern dado and skirting matching the style of the original. To the north are limited sections of original skirting and dado, in addition to one original bolection double-panelled timber door with plaster architrave and plaster bead and chamfer.

1C4 – South Corridor

- 3.4.61 Corridor with original cross vault at the very eastern end and c.1970s suspended ceilings to the rest of the corridor and modern carpet throughout. A set of c.1970 timber glazed doors with glazed overlight is at the western end.
- 3.4.62 East elevation: Two doors in original style with timber rather than plaster architraves appear to be post-war additions. The painted skirting and dado are original.

- 3.4.63 North elevation: Areas of original, deeper skirting board, which would have formed part of two small internal rooms at the centre. These rooms were amalgamated with the corridor by 1943. Otherwise, there is an original moulded plaster skirting and dado rail the length of elevation. Two original moulded shouldered architraves to window reveals with c.1970 timber glazed screens that serve the principal staircase. The windows to this corridor are all original but vary in detail as the corridor was originally subdivided with toilets to the centre and west. The two windows that do not have architraves were originally inside bathrooms, they have original timber cills. The tall, slim window and architrave to the west end of the corridor is original with a painted timber casement and operable overlight and would have been at the end of a lobby. The windows with architraves have original painted moulded shouldered architraves, with original timber casements with operable overlights. There are large areas of original dado and skirting, matched in around the 'bathroom windows' prior to the 1940s when the toilets were removed to create an uninterrupted corridor from east to west. There are modern vents to underside of some windows.

- 3.4.64 South elevation: There are five original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer to corners. In an arched opening near the centre of the corridor is a timber door with panelled screen and leaded overlight that appears to be early-20th century [plate 64]. A door and partition to the west of the small lobby at the centre of the corridor was introduced before 1943 when a small staircase was removed. The lobby also includes areas of original skirting and dado, and the door opening and associated joinery to the south also appears to be original. Original cornice to lobby, with west side matched in. The arched opening to lobby with chamfered corners is original. To main corridor, there are areas of original,

deeper skirting board, which would have formed part of two internal rooms at the centre. Original moulded plaster skirting and dado rail run the length of the corridor.

1ST1 – Southwest Staircase

- 3.4.65 Original staircase to the southwest corner of the building. Original painted metal balusters and timber handrail. Modern lift and enclosure to centre of staircase. To the south, the staircase cuts across what appears to be a half blocked window (which continues from the floor below) with an original stone mullioned window with metal casements partially visible. Above, there is a similar window arrangement with an original painted timber sill. Original painted dado and string continues up and down the staircase [plate 65].
- 3.4.66 The original staircase above is set back from the southern external wall, leaving a large void above with an original painted timber cornice and, what appears to be, an original arched opening to the north serving the second floor. This opening includes an original metal balustrade.
- 3.4.67 To the north, east and west elevation of the first-floor lobby, there are three original arched openings with c. 1970s timber glazed doors, with overlights and glazed panels. Modern suspended ceiling to first floor landing and modern carpet throughout. Original painted dado and skirting.



62. Two types of original skirting in 1C2



63. Infill to original barrel vault to 1C3



64. Door to 1C4



65. Staircase 1ST1

1ST2 – Northeast Staircase

- 3.4.68 This staircase in the northeast corner of the building appears to be original. As described above, the current arrangement differs to that shown on the original 1888 drawing and is likely a change during construction.
- 3.4.69 The arched opening to the stair from the north appears to be original but like the floor below the stairwell has no dado or string. The painted metal balusters, timber handrail and step profiles are consistent with those in GST1, modern carpet to the steps. Original plaster bead at dado level follows flights of stairs but terminates short of arched opening. Modern bulkhead and services to the east elevation.
- 3.4.70 The flight of stairs to the second floor cuts across a window the west elevation, with original painted timber sill and, what appears to be, an original painted frame and timber casement, although close inspection was not possible at the time of survey. The lower flight cuts across the top of an original window and the associated opening includes a metal balustrade.
- 3.4.71 The lobby to the north of the staircase has a c. 1970s timber glazed door to the east and west, with overlights and glazed panels. The arched opening to the east is a modern infill. Modern suspended ceiling and modern carpet. The dado and skirting appear to be original and run through the adjacent corridor 1C2. A modern riser joinery to the north cuts through the original dado and skirting.

1ST3 – Southeast Staircase

- 3.4.72 Original principal staircase to the southeast with the same arrangement and details as the ground floor (GST4), including the balustrade, string, dado, modern perimeter handrail, and decorative soffits. To the west, where the staircase rises, there are two original stone mullioned windows with original metal casements and painted sills, while beneath the staircase are the tops of the original windows rising from the ground floor.
- 3.4.73 The lobby to the east of staircase has an original painted cross vault ceiling, with a barrel vault to the south [plate 66]. To the north and south there are c. 1970s timber glazed doors, with overlights and glazed panels. To the east elevation there is an original bolection double-panelled timber door with plaster architrave and plaster bead and chamfer, with an original arched recess above. Where the staircase leads to the ground floor, there are two original openings to the south elevation with c. 1970s timber windows. There is modern carpet throughout.



66. Cross vault to lobby of 1ST3

1ST4 – North Staircase Link

- 3.4.74 To the north of corridor 1C3 there is a stairwell that provides access to the link serving the adjacent Curtis Green Building (1935-1940). Within the lobby, there is an original painted barrel vaulted ceiling. To the south elevation there are c. 1970s timber glazed doors, with overlights and glazed panels. To the east and west elevations there are two original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. Modern carpet throughout. The original cornice and dado stop where the grey marble skirting and caps begin on the north elevation, dating to the 1935-40 link building. There is a door and frame contemporary to the link leading to a shaft that would have originally housed a lift. The flight of stairs continuing to the half landing below are contemporary to the 1935-40 link, with grey marble strings and a grey marble capping or handrail.

Second Floor

2C1: West Corridor

- 3.4.75 Corridor with c.1970s suspended ceilings and modern carpet throughout. Originally this area was located within internal rooms to the west, with a corridor running to the east along the external elevation. Prior to the 1940s, this area was altered to introduce a corridor through the centre of these rooms, thereby creating a separate suite of rooms facing the courtyard. At the very north end of the corridor, there are two original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. The partitions and doors at the central section of the corridor were added prior to 1940, when the corridor was formed. C.1970 timber glazed doors with glazed overlight, within an original arched opening to south. The door, architrave and partition, including dado and skirting, at the north end of corridor appear to be a pre-1943 insertion.
- 3.4.76 East elevation: All openings, doors and associated joinery were added prior to 1943 in the original style. Small areas of original, deeper skirting board the south end of the east elevation, which would have formed part of an internal room. Otherwise, the pre-1943 skirting matches the style of the original standard corridor profile.
- 3.4.77 West elevation: Small areas of original skirting board at the centre of the west elevation, which would have formed part of an internal room. Otherwise to the rest of the corridor, the pre-1943 skirting matches the style of the original standard corridor profile. There is a modern built-out riser and associated joinery to western end, with areas of modern dado and skirting in the style of the original.

2C2 – North Corridor

- 3.4.78 Corridor with modern suspended ceiling and modern carpet throughout. One set of c.1970 timber glazed doors to original arched opening to the east end with glazed overlight.
- 3.4.79 North elevation: Six original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer to corners. Original moulded plaster skirting and dado rail to the length of the elevation.
- 3.4.80 South elevation: Door and architrave were added in original style prior to the 1940s at the west end. Six original painted timber casements and fanlights with four-by-two panes overall. Modern vents to underside of some windows. Original moulded plaster skirting and dado rail to the length of the elevation.
- 3.4.81 Small staircase: Small secondary staircase off the southwest corner of the corridor, which appears to have been added prior to the 1940s. This likely replaced a staircase that formally served the room to the south. The northern door and to staircase were added in original style prior to the 1940s. Original plaster bead to wall. Handrail appears to be post war.

2C3 – East Corridor and Lift Lobby

- 3.4.82 Corridor with original barrel vaulted ceiling to the length of the corridor and modern carpet throughout. Corridor flanked by two sets of c.1970 timber glazed doors with glazed overlights and a bulk head to barrel vault.
- 3.4.83 East elevation: Two original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. Original moulded plaster skirting and dado rail, which run through

to the adjacent staircase to the north. Modern lifts inserted c.1970s.

- 3.4.84 West elevation: Modern lifts and openings with associated modern dado and skirting in the style of the original. One original bolection double-panelled timber door with plaster architrave and plaster bead and chamfer at the north end.

2C4 – South Corridor

- 3.4.85 Corridor with original barrel vaulted ceiling and modern carpet throughout. Corridor flanked by two sets of c.1970 timber glazed doors with glazed light above. Two arches within the corridor with circle motif, which appear to be original. To the western end of the corridor there is a painted ceiling, with down stands and a simple painted cornice, which appears to be original.
- 3.4.86 North elevation: Original moulded plaster skirting and dado rail. Original moulded shouldered architrave to window reveals. Original windows, painted timber casements with three panes each and fanlights with four panes. Adjacent to staircase 2ST2, there is a c.1970 timber glazed screen with timber glazed door to access the balcony overlooking the stair. Timber benches to four of the window reveals appear to be original [plate 67]. Door and architrave in the original style, was added prior to the 1940s when the western corridor was shifted to the centre of the west wing, rather than abutting the courtyard-facing windows.
- 3.4.87 South elevation: Nine original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. Original moulded plaster skirting and dado rail.



67. *Timber benches to windows*

2C5 – Link to Norman Shaw South

- 3.4.88 Off corridor 2C4, there is a lobby to the link with Norman Shaw South (described below). The lobby is entered via an original, double-panelled timber door with an original painted timber architrave. The painted dado and skirting to this room appear to be original but these have been matched in with post-war replacements to the north corner chimneybreast, where there was previously a chimneypiece. The painted skirting and dado have also been matched in to the south elevation when the link was created in the early-20th century to Norman Shaw South. There is a modern suspended ceiling with access hatches and a modern painted cornice. There is modern carpet throughout. To the south, there is a pair of part glazed painted timber doors with an overlight. The frame and overlight are contemporary to the building of the link but the part glazed doors are modern.
- 3.4.89 Beyond the lobby there is a corridor link to the adjacent Norman Shaw South building, built in connection with this southern extension (1887-1906). There is an original painted barrel vaulted ceiling, and original painted window architraves, dado and skirting. There are six pairs of original painted timber casement windows with painted cills to the east and west elevations. Modern safety bars have been fixed in front of the windows. To the east elevation a modern staircase has been added, with modern painted metal balusters and timber handrail. To the south elevation, the pair of part glazed timber doors, frame and overlight all appear to be modern. There is modern carpet throughout.

2ST1 – Southwest Staircase

- 3.4.90 Original staircase to the southwest corner with original painted metal balusters and timber handrail. At this level, the handrail terminates in its original position over a curtail step [plate 68]. Modern lift and enclosure to centre of staircase. To the south of the staircase, there is an original arched opening with an original metal balustrade, overlooking the void to the stair below, as described in 1ST1. To the south there is a half a blocked window (continues from floor below) with an original stone mullioned window with metal casements partially visible. Original painted stringer and dado rail.
- 3.4.91 To the north, east and west elevation of the second-floor lobby there are three original arched openings with c. 1970s timber glazed doors, with overlights and glazed panels. Modern suspended ceiling to the lobby and modern carpet throughout. Original painted skirting and dado, which terminate short of the curved corners.



68. Principal staircase 2ST1

2ST2 – Southeast Staircase

- 3.4.92 Original principal staircase to the southeast with a similar arrangement and the same details to the floors below, including the balustrade, string, dado, modern perimeter handrail and decorative soffits. To the east, there are two original stone mullioned windows with original metal casements and painted sills. The opening to the stair is through a large original arched opening, with a plinth and lantern. This lantern was installed in 1925 in memory of the members of the Civil Service staff at New Scotland Yard who were lost in the First World War, although it has been subject to alterations, including the removal of the original memorial plaque and alterations to the plinth. Although the arrangement deviates from the layout shown on the original 1888 drawing, there is a small, original balcony area to the south which is accessed from corridor 2C4. The balcony was not accessed at the time of survey but appears to have an original painted dado and skirting.
- 3.4.93 The lobby to the east of the staircase has an original painted cross vault ceiling, with a barrel vault continuing to the south. North and south are c. 1970s timber glazed doors, with overlights and glazed panels. To the east elevation there are two original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. Modern carpet throughout.
- 3.4.95 The arched opening to the stair from the north appears to be original but like the floors below has no dado or string. The painted metal balusters, timber handrail and step profiles are consistent with those in 1ST1, modern carpet to the steps. Original plaster bead at dado height follows flights of the staircase but terminates short of north arched opening.
- 3.4.96 Original window to the west elevation, with what appears to be an original painted frame and timber casement, although close inspection was not possible at the time of survey. The lower flight cuts across the top of an original window. Modern services and pipework to the walls.
- 3.4.97 The lobby to the north of the stairwell has a c. 1970s timber glazed door to the east and west, with overlights above. The arched opening to the east is original with a c.1970 glazed timber door and infill. Modern suspended ceiling and modern carpet. The dado and skirting appear to be original and run through the adjacent corridor 1C2. A modern riser joinery to the north cuts through the original dado and skirting.

2ST3 – Northeast Staircase

- 3.4.94 This staircase in the northeast corner of the building appears to be original and it terminates at the floor above. The current arrangement differs than that shown on the original 1888 drawings and is likely a change during construction.

2ST4 – North Staircase Link

- 3.4.98 To the north there is a staircase that provides access to the link serving the adjacent Curtis Green Building (1935-1940). The suspended modern ceiling terminates above the staircase and the original painted barrel vaulted ceiling to the lobby can be seen beyond. To the north elevation there is a window, presumed to be original with stone mullions with metal inset frames and glass, although close inspection was not possible at the time of survey. The painted timber window architrave is original but the grey marble sill matches the stone of the staircase and dates to the 1935-1940 link. The painted staircase with grey marble capping, skirting and stringer is contemporary to the 1935-1940 link building. The modern carpet continues down the stairs. The timber handrail and metal supports to the stair appears to be a modern addition [plate 69].
- 3.4.99 To the south of the staircase there is a lobby, with three original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer, one to the west and two to the east. There is a pair of c.1970 glazed timber doors in a glazed timber screen to the south. There is modern carpet throughout.



69. Link to the Curtis Green Buildings

Third Floor

3C1 – West Corridor

- 3.4.100 Corridor with c.1970s suspended ceilings to the length of the corridor and modern carpet throughout. Alternations have taken place prior to the 1940s when the corridor was extended to the north, forming rooms to the east and west with a central corridor. C.1970 timber glazed doors to original arched opening to south with glazed overlight. Door and architrave and partition, including dado and skirting, in the original style to north end of corridor appear to be pre-1943 insertion; the corridor originally abutted the main external elevation to the north.
- 3.4.101 East elevation: One original bolection double-panelled timber door to centre with plaster architrave and plaster bead and chamfer. Cupboard door and associated joinery to the southern end appears to be original. To the north end there is a bolection double-panelled timber door with portal glass window that was added prior to the 1940s. The painted skirting and dado to this elevation are original.
- 3.4.102 West elevation: Four original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. The door to the southern WCs also appears to be original but the architrave is xxx add. Sections of skirting and dado in the style of the original appear to have been prior to the 1940s to centre of elevation when partitions were added to alter the arrangement of corridor and rooms, as described above. Modern built-out riser and associated joinery to western end, with areas of modern dado and skirting in the style of the original. The other areas retain original skirting and dado.

- 3.4.103 Small Staircase: There is a small staircase to the northeast corner of the corridor, which appears have been added prior to the 1940s. Within the staircase lobby there are three matching bolection double-panelled timber doors with timber architraves that are contemporary with the staircase. To the walls there is a plaster bead at dado-level height that follows the staircase to the floor below and a metal handrail, both dating prior to the 1940s. The painted cornice to the stairwell and lobby also appear to date from this period. Modern carpet throughout.

3C2 – North Corridor

- 3.4.104 Corridor with c.1970s suspended ceilings to the length of the corridor and modern carpet throughout. C.1970 timber glazed doors with glazed overlight to original arched opening at the east end.
- 3.4.105 North elevation: Five original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. Door and architrave in the original style were inserted at the centre of elevation post 1943 when a large three bay room was subdivided. Original moulded plaster skirting and dado rail.
- 3.4.106 South elevation: Original moulded shouldered architrave to window reveals. Six original painted timber casements and fanlights with four-by-two panes overall. Modern vents to underside of some windows. Original moulded plaster skirting and dado rail.

3ST1 – Southwest Staircase

- 3.4.107 Original staircase to the southwest corner with original painted metal balusters and timber handrail. Modern lift and enclosure to centre of staircase. To the underside of the landing above there is an original panelled soffit.
- 3.4.108 To the east and west elevations of the third-floor landing there are two original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer. To the north there is an original double-arched opening with c. 1970s timber glazed doors, with overlights and glazed panels. Modern carpet throughout and modern suspended ceiling to the landing.

3ST2 – Northeast Staircase

- 3.4.109 Through c. 1970s timber glazed doors, with a glazed overlight and glazed panels, to the west of corridor 3C2 there is a staircase that accesses the fourth floor. Although this arrangement somewhat deviates from the original 1888 drawings, the staircase, dado, string and arched openings appear to be original. Modern handrails. Timber door architrave to the south, leading to 3ST2, appears to be original. To the base of the staircase there is a modern suspended ceiling and modern carpet throughout. The painted dado and skirting also appear to be original.

3ST3 – Northeast Staircase

- 3.4.110 To the south of staircase 3ST2, there is a secondary staircase that rises from the lower floors and terminates at this level. As with 3ST2, this staircase deviates from the original layout shown on the 1888 drawings but appears to be original. The painted metal balusters, timber handrail and step profiles are consistent with those in 2ST3, with modern carpet to the steps. Original plaster

bead at dado height follows flights of the staircase. To the top landing of the staircase, the painted timber architrave to the north elevation is original, while an original architrave to the east may have been reused.

- 3.4.111 To the east of the staircase is a small lobby and flight of steps that lead to a southern room, with modern carpet throughout. There is a dado rail and skirting that does not match the original profile seen to the other corridors and staircases. This area appears to have formed part of an original lobby, which like the adjacent stair does not appear to have been built as shown on the original drawings. The painted cornice also appears to be original. To the west elevation, like to the adjacent staircase, the painted timber architrave appears to be original and reused prior to the 1940s. The square skirting also appears to date from this period of change. The opening to the south and the small flight of steps appears to also have been added prior to the 1940s.

Room Ref: 3ST4

- 3.4.112 Original small staircase off 3ST1, leading to the fourth floor. The original painted skirting and dado, continues with original painted balusters and timber hand rail at fourth floor from the landing to stair 3ST1.

Fourth Floor

4C1 – West Corridor

- 3.4.113 Corridor with c.1970s suspended ceilings to the length of the corridor and modern carpet throughout. One set of c.1970 timber glazed doors with glazed overlight to the south, in original arched opening. Original stone mullioned windows to the north elevation, with metal casements set within an original arch with painted architrave to top.
- 3.4.114 East elevation: Two original bolection double-panelled timber doors with plaster architraves and plaster bead and chamfer. Original cupboard door and associated joinery to southern end. Modern riser and plain modern joinery to northern end.
- 3.4.115 West elevation: Four original bolection double-panelled timber doors with plaster architraves and plaster bead and chamfer [plate 70]. The door and architrave to centre of elevation, serving the WCs, were added prior to the 1940s, reusing original doors. Modern built-out riser and associated joinery to western end, with areas of modern dado and skirting in the style of the original. To the rest of the corridor, the painted skirting and dado is original.

4C2 – North Corridor

- 3.4.116 Corridor with c.1970s suspended ceilings to length of corridor and modern carpet throughout. Two sets of c.1970 timber glazed doors with glazed light above to the west and east. The glazed doors to the west are within an original arched opening.
- 3.4.117 North elevation: Three original bolection double panelled timber door to centre with plaster architrave and plaster bead and

chamfer. Original moulded plaster skirting and dado rail. Door and architrave in original style to east end prior to the 1940s.

- 3.4.118 South elevation: Four original painted timber casements and fanlights with four-by-two panes overall. Original timber aprons under the original timber sills to some windows [plate 71]. Modern vents to underside of some windows. There is an original bolection double panelled timber door to west end, with plaster architrave and plaster bead and chamfer. Original moulded plaster skirting and dado rail.

4C3 – East Corridor and lift Lobby

- 3.4.119 Modern lifts and openings with associated modern dado and skirting in the style of the original. Corridor with modern box cornice and bulk head to the north elevation and modern carpet throughout. Corridor flanked by two sets of c.1970 timber glazed doors with glazed overlights, set in partitions that appear to have been formed prior to the 1970s. There is modern dado and skirting to partitions to the north and south of the corridor.
- 3.4.120 East elevation: Two original bolection double-panelled timber doors with plaster architraves and plaster bead and chamfer. Modern lifts inserted c.1970s. Original moulded plaster skirting and dado rail.
- 3.4.121 West elevation: Modern lifts and openings with associated modern dado and skirting in the style of the original.



70. Original bolection double-panelled door



71. Original timber apron

4C4 – South Corridor

- 3.4.122 Corridor with c.1970s suspended ceilings to the majority of the corridor and modern carpet throughout. At the east end of the corridor there is an original barrel vault to the ceiling that continues from staircase lobby, with the spaces separated by a set of c.1970 timber glazed doors with glazed overlight. One set of c.1970 timber glazed doors with glazed light above to the west, in original arched opening. Original bolection double panelled-timber door to the east end of the corridor set within a segmental arched opening. Original moulded plaster skirting and dado rail.
- 3.4.123 North elevation: Two arched openings to the staircase are positioned within a larger arched opening that appears to have been infilled; this alteration appears to have taken place post 1943. The arched openings include c.1970s glazed timber windows. Four original painted timber casements with fanlights with four-by-two panes along the corridor, with original moulded plaster shouldered architraves. Original timber aprons under the original timber sills to some windows. Modern vents to some windows. Original moulded plaster skirting and dado rail.
- 3.4.124 South Elevation: Mostly original bolection double-panelled timber door with plaster architraves and plaster bead and chamfer. To the west end and centre right, there are two doors and architraves in the original style added prior to the 1940s. Small lobby to southeast end of corridor, served by an original arched opening, with original dado and skirting. Original bolection double-panelled timber doors and architraves within the lobby and an original ceiling, coved cornice and border to access hatch [plate 72].

4ST1 – Southwest Staircase

- 3.4.125 Original staircase to the southwest corner with original painted metal balusters and timber handrail. Modern lift and enclosure to centre of staircase. To the southwest landing there is a door and architrave in the style of the original serving a cupboard that appear to have been introduced prior to the 1940s. The original painted dado and string continue up and down the staircase.
- 3.4.126 There is a modern suspended ceiling to the landing with modern carpet throughout. To the west elevation of the landing there is an original arched opening with a c. 1970s timber glazed door in a timber glazed screen. To the north there is an original, deep barrel vaulted arched opening, with a pair of c. 1970s timber doors and frame with an overlight above. To the east there is an original arched opening leading to an original staircase, as described in 4ST4. Original dado and skirting throughout.

4ST2 – Northeast Staircase

- 3.4.127 In the landing adjacent to corridor 4C3, there is a modern suspended ceiling with original arched openings to the north and south, which have been infilled with c. 1970s timber doors, with overlights and glazed panels. To the east there is an original double-panelled timber door with plaster architrave and plaster bead and chamfer. The dado and skirting appear to be original, and also follow the form of the stair flights. To the west, there are two original arched openings where the original staircase continues to the landing above and the third floor below. A wall separates the two flights and there are modern handrails to these flights and original painted strings.



72 South lobby to 4C4

3.4.128 The top landing appears to have been subject to alterations prior to the 1940s, matching those to 5ST2, where a separate staircase terminates above. The detailing of the bun at the end of the handrail of this staircase and the base of the metal newel differs from the style of the original staircases. There appear to be areas of original cornice above the staircase and a modern dropped ceiling.

3.4.129 To the west of the main landing there is an original painted timber casement window, with original painted sill, apron panel below and timber architrave. To the north there is a door and architrave, which appears to be original. There is a modern suspended ceiling and modern carpet throughout. To the south there is a modern boxed-out riser to the centre and in the southwest corner and an original opening to another staircase beyond which is concealed by a modern door and architrave. The dado and skirting throughout appear to be original, although they were matched in to the staircase prior to the 1940s and also around the modern riser.

4ST3 – Southeast Staircase

3.4.130 This staircase is the top terminating level of the original principal staircase to the southeast of the building, which was extended to the sixth floor in the 1970s [plate 73].

3.4.131 The staircase has original painted decorative metal balusters and a timber handrail. The original painted string and dado continue along the stair flights, with a modern timber handrail to the perimeter of stairwell. The soffits to the flights of stairs above are post war and have imitated the panel profiles of the soffits of the original flights below. The staircase landing would have originally continued to the north elevation, where the post-war flight of

stair was added, although there is no clear joint. To the west, there are two large original stone mullioned windows, with original metal casements or fixed lights, which the post-war staircase above now cuts across. The windows have original painted architraves and sills. To the south elevation there are two original arched openings to the corridor beyond, with original painted sills and c. 1970s glazed panels.

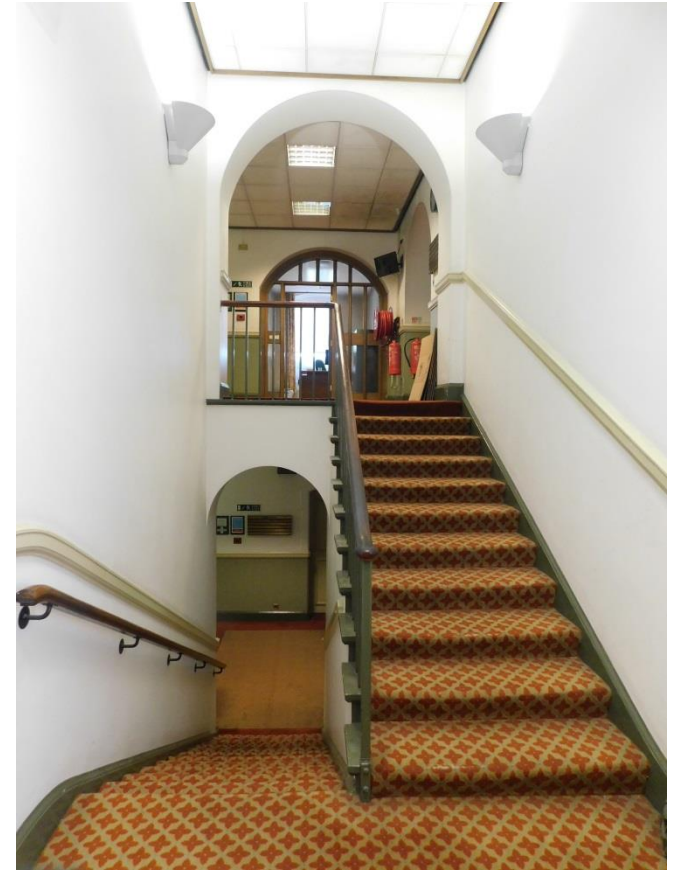
3.4.132 The landing to the east has an original large arched opening to the staircase and an original cross vaulted ceiling. To the east there is an original bolection double-panelled timber door and frame to the south serving a former lift, while a matching door and architrave have been inserted further north, prior to the 1940s, also involving the infilling of an original arched opening. To the north there are two original arched openings, one blocked and one with a c. 1970s timber glazed door, with an overlight and glazed panels. To the south is a large original opening leading to a barrel vault beyond, infilled with a pair of c. 1970s timber glazed doors within a large timber glazed partition. The painted dados and skirting throughout to the landing are original. There is modern carpet throughout.

4ST4 – Southwest Staircase

3.4.133 Original staircase to the east of the landing of 4ST1, accounting for a change in level and just serving the third and fourth floors. Original painted metal balusters and handrail that is consistent with those of 4ST1. The original string and dado continues from the landing above along the north elevation, wrapping around the landing and continuing down to the third floor. There is a modern handrail to the south elevation. There is a modern suspended ceiling and modern carpet throughout [plate 74].



73. Staircase 4ST3



74. Staircase 4ST4

3.4.134 To the north elevation of the landing there is an original painted timber casement window, with original painted architrave, sill and apron panel below. To the east there is a pair of c. 1970s timber doors with a frame and overlight in a large original arch. To the south there is what appears to be an original bolection double-panelled timber door with plaster architraves and plaster bead and chamfer.

Fifth Floor

5C1 – West Corridor

- 3.4.135 Corridor with c.1970s suspended ceilings and modern carpet throughout. One set of c.1970 timber glazed doors with glazed overlight to original arched opening at the south end of the corridor. There appears to be areas of a plain original cornice to the west elevation, wrapping round to the north and down to the centre of the east elevation, with areas matched in to the south or the corridor. Original painted timber casement with four-by-two panes to north elevation. There is no architrave to this window. The partition to the left of the window runs perpendicular into the window and dates to before the 1940s, the right hand side of the window has an original splay.
- 3.4.136 East elevation: Three original bolection double-panelled timber door at the centre of corridor. One post-war door in the original style to the north, adjacent to a c.1970 timber glazed door in an original arched opening. Original cupboard and associated joinery to south end of elevation. Original moulded plaster skirting and dado rail, other than to the north of the east elevation where modern boxing has been built out and the dado and skirting recreated in the original style.
- 3.4.137 West elevation: Four original bolection double-panelled timber doors to the centre of the corridor. There are two post-war doors in the original style at the south end of this elevation. The door and architrave to the north end appears to have been relocated reusing the original door and architrave, and are positioned in a modern partition with dado and skirting that match the style of the original. Modern built-out riser and associated joinery to the south of the centre of this elevation.

5C2 – North Corridor

- 3.4.138 Corridor with painted ceiling and cornice, which appears to be modern. C.1970s suspended ceiling at the very east end of the corridor. The north wall was added prior to the 1940s when the corridor was relocated from the north to the south of the northern wing. One set of c.1970 timber glazed doors with glazed overlight to the east end of corridor. Single glazed timber c.1970 door to the west end.
- 3.4.139 North elevation: Five doors and architraves in the original style added prior to the 1940s when the corridor was formed. The dado and skirting, which are also in the original style, also date from this alteration.
- 3.4.140 South elevation: Original moulded plaster skirting and dado rail. Six original painted timber casements with three-by-two panes. Some of the windows have original apron panels, with modern vents [plate 75].

5C3 – East Corridor and Lift Lobby

- 3.4.141 Corridor running from the north to the south, including the modern lifts and modern carpet throughout. To the north, there is one original moulded plaster shouldered architrave to the window opening with original painted timber casement with four-by-two panes overall. There is an original painted timber architrave, which continues above the modern suspended ceiling and an original painted timber apron panel below. There is an original moulded plaster skirting and dado rail. Modern carpet throughout. There is a modern bulkhead to the south of the lifts. There is also a section of ceiling cut away to the south east corner, which appears to be original.
- 3.4.142 East elevation: There are four original bolection double-panelled timber doors with plaster architrave and plaster bead and chamfer that serve the main rooms. There are also a eight bolection double-panelled timber doors and architraves serving a series of cupboards, which also appear to be original [plate 76]. Modern lifts inserted c.1970s.
- 3.4.143 West elevation: Modern lifts and openings with associated modern dado and skirting in the style of the original. Sections of original skirting and dado to the north of the lifts. C.1970 timber glazed door and enclosure serving the staircase lobby to the southwest.



75. windows to 5C2



76. East elevation of 5C3

5C4 – South Corridor

- 3.4.144 Corridor with original arched openings to either end, with one pair of c.1970s timber glazed doors with a glazed overlight to the west and one to the east near the staircase. Two original arched openings to the centre of the corridor. There is also a set of c.1970s timber glazed doors with a glazed overlight leading to a lobby located to the southeast. There is a modern suspended ceiling to the east end of the corridor. There is a painted ceiling with painted cornice to the rest of the corridor, which appears to be original. Door, skirting and dado in the original style at the east end appear to be a later addition but added prior to 1943.
- 3.4.145 North elevation: Original moulded plaster architraves to the window reveals. The four windows from the west have simpler square heads and the window to the far east has an arched head. Original timber aprons under the original timber sills to some of the windows. Modern vents to some windows. Five original painted timber casements with fanlights with three-by-two panes. There is an original moulded plaster skirting and dado rail.
- 3.4.146 South Elevation: Three original bolection double-panelled timber door with plaster architrave and plaster bead and chamfer at the centre of elevation. Flanking these are two doors in the original style that added prior to the 1940s. Small lobby to southeast end of elevation. Within the lobby are two doors and architraves in the original style, which appear to have been added prior to 1943.

5ST1 – Southwest Staircase

- 3.4.147 This is a post-war extension to the original southwest staircase below, which now rises to the sixth floor. The post-war staircase copies the original below, with painted timber balusters and timber handrail. The post-war additions have resulted in an

original painted timber door and architrave being stranded at the centre of the staircase, behind the modern lift enclosure. There are original painted timber balusters and a timber handrail to this isolated landing [plate 77].

- 3.4.148 To the main landing there is a modern suspended ceiling. There is post-war infill to an original arch to the west elevation with a post-war copy of the bolection double-panelled timber doors seen elsewhere. The dado and skirting to the arch infill is post-war but the dado and skirting to the rest of the landing is original. The original skirting terminates at the bottom of the post-war stair and continues with the post-war stringer. The dado has not been recreated to the staircase. Within the original arches to the north and east, there are c. 1970s timber glazed doors, with overlights and glazed panels. There is modern carpet throughout.

5ST2 – Northeast Staircase

- 3.4.149 This area appears to have been subject to alterations prior to the 1940s. The current arrangement deviates from that shown on the original 1888 drawing. The detailing of the bun at the end of the handrail and the base of the metal newel differs from the style of the original staircases. The original dado to the north elevation also terminates before the staircase edge and the original skirting below has been matched in to terminate at the landing edge, both suggesting alterations to this area. The arched opening to the east elevation appears to be original but has been infilled beyond with c. 1970s glazed timber doors with a large glazed timber framed screen [plate 78].



77. Staircase 5ST1



78. Staircase 5ST2

3.4.150 There is a modern suspended ceiling over the landing and staircase, and modern carpet throughout. To the west of the landing there is an original painted timber casement window, with original painted sill and apron panel below. There is also an original timber window architrave, visible beyond the modern suspended ceiling as it has been set back. Adjacent, to the north, there is a pair of c. 1970s glazed timber doors with an overlight. There is original dado and skirting to this elevation.

3.4.151 To the south elevation there is a modern boxed-out riser to the centre with original dado and skirting, which has been matched in around the riser. To the southwest corner there is an original opening to the staircase beyond.

5ST3 – Southeast Staircase

3.4.152 Located above the footprint of the original principal staircase that runs from the lower ground floor to the fourth floor, this staircase was added in the 1970s and is an impressive copy of the original. There are no clear traces of the joint lines but archival evidence confirms that the staircase was extended from the fourth to the sixth floor. The modern string and dado follow the flights of stairs, also matching the original.

3.4.153 The staircase cuts across the original windows to the west, with the flight set back from the perimeter wall, leaving space between the modern staircase and original windows. There are two original windows, with painted timber architraves and timber casements. The sills are unusual as they have the original dado profile applied to the underside; this may have remained from the original room arrangement that this post-war stair was inserted into. To the north there is a modern door and architrave in the original style.

3.4.154 At the top landing there are modern dado and skirting matching the original profiles. There is no cornice to the staircase or landing. To the east of the landing, there is a pair of c. 1970s timber glazed doors with a glazed overlight. There is modern carpet throughout.

Sixth Floor

3.4.155 6ST1 – Southwest Staircase

3.4.156 This staircase is the top terminating section of the post-war extension to the original staircase in the southwest corner of the building, with modern painted metal balusters and timber handrail matching the original staircase below. To the west and south elevation there is modern pipework running at low level. To the soffit of the opening to the top of the staircase there appears to be an original exposed steelwork, although this could be plaster imitating steel as seen at the lower levels of this staircase. There is no cornice at this level and there is modern carpet throughout.

3.4.157 To the west elevation of the top landing there are areas of original plain, painted skirting, which has been matched in to the other walls. To the north there is a modern painted timber door and architrave, while there is a pair of modern timber doors and architrave to the east. To the south of the landing is the modern lift enclosure.

3.4.158 To the west of the staircase, there is an original painted door and architrave floating above floor level. The position of the door illustrates that the levels have changed and that the door presumably corresponds to the original attic floor level [plate 79].



79. Staircase 6ST1

6ST2 – Southeast Staircase

- 3.4.159 This level forms the top of the inserted 1970s principal staircase, which is a detailed copy of the original staircase below. The modern string and dado follow the flights of stairs, also matching the original. As with the floor below, the west flight sits back from the perimeter wall, leaving space between the modern staircase and original window. The window has original painted timber casements and original painted architrave and sill. Above there is a second original window, with painted timber frame and three fixed metal lights and one casement.
- 3.4.160 To the top landing there is modern dado and skirting matching the original profiles. There is no cornice to the staircase or lobby but the form of the original roof is visible with the sloping soffits to the top landing. To the east elevation there is a modern timber door with glazed panels and a modern architrave. There is modern carpet throughout.

4 Heritage Impact Assessment

4.1 Description of the Proposals

4.1.1 The brief for Norman Shaw North is as follows:

- Office space for 93 Members and 180 Member's staff at a 1:2 ratio to House of Commons accommodation policy (target space standards allow for 12.5sqm per Member and 7.5sqm per MP staff).
- Accommodation to be provided for the Shadow Cabinet and Opposition staff.
- Provision of open plan office space for 24 desks for the Parliamentary Research Unit (PRU).
- Additional tea points and print hubs with reference to BCO guidance.
- Meeting room provision to suit requirements.
- Provision of a self-service restaurant with 130 seated covers.
- Provision of space for operational staff (lockers, showers, changing and staff mess area).
- Provision of workshop space to meet current standards
- Upgraded plant and servicing to enable the building to meet current and future workplace standards.
- Improved security.
- Improved landscaping and access in and around the building, including a new step free entrance.
- Fire safety improvements and fabric upgrades.

- Facilities for cyclists to support sustainable travel and well being

4.1.2 The proposals would meet this brief by refurbishing the existing accommodation of Norman Shaw North throughout and by providing a glazed roof over the internal courtyard of the building. Each aspect of the proposals is described in detail below. In general, the refurbishment would include:

- New passenger lifts and firefighting cores in the east and west wings of the building
- Increased provision of WCs
- New service risers in each wing
- Strip out of existing services and provision of new services to provide heating, cooling and mechanical ventilation
- Remodelling of areas of the basement to provide plant areas
- New staircase between the sixth and seventh floors
- Level access
- A new scheme of interior design
- Installation of secondary glazing throughout
- Repair of historic fabric and finishes throughout.

4.1.3 The proposals are described in detail below, in the following order: the roof; external elevations; the landscaping; the courtyard elevations; landscaping; temporary works; the interiors generally; the basement; the lower ground floor; ground floor; first floor; second floor; second mezzanine floor; fourth floor; fifth floor; sixth floor; and seventh floor. The proposals for the roof and the external elevations affect the listed building and the

conservation area whereas the proposals for all other areas affect only the listed building.

The Proposals for the Roof

- 4.1.4 It is proposed to comprehensively repair the main roof. The slates would be lifted and relayed, reusing existing slates where feasible, while any required new slates would match the dimensions and colour of the existing. Other repair works relate to leadwork, stonework, gutters, and the underlying substrate above truss and rafter line. Sections of rotten rafters, purlins and sarking boards would be replaced, while insulation would be introduced between rafters.
- 4.1.5 The new roof covering would differ from the historical covering in that discreet louvres for ventilation would be inserted into the roof plane (described in more detail below). Otherwise, modern louvres and windows, which currently detract from the significance of the roof, would be removed.
- 4.1.6 The dormer windows would be repaired, although one would be adapted to provide maintenance access in the form of doors but it would retain its multi-paned appearance in the former location of the casement window.
- 4.1.7 The chimneys, gables and tourelles would be unaltered, but repaired (apart from where described below).
- 4.1.8 Five chimneys (one on the north wing, two on the east, and two on the west) would be carefully taken down and rebuilt in facsimile to incorporate a new kitchen flue (on the north wing) and air extraction for ventilation (on the east and west wings). The chimneys would be re-built retaining as much historic fabric

as possible. Where repairs are required, these would be completed as part of the broader repair and refurbishment of the external building fabric.

- 4.1.9 The roofs of the two 'lodges' on the Victoria Embankment would be replaced with new construction.
- 4.1.10 *The proposed alterations to the roofs would cause no harm to the listed building or the conservation area, and the repairs would be beneficial. The roof is a highly important feature of the building but the proposals are minor in nature and sympathetic to its original character and appearance. The careful design and positioning of the louvres on the inward-facing roofs would mitigate any potential for these to cause harm. The careful rebuilding of five chimneys in facsimile using original fabric, to incorporate a new kitchen flue and air extraction, would mitigate any potential for this to cause harm, and this clever solution to the problem of extraction would mean there were no external flues marring the building's elevations. The renewal of the flat roof of the lodges, which are not visible from the public realm and have modern finishes, would cause no harm.*
- 4.1.11 The roof ventilation strategy also comprises the provision of low-level perimeter louvres at the eaves level of the north, east and south courtyard-facing roof pitches. To accommodate the vertical louvres between the existing wrought-iron trusses, the lowest layers of purlins would be removed and the existing timber rafters would be modestly cut back by 500mm. New timber purlins would be installed between the wrought-iron rafters to provide necessary support. To conceal the louvres, a toe board is proposed below the mid rail of the existing perimeter roof railings, which is subject to further detail design. These new louvres would be PPC finished metal in a shade to match the

slates, and would only feature on the internal-facing slopes of the roofs, and located on the lowest portion of the slopes, so as to not be visible from the internal courtyard. These alterations would also create a new walkway, which would improve safe access for inspection, maintenance and repair.

4.1.12 *The proposed ventilation strategy at roof level would be sensitively incorporated into the fabric of the building; it would be mostly concealed in views and result in a limited alteration of historic fabric. As such, it would cause limited 'less than substantial' harm to the significance of the listed building.*

4.1.13 There is a small leaded roof area surrounded by a parapet at the centre of the west wing, which is currently failing and suffers from drainage issues. The roof would be raised slightly to enable the incorporation of appropriate falls, and insulation would also be added.

4.1.14 *Resolving these drainage issues would be beneficial to the listed building and cause no harm.*

The Proposals for the External Elevations

4.1.15 Internal and external surveys have been undertaken to determine the condition of the building fabric, which has informed a comprehensive scope of works, including repairs to stone, bricks, windows and rainwater goods; masonry cleaning is also proposed before repair works take place. Paint analysis results would guide the redecoration of the windows. Services fixed to the elevations would also be reviewed and would be relocated to support cleaning and repair, as required. New lightning protection would be installed to meet current regulatory standards. This would utilise existing routes, where possible, with additional drops

concealed behind rainwater pipes or architectural elements of the buildings – these are indicatively shown the drawings and will be subject to final development with the specialist and thorough site survey.

4.1.16 *The comprehensive repair of the elevations would improve the appearance of the building, preserving its significance and enhancing the character and appearance of the conservation area.*

4.1.17 Very few alterations are proposed to the external elevations. Secondary glazing would be provided throughout, with masonry testing taking place in advance to establish how these can be fixed to the historic fabric. Modern bars on the windows would be removed. Otherwise, the proposals relate to individual elevations and are described below.

4.1.18 *The secondary glazing would cause no harm to the listed building and the removal of the bars would be beneficial to both the listed building and the conservation area. Any damage caused by the fixing of the new secondary glazing would be made good in a like-for-like manner.*

4.1.19 On the north elevation, the proposed alterations are principally at lower ground floor level where there was previously a single-storey structure above a basement, since demolished, which has left an unfinished elevation that is utilitarian and unsightly. The existing portacabins, temporary and exposed services would be removed, and the building fabric repaired. The original iron columns which formed part of the frame of the original structure and the single-storey structure would be exposed and new metal panels and with clerestory glazing introduced between them. A new lead drip mould would also be introduced above for weather

protection. Further proposed works include the adaptation of a window opening, in the adjacent bay to the Curtis Green Bridge, to form a door. At the western end of the elevation, the original form of the windows would be reinstated, including two openings with louvres and the reinstatement of four glazed windows. Adjacent granite facings would be repaired. An existing opening in the lower ground floor fenestration would be adapted to form a new principal entrance to the building, retaining the stone voussoirs above in Shaw's original design.

- 4.1.20 The Design & Access Statement sets out the energy strategy and the various options that have been considered. This exercise determined that two external chillers are required, and it is proposed to locate these within an enclosure, adjacent to the restored iron columns where the single-storey structure has been removed. The enclosure would be similar to the lost single-storey structure in terms of height and footprint. It has been designed with an architectural language, including the addition of a base, body and head, with details such as posts and a cornice. The enclosure would be metal clad with wire-mesh ventilation panels and solid plinth panels.
- 4.1.21 A roof was considered as the chillers would be visible from views at the upper levels of the surrounding buildings. However, this would require c.80% free area to support the air flow and the resultant design and massing was considering to have a negative impact on the setting of the listed building; further issues are outlined in the Design & Access Statement. As such, a roof has not be included as part of the design.
- 4.1.22 *The proposals would be beneficial to both the listed building and the conservation area in that it would 'finish' an elevation which bears the unsightly scars of the demolished laundry building while*

retaining historical features of interest such as the iron columns. The proposed chiller plant enclosure and the associated chillers would also be comfortably accommodated in this location as there was originally a single storey structure that has been removed. The enclosure would also be of an appropriate scale and has been designed with an architectural language and materials that would complement the character of the listed building.

- 4.1.23 On the south elevation, no alterations are proposed. The modern door within the portico would be replaced with a new glazed entrance door, but this is set deep within the porch and so does not have an impact on the elevation. It is described in more detail in the section below discussing internal alterations. The southeast entrance from Commissioners' Yard is to be reactivated. This references the historic plans and would provide improved pedestrian access through to the courtyard. This would enhance the connection of the estate landscape to the new public functions of the covered courtyard.
- 4.1.24 *The reactivation of the southeast entrance door from Commissioners' Yard would be beneficial to the character of the listed building.*
- 4.1.25 On the west elevation, new glazed automatic sliding doors would be inserted with the existing arched opening at lower ground level. No historic fabric would be adversely affected.
- 4.1.26 *No harm would be caused to the listed building or the conservation area.*
- 4.1.27 The link bridge to Curtis Green, which is in the setting of Norman Shaw North, would be adapted by the addition of louvred panels

in a symmetrical arrangement within the existing lower two-window openings.

4.1.28 *This would cause minor 'less than substantial' harm to the listed building and no harm to the conservation area.*

The Proposals for the Courtyard Elevations

4.1.29 All of the internal courtyard elevations would be altered by the addition of a new glazed roof to the courtyard between the fourth and fifth floors in order to make the courtyard into a useable internal space which would provide a communal area for informal gatherings, and a restaurant in the north wing with seating in the courtyard. The new roof would be a fully glazed lightweight structure, supported by a lattice framework and perimeter ring beam in a diagrid form. The lightweight form preserves views through to the historic facades and roofscape beyond. Drainage and ventilation would be provided in the perimeter channel, located between the original elevations and the perimeter beam of the new roof. The structure of the diagrid roof would be carried by eight new steel beams, two for each wing, inserted between the fourth and fifth floors and supported on the masonry walls of the original building.

4.1.30 The location of the diagrid roof has been carefully considered. Options of locating the roof at various levels were explored and this location was selected because it involves no disruption of the original fenestration (which varies subtly on each elevation) and would be below the eaves line of the elevations and thus would not impact on the original roofscape; it would also allow the majority – bar the uppermost, fifth storey – of the original internal courtyard elevations to continue to be appreciated from within the courtyard.

4.1.31 The design of the roof has also been subject to careful scrutiny. A variety of options were considered for the shape of the roof: barrel, pyramidal, lantern and flat. The lightweight curved diagrid was selected as the least obtrusive option.

4.1.32 *The magnitude of the proposals and the high significance of the internal courtyard elevations mean that the impact of this aspect of the proposals should be carefully considered. Any harm, however, is mitigated by several factors, which are:*

- *the lightweight and unobtrusive design of the glazed roof;*
- *works of repair to the courtyard elevations which would accompany the proposals, for example removing modern service ducts and flues; the removal of modern portacabins, bins and bike storage which currently undermines the special character of the internal courtyard and inhibits people's ability to appreciate it; and*
- *the wider benefits of making the courtyard into a pleasant and usable space for all users of the Northern Estate;*

4.1.33 *While this element of the proposal would cause some harm, overall it would enhance the listed building, its setting, and the character and appearance of the conservation area would be preserved and enhanced.*

4.1.34 The courtyard itself would be levelled and paved in a natural stone finish with a darker-tone stone banding, while new metal grilles are proposed to the perimeter basement lightwells as part of the ventilation strategy, resulting in the removal of the original grilles and a limited section of railings. The existing openings in the grilles are wide and there is concern they would be a trip

hazard and that items would fall through. The new grilles would also be a similar language and material to the existing.

The central oculus, which in the original design provided light to the basement below, would be reinstated, as would the plain painted metal stick railings around it, the new design with a painted metal handrail. All the modern portacabins, bins and cycle storage facilities would be removed. Restaurant facilities would be introduced, including a flexible hot and cold counter and tills to ensure the space can be utilised for events.

- 4.1.35 *These changes would overall be beneficial as they would restore dignity to this impressive space, which has been cluttered with portacabins, bikes and bins. Natural stone would be close to its original Yorkstone finish and is therefore sympathetic to the character of the historic building. The reinstatement of the oculus with its railings would be a heritage benefit. There would be some limited 'less than substantial' harm caused by the removal of the original grilles, areas of granite flooring and limited sections of railings, but overall the proposals for the courtyard would benefit the listed building because they would enhance people's ability to appreciate its significance. They would also profoundly improve the setting of the listed building.*
- 4.1.36 Wall-mounted vertical lighting bars are proposed close to the rainwater pipes. These would be carefully and sensitively installed with conduits being fixed through the masonry.
- 4.1.37 *The addition of discreet and sensitively positioned lighting would cause no harm to the significance of the listed building.*
- 4.1.38 Otherwise, alterations to the courtyard elevations would be as follows:

- 4.1.39 On the north wing elevation, the modern joinery and glazing to the lower ground floor openings would be removed. The original arched openings would be retained, with the new reveals faced in metal panels and the upper section of the arches would be infilled with perforated-metal panels backed with absorbent material to improve the quality of sound in the space. New serveries and food and drink counters are proposed within the openings.
- 4.1.40 *These changes would be beneficial in that the modern joinery, which is not particularly sympathetic to the historic building, would be removed. And the new metal panels would relate to the existing language of metalwork within the courtyard and around the building.*
- 4.1.41 On the north wing elevation, a new rainwater pipe to match the existing would be added.
- 4.1.42 *No harm would be caused to the listed building.*
- 4.1.43 On the east wing elevation, an existing window and door at lower ground level would be adapted to form a single, larger entrance to the building. This entrance would provide direct, level access from the internal courtyard to the lift cores and the main staircase and circulation spaces. The new entrance would have modern metal-framed glazed doors and a metal surround incorporating ventilation. The existing granite detailing around the openings would be retained where it corresponds to the new opening and otherwise replicated around the extent of the new, larger opening. Associated with the formation of the new entrance would be the removal of the early-20th-century stone steps, which were inserted as part of a fire strategy, and the fire-escape door would be reinstated as a window.

- 4.1.44 *This would be beneficial, particularly the removal of the early-20th-century stone steps and the reinstatement of the associated window. No harm would be caused and the proposals have the considerable benefit of improving level access to the building in a sensitive manner, which would enhance people's ability to appreciate its significance; this is a public benefit.*
- 4.1.45 The existing, historical downpipe, which has been altered from its original vertical route, would be restored to its original arrangement.
- 4.1.46 *This would be beneficial.*
- 4.1.47 On the south wing elevation, the modern roof of the single-storey range which runs along the southern side of the courtyard would be replaced and fitted with a new dark bronze metal stick balustrade with a timber handrail to provide a terrace on the roof. The cills of the two outmost windows at ground floor level would be dropped to form French doors leading from the internal corridor to the terrace. The glazing bar pattern of the French doors would be based on the design of the existing windows. Modern plant ducts and flues would be removed.
- 4.1.48 *No harm would be caused. The proposals affect fabric of medium significance and have the benefit of improving the overall appearance of the single-storey range, which is currently marred by ad-hoc alterations.*
- 4.1.49 On the west wing elevation, no changes are proposed, apart from those which affect all elevations, described above.
- Landscape
- 4.1.50 The granite stepped plinth which runs across the northwest corner and western elevation at lower ground floor level, which was added in the 1980s to deal with level changes, would be reconfigured and cut back locally using, where possible, the existing granite to enable large vehicles to safely manoeuvre around the corner. New metal posts with chain guarding are proposed at the perimeter of the plinth for safety.
- 4.1.51 *These proposed works to a 1980s addition would not cause any harm to the significance of the listed building or the conservation area. And would improve the safety for pedestrian movement through estate.*
- 4.1.52 To improve accessibility for pedestrians and to support operations of North Shaw North, the courtyard floor level would be raised to provide level access into the building. The current access from Laundry Road is not compliant. Improvements and adjustments to the levels along Laundry Road would provide new level access for pedestrians and improve operational and logistics aspects of the lower-ground-floor functions as a catering facility and event space. New raised levels are proposed to the main entrance on the western elevation with the raising of the footpath at the perimeter of the building and adjustment to the road levels with the introduction of two ramps. To accommodate the raising of the road, and to improve access and connection between Richmond House and Norman Shaw North, a new set of steps with retaining wall and flanking planters are proposed close to Richmond House. New handrails, upstands and planters are proposed, with the planter adding to the soft landscaping along Laundry Road. The bins that line the road would be relocated to the area with the compactors and consolidated behind the line of the existing retained tree.

4.1.53 *Overall, it is considered that these minor proposed works would modestly enhance the setting of the listed building and the character and appearance of the conservation area and would cause no harm. The proposals would also provide improved access between Norman Shaw North and Richmond House.*

Temporary Works

4.1.54 A temporary tower crane with a gantry is proposed in Commissioners' Yard, between Norman Shaw North and Norman Shaw South, to distribute material across the site during the works. The gantry structure would be supported by 'screw' piling, which would be removed on completion of the works.

4.1.55 *The proposed piling to support the temporary tower crane and gantry would not cause any harm to the adjacent Norman Shaw buildings as no fabric would be affected and the piles would be removed once the temporary gantry was removed.*

4.1.56 Scaffolding is proposed to the exterior of the building to enable the repair of the elevations and accommodate the roof works. Several scaffolding methods - including buttress scaffold, fixing through windows, and fixing into mortar joints - were explored but subsequently discounted; the reasons are clearly outlined in the Design & Access Statement. Fixing into the building fabric was consequently the most practicable method for providing lateral restraint to the scaffold. The compressive strength of the bricks was tested, which revealed that it is variable. It has, therefore, been concluded that a hierarchy of fixing methods would be employed, which would be followed sequentially to select the least invasive approach for varied conditions. The hierarchy includes: 1) utilising the existing mesh fixings (these were

installed in 2018 to provide a protective mesh as masonry was falling off the building); and 2) fixing to the face of the brick.

4.1.57 *The proposed lateral restraints into the building fabric to support the scaffolding would have a varied impact on the significance of the building. The mesh fixings have already caused harm to the listed building and utilising these fixings would cause no further harm. Fixing into the face of the brick would cause some limited harm. However, the scaffolding is a temporary installation that would enable the full repair and refurbishment of this Grade I-listed building, and all fabric would be fully repaired following its removal.*

4.1.58 Temporary welfare accommodation is proposed to the east of the building, behind the railings that face Victoria Embankment. It is anticipated that piles may be required beneath the basement area of the building to support the temporary structure; further investigation is required. This area is not accessible and contains a laid to grass lawn. The location of this structure would minimise disruption to the day-to-day activities. The lawn would be relandscaped following the removal of the structure.

4.1.59 *The listed building would be concealed by scaffolding when this temporary structure is in situ and it would also read as a temporary structure in connection with the refurbishment works. As such, its impact on the setting of the listed building would be negligible. Relandscaping would be beneficial and would improve the setting of the listed building.*

4.1.60 A number of timber casement windows (11 in total) in the north and south elevations would be temporarily removed to facilitate safe access and the delivery of large materials at every level. The windows would be carefully recorded and set aside in controlled,

protected areas within the Estate, in preparation for reinstatement on completion of the works.

4.1.61 *These proposed works would not cause any harm to the significance of the listed building.*

4.1.62 An opening would be temporarily formed in the floor of the central courtyard to enable the safe removal of material from excavation and for the delivery of the piling rig and equipment. Several alternative locations have been assessed but this location provides sufficient access for piling rig and also safe operation from the crane position. The works would involve the removal of a section of brick vault at basement level.

4.1.63 *The section of brick vault would be recorded, carefully removed and reinstated. As such, these proposed works would not harm the significance of the listed building.*

The Proposals for the Interiors Generally

4.1.64 New lifts would be provided in the east and west wings. New tea points, WCs and service risers would be provided in the same areas. This would involve the wholesale remodelling of these discrete areas, including the removal of the historical floorplate and all existing walls, partitions, finishes and features. In the east wing, the new cores would be provided in the location of the existing lifts, inserted in the 1970s, but they would be reduced from three to two lifts. In the west wing, they would be provided in an area where the original plan form has been altered since its construction. It was originally the location of a staircase and WCs but by 1943 the staircase had been removed and additional WCs provided in its place.

4.1.65 *No harm would be caused. The proposals for new lifts, tea points, WCs and service risers in these locations would have a considerable impact, but the significance of the fabric at affected is of modest or negligible significance, mitigating the potential for harm. The proposed alterations are centred on areas which have been remodelled in the past, which lessens their overall impact.*

4.1.66 In general, aside from these areas, the proposals generally are to maintain the existing, historic plan form across all floors. The cellular plan would continue to perform its original and historical function as individual offices. In some locations, doors between offices would be fixed shut and acoustically lined on one side. In other places, new lobbies would be provided within the rooms, for reasons of fire protection.

4.1.67 *These adaptations to the plan form would result in minor instances of harm, but would be broadly beneficial because the building would continue in its historic use. The changes to the doors between rooms are largely reversible as the historic doors would be retained and fixed shut. The alterations have been kept to the minimum necessary to achieve the number and size of offices required by the brief.*

4.1.68 An internal repair and cleaning strategy has been developed; please refer the Design & Access Statement for a detailed approach to repairs.

4.1.69 A new interior design scheme is proposed, but this is still evolving. The terrazzo and mosaic floors in circulation spaces would be uncovered, repaired and consolidated where possible, this is subject to further investigation and site survey on the building is vacated. Paint analysis is also proposed in a number of interior spaces and the proposed colour palette would take the

results into account. The lighting proposals are being developed but would include, for example, globe pendant lighting in primary corridors and lift lobbies.

- 4.1.70 *Although the proposals do not include full details of the proposed interior design scheme, the general approach has the potential to be beneficial given that the current interior design conceals or some historic features and finishes and is not in keeping with the character of the building.*
- 4.1.71 Regarding existing doors, some original doors in main corridor areas would be replaced in connection with the fire strategy to achieve 60 minute fire protection, where required. The replacement doors would match the existing doors in detail and profile, with modifications to the door frame to accommodate increased door thickness requirements. All stop beads are to be replaced with hardwood to match existing profiles.
- 4.1.72 Alterations are also proposed to the majority of the original doors in corridors to achieve 30 minute fire protection. The existing 'papier mache' panels would be replaced by a wood-veneer-faced fire rated board. The existing softwood deal beading would be replaced with hardwood to match the existing profile.
- 4.1.73 *While the replacement of several original doors and the alteration of a number of original doors would result in the loss of historic fabric, thereby causing some 'less than substantial' harm, this would be in part mitigated by the reinstatement of the existing design and detail, in addition to the provision of adequate fire protection for the occupants.*
- 4.1.74 The strategy for servicing relies on providing a new service riser in each wing, thus avoiding the need for multiple service risers or a

single, intrusive riser in the internal courtyard which would have attendant problems of increasing the need for horizontal distribution, particularly in the vaulted corridors. The construction of the new risers would require the careful removal of localised areas of the original floorplate.

- 4.1.75 Some service risers would be located in the areas adjacent to the new lifts or in existing risers. The passenger lift in the open well of the SW staircase would also be converted to a riser.
- 4.1.76 *The service risers in areas adjacent to the new lifts or in existing risers would cause minimal harm because these areas have already been altered or the risers are already in existence. The conversion of a lift shaft to a riser would be comfortably accommodated.*
- 4.1.77 Five of the locations where new risers are proposed are more sensitive to alteration. These are the two risers in rooms adjacent to the northwest corner room; one riser in the eastern-most room on the north wing; and the two risers in rooms adjacent to the southeast corner room. These would require alterations to these rooms, and the loss of elements of original floors, cornices, ceilings, doors and other features and finishes; in six instances (two on the first and fourth floors and one each on the second and second mezzanine floors) an original chimneypiece would require relocation, in others the service risers would be located close to the windows.
- 4.1.78 One of the new risers in the NW corner (that serving the north wing) would be located – on some floors – in ancillary rooms of relatively small dimensions. It would also be located away from the window and its size has been reduced to the minimum necessary. The same is the case for the NE riser. One of the new

risers in the SE corner (that serving the east wing) would be located in an area that has been altered in the past to form WCs or ancillary spaces to the offices.

4.1.79 *These are therefore the most sensitive location for these risers and the harm would be minor.*

4.1.80 The other two new risers in the NW and SE corners of the building would be located in historical rooms (in the west and south wings, respectively). Both would be located along one of the cross walls close to the corridor walls to avoid running across the windows and the size of the risers has been reduced to the minimum necessary.

4.1.81 *These would cause some 'less than substantial' harm at the low end of the spectrum.*

4.1.82 The majority of the horizontal distribution of the services would be concealed behind new raft ceilings, suspended from the concrete soffit of each room. This would necessitate removal of sections of cornice and wall. Where practical, the vast majority of the perimeter corner rooms would reveal the existing ceilings with services distribution via the adjacent spaces or within new joinery units housing floor mounted fan coil units. There would be no horizontal distribution of services in the perimeter corridors.

4.1.83 *The rafts would cause harm by altering the proportions of the rooms, obscuring the cornices and, in some places, blocking the tops of the windows or the architraves; original fabric – sections of the walls and cornices – would also be harmed. However, this harm would be in part mitigated by the fact that the rafts would replace suspended ceilings added in the 1970s, which are of a poor design quality, and that these alterations are largely*

reversible. In the corner rooms, the services would be built into wall-mounted furniture and there would be no rafts.

4.1.84 Timber glazed fire doors and screens in the perimeter corridors, added in the 1970s, would be replaced by new glazed doors and screens. These generally sit within the same locations and would have a similar architectural language with the interventions elsewhere. The new screens have increased glazing to aid the reading of the vaulted corridor spaces beyond. There would also be a number of new screens that are required to respond to modern fire safety regulations.

4.1.85 *This would be beneficial as the 1970s fire doors and screens are unsympathetic to the character of the corridor spaces. The modern equivalents would be less obtrusive and would be held open unless activated by the fire alarms, lessening their impact on views along the corridors. Improving fire safety in a manner sympathetic to the historic building is also a benefit.*

4.1.86 Historic radiators would be removed from the main offices areas but retained in corridors and corner rooms; if not serviceable, these units would be replaced by radiators removed from the main office areas.

4.1.87 *The removal of the historic radiators would cause minor harm to the significance of the listed building, but this would be in part mitigated by the retention of these units for possible relocation elsewhere on the estate.*

4.1.88 A misting fire protection system is proposed in most rooms, apart from circulation areas and rooms of high significance. Misting heads will be mounted in raft ceilings or side wall mounted where appropriate.

4.1.89 *The misting fire protection system has been sympathetically designed and would not be located in highly sensitive areas, subject to further surveys. It would be comfortably accommodated within ceiling rafts or on walls, where appropriate. It would also provide fire protection to both the building and the occupants. It would not cause harm to the significance of the listed building.*

The Proposals for the Basement

4.1.90 Internally, alterations are proposed to the basement to accommodate facilities for staff and plant. The most significant alteration is the localised lowering of the floor levels and the removal of some masonry walls to create room for the plant and service runs. Large items of plant are proposed to be located in the larger spaces in the basement, but there is still a requirement to adapt the basement to accommodate additional plant and the horizontal distribution runs for the services. These works would involve the removal of some structural masonry walls, lowering slabs in some areas and forming trenches in the slab in places, as detailed on the drawings, and creating two lift pits. Piles would also be introduced in a number of areas beneath the reconstructed floors. An original but utilitarian staircase from lower ground floor to the basement would be removed. Some of the below-pavement vaults would be removed or altered.

4.1.91 The opportunity would also be taken to upgrade the thermal performance and to waterproof the basement.

4.1.92 *The proposals for the basement would not cause harm to the significance of the listed building. The proposals would have a considerable magnitude, but the significance of the fabric affected is modest or negligible, lessening the impact on the building*

overall. These are generally utilitarian spaces and their original purpose was to service the rest of the building. Some of the pavement vaults appear to pre-date the building, but only by a few years and were part of the construction of the now-lost Opera House, and have only modest significance. The introduction of piles beneath new floors would have no impact on the significance of the listed building.

4.1.93 *Adapting the basement so that it continues in this function is a better option than accommodating plant elsewhere, in more sensitive areas. A sufficient quantity of the original fabric in distinct areas would be unaltered to allow the historic character of the basement to be preserved in part. Elsewhere, the finishes would remain in keeping with this character, being utilitarian and functional.*

4.1.94 Otherwise, there would be isolated removal of original unadorned masonry walls to create spaces for staff facilities, mainly in the centre of the plan.

4.1.95 *These would cause no harm as these are areas of modest significance and the adaptations would be limited to what is necessary to allow the new uses.*

4.1.96 The central oculus would be restored, bringing natural light back into the basement corridor, and reviving the original purpose of the surrounding original basement windows, which was to allow this light to penetrate further into the basement areas.

4.1.97 *This would be beneficial.*

The Proposals for the Lower Ground Floor

4.1.98 Many of alterations would affect fabric dating to the 20th century. There are, however, also a number of areas where isolated removal of original masonry walls or partitions is proposed to make the spaces work for their new uses. However, nibs and downstands would be retained, where required, to enable the plan form to be legible. An original but utilitarian staircase from lower ground floor to the basement would be removed.

4.1.99 *These would cause no harm as these are areas of modest significance and the adaptations would be limited to what is necessary to allow the new uses.*

4.1.100 An entrance hall to the building is proposed adjacent to the lift core and principal staircase, accessed off the internal courtyard. The height of the space would be increased by the removal of a section of floor between the lower ground and ground floors, which would be similar to the form and size of the oculus opening. The outer wall of the east wing corridor on the ground floor would be removed in this location and a new balustrade with metal stick balusters and a timber handrail would surround the new opening in the floor, overlooking the new entrance hall. The entrance hall would be lined with timber and feature a display case. A new terrazzo floor is proposed for the entrance hall, unless an original hard floor finish is discovered in this location, which would be refurbished.

4.1.101 *This would cause no harm. These are moderately scaled works but they affect fabric of modest or negligible significance. These areas of the interior have been altered in the past, when the new lift cores were inserted in the 1970s, and so this is an appropriate location for the new entrance. The proposals also have the benefit of vastly improving circulation in the building generally and, in particular, step-free access to the internal courtyard, which would*

allow more people to experience and appreciate this part of the listed building. The proposals would not affect the principal staircase, which would remain in use and intact within its original stairwell.

4.1.102 An original internal passage in the south wing that connected Commissioners' Yard with the courtyard would be reinstated, which would also reactivate and reinstate the use of the original southern external door. Internally, steps would also be removed and a gentle ramp with handrails introduced to provide step-free access.

4.1.103 *The reinstatement of the original passage and reactivating the original south entrance would be beneficial.*

4.1.104 A new service riser running from lower ground to ground floors would be inserted on the blank, southern end wall of the room in the southwest corner of the building. This would involve removal of the original floor in this area and the riser would abut the original chimneybreast.

4.1.105 *This would cause minor less than substantial harm.*

The Proposals for the Ground Floor

4.1.106 The proposals for the ground floor include those relating to lifts, WCs, tea points, service risers and horizontal distribution networks, and fire doors and screens as discussed above. In addition, the proposals are for:

- Alterations to rooms G33 and G34. Here, an original masonry wall and chimneybreast would be removed along with a former WC compartment, accessed off G32. This would make

space for a service riser and an office. The chimneybreast does not contain a chimneypiece.

4.1.107 *This would cause minor 'less than substantial' harm to localised areas only. While original fabric would be removed – plastered masonry walls, dado rail, skirting, the door and architrave, and a chimneybreast – these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- Alterations to room G26. An original plaster wall would be removed along with steps to a storage room.

4.1.108 *This would cause minor 'less than substantial' harm to some areas only. While original fabric would be removed, these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- A new service riser running from lower ground to ground floors through room G24. This would be located on the blank, southern end wall of the room and would involve removal of the original floor in this area. Otherwise the original skirting, dado and plaster wall would be affected, being either covered or removed to accommodate the riser.

4.1.109 *This would cause minor 'less than substantial' harm to some areas only. While original fabric would be removed, these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- In room G6, a historic door and architrave would be moved to a new location in the same wall.

4.1.110 *This would cause minor 'less than substantial' harm, mitigated by the reuse of the original door and architrave within the same room.*

- The wall and door at the westernmost end of the north wing corridor would be removed to create a new breakout space. This is not shown on the original drawings, which show a staircase in this location (as indicated by the mullion and transom window in the south wall). It is shown on the 1943 drawings and so is presumed to be either original and relocated here from elsewhere in the building before 1943, or an early-20th-century replica of an original door.

4.1.111 *This would be beneficial in that the original mullion and transom window that historically lit a staircase would be returned to the circulation space of the building rather than being obscured in a private room.*

- A new frameless glazed lobby would be provided at the top of the entrance steps in the easternmost part of the south wing. This would replace a 1970s vestibule. The original external doors would be retained.

4.1.112 *This would be beneficial as the existing modern vestibule detracts and is unsympathetic to the character of the corridor spaces. The modern equivalents would be less obtrusive.*

- The modern concrete roof of the single-storey range along the south side of the courtyard would be replaced with a new roof construction with new finishes, suitable to support the use of the rooftop as a terrace.

4.1.113 *This would cause no harm.*

The Proposals for the First Floor

4.1.114 The proposals for the first floor include those relating to lifts, WCs, tea points, service risers and horizontal distribution networks, and fire doors and screens as discussed above. In particular, two fireplaces would be relocated on this floor. In addition, the proposals are for:

4.1.115 The flight of stairs continuing to the half landing below are contemporary to the 1935-40 link, with grey marble strings and a grey marble capping or handrail.

- Alterations to stairwell 1ST4. Here, the flight of stairs that was erected in 1935-40 as part of the link to the Curtis Green Building would be altered with the removal of one flight and a new floor constructed in its place.

4.1.116 *This would cause minimal harm as this staircase is of limited historic interest and one flight would be retained.*

- Alterations to rooms 108 and 109. Here, an original wall between the two rooms would be removed but the chimneybreast to the south would be retained.

4.1.117 *This would cause minor 'less than substantial' harm. While original fabric would be removed, these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall. The proportions of room 109 have also previously been altered as it originally formed part on the adjacent corridor, further limiting harm.*

- A partition wall in room 126 would be removed, while rooms 126 and 127 would be amalgamated with the removal of the dividing wall but nibs and downstands would be retained.

4.1.118 *The alteration of plan form would cause some limited 'less than substantial' harm but the retention of nibs and downstands would allow the original plan form to remain legible, while the removal of the modern partition would be beneficial.*

- Alterations to rooms 132 and 133. Here, an original wall between the two rooms would be removed along with a door and architrave. A new wall would be inserted, essentially swapping the proportions of the original rooms so that the smaller of the rooms is to the east, rather than the west, as at present. This would make space for a service riser and an office.

4.1.119 *This would cause minor 'less than substantial' harm. While original fabric would be removed, these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall. The original proportions of the rooms would remain and the walls would retain the same relationship to the windows as in the original arrangement, only with one window to 133 and two windows to 132, rather than then other way round.*

- A 'comms' room is proposed in room 135 and a raised gridded floor on beams would be introduced to support the equipment. The south wall, which was erected post 1943, would be partially rebuilt.

4.1.120 *The addition of the floor above the existing would not cause any harm as would be reversible and it would also protect the listed building by adequately supporting the additional weight. The*

rebuilding of a post-1943 would have no impact on the significance of the listed building.

- The door at the westernmost end of the north wing corridor would be removed to create a new breakout space. This is not shown on the original drawings, which show a staircase in this location (as indicated by the mullion and transom window in the south wall). It is shown on the 1943 drawings and so is presumed to be either original and relocated here from elsewhere in the building before 1943, or an early-20th-century replica of an original door.

4.1.121 *This would be beneficial in that the original mullion and transom window that lit a staircase would be returned to the circulation space of the building rather than being obscured in a private room.*

- A wall at the northernmost end of the west wing corridor would be removed to create a new breakout space. This is shown on the original and 1943 drawings.

4.1.122 *This would cause minor 'less than substantial' harm.*

- An original door and architrave would be moved to a new location in the south wall of room 113.

4.1.123 *This would cause minor 'less than substantial' harm, mitigated by the reuse of the original door and architrave within the same room.*

- The modern glazing in the arched openings to the principal staircase would be replaced.

4.1.124 *This would have no impact on heritage significance.*

- An original door and architrave would be moved to a new location in the east wall of room 104.

4.1.125 *This would cause minor 'less than substantial' harm, mitigated by the reuse of the original door and architrave within the same room.*

The Proposals for the Second Floor

4.1.126 The proposals for the second floor include those relating to lifts, WCs, tea points, service risers and horizontal distribution networks, and fire doors and screens as discussed above. In particular, one fireplace would be relocated on this floor. In addition, the proposals are for:

- Rooms 214 and 215 would be amalgamated with the removal of the dividing wall but nibs and downstands would be retained.

4.1.127 *The alteration of plan form would cause some limited 'less than substantial' harm but the retention of nibs and downstands would allow the original plan form to remain legible.*

- Alterations to room 231. Here, 20th-century partitions on the northern wall would be removed. This was originally the location of a chimneybreast which has since been removed. No historic fabric is affected.

4.1.128 *This would cause no harm.*

- In room 215 a non-original partition would be removed.

4.1.129 *This would cause no harm.*

- The door at the westernmost end of the south wing corridor would be removed to create a new breakout space. This is not shown on the 1943 plans or the original drawings, so is presumed to be either original and relocated here from elsewhere in the building or a modern replica.

4.1.130 *This would be beneficial in that the original termination of the corridor space with a window would be restored.*

- A wall at the northernmost end of the west wing corridor would be removed to create a new breakout space. This is shown on the original and 1943 drawings.

4.1.131 *This would cause no harm.*

- A c.1970 timber glazed screen with timber glazed door to access the balcony overlooking the southeast staircase would be removed.

4.1.132 *This would be beneficial.*

- An original door and architrave would be moved to a new location in the south wall of room 204.

4.1.133 *This would cause minor 'less than substantial' harm, mitigated by the reuse of the original door and architrave within the same room.*

The Proposals for the Second Mezzanine Floor

4.1.134 The proposals for the second mezzanine floor include those relating to lifts, WCs, tea points, service risers and horizontal distribution networks, and fire doors and screens as discussed above. In particular, one fireplace would be relocated on this floor. In addition, the proposals are for:

- Rooms 309 and 310 would be amalgamated with the removal of the dividing wall but nibs and downstands would be retained.

4.1.135 *The alteration of plan form would cause some limited harm but the retention of nibs and downstands would allow the original plan form to remain legible.*

- Removal of the southern wall of the northwest corner room (309). This would make space for a service riser and an office. Nibs of the wall would be retained.

4.1.136 *This would cause minor 'less than substantial' harm. While original fabric would be removed these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- Room 313 would be subdivided and a new doorway serving the corridor inserted.

4.1.137 *These proposed changes would not cause harm to the significance of the listed building.*

The Proposals for the Fourth Floor

4.1.138 The proposals for the fourth floor include those relating to lifts, WCs, tea points, service risers and horizontal distribution networks, and fire doors and screens as discussed above. In particular, two fireplaces would be relocated on this floor. In addition, the proposals are for:

- Removal of part of the southern wall of the northwest corner room (412). This would make space for a service riser and an office. Nibs of the wall would be retained.

4.1.139 *This would cause minor harm. While original fabric will be removed these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- Removal of a door at the northern end of the east corridor. This is not shown on the 1943 plans.

4.1.140 *This would cause no harm.*

- Removal of a partition which subdivides room 420. This is shown on the 1943 plans but is described in the Conservation Management Plan for Norman Shaw North (March 2016, by Feilden + Mawson) as detrimental.

4.1.141 *This would cause no harm.*

- Removal of the wall between rooms 420 and 422. This is original fabric.

4.1.142 *This would cause minor 'less than substantial' harm. While original fabric would be removed these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- Removal of a portion of the west wall of room 420 to give access to a storage cupboard. Closing existing access from stairwell.

4.1.143 *This would cause no harm.*

- An original door and architrave would be moved to a new location in the south wall of room 408.

4.1.144 *This would cause minor 'less than substantial' harm, mitigated by the reuse of the original door and architrave within the same room.*

The Proposals for the Fifth Floor

4.1.145 The proposals for the fifth floor include those relating to lifts, WCs, tea points, service risers and horizontal distribution networks, and fire doors and screens as discussed above. In addition, the proposals are for:

- Removal of part of the southern wall of the northwest corner room (513). This would make space for a service riser and an office. Nibs of the wall would be retained.

4.1.146 *This would cause minor 'less than substantial' harm. While original fabric would be removed these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- Alterations to rooms 511 and 512. Here, an original wall between the two rooms would be partially removed. This would make space for a service riser and an office.

4.1.147 *This would cause minor 'less than substantial' harm. While original fabric will be removed these are standard finishes which are present throughout the building and the loss of small portions of these would not be harmful to the building overall.*

- Removal of a cupboard in the southwest corner of room 524. This is shown on the 1943 plans but its provenance is unclear at present.

4.1.148 *It is not possible to assess this at present.*

- Removal of a two sets of doors in the southernmost section of the east wing corridor. Neither is shown on the 1943 plans.

4.1.149 *This would be beneficial because it restores the original plan form in this area.*

- Removal of the modern extension to the SE staircase, creating a new floor and office at fifth floor level.

This would be beneficial as it restores the original plan form in this area.

The Proposals for the Sixth Floor

4.1.150 The proposals on the sixth floor affect fabric of low or no significance. The modern partitions would be removed and replaced with new WC and tea point partitions, to a new arrangement.

4.1.151 *This would cause no harm.*

The Proposals for the Seventh Floor

4.1.152 The proposals on the seventh floor affect fabric of low or no significance. Generally, the loft spaces would be cleared to make space for plant, including the removal of the floor in the east wing. The roof trusses would not be affected.

4.1.153 *This would cause no harm.*

Summary and Conclusion of the Impact of the Proposals

4.1.154 Overall, there are a number of instances where ‘less than substantial’ harm has been identified. In the majority of these,

the harm is minor and the alterations have been kept to the minimum degree necessary to refurbish the building to modern office standards. There are two exceptions where the harm is greater, but still within the ‘less than substantial’ category:

- The introduction of a glazed roof to the courtyard.
- The introduction of new vertical service risers in areas which have not been disturbed historically, resulting in the loss of plan form and finishes and the requirement to relocate six chimneypieces within the building.
- The horizontal distribution of services, principally in a ‘raft’ suspended from the ceiling in the offices.

4.1.155 In the first instance – the introduction of the glazed roof to the courtyard – the harm is mitigated by the design of the new architecture and the significant benefit of putting this space to good use, and increasing the people’s ability to experience and appreciate the listed building’s internal courtyard. The proposal is accompanied by the removal of features in the courtyard which detract from the significance of the listed building and its setting, which would be a benefit. Restoration of the central oculus and well-designed modern features such as the new entrance door to the building and the terrace balustrade will enhance the quality of the space, complementing the original architecture.

4.1.156 In the case of the service risers and horizontal distribution, the proposals are driven by necessity and by the brief. These alterations would equip the building with the mechanical services it requires to meet with current building standards, enabling the building to continue in its original use, as cellular offices; this is also its optimum viable use. The services have been kept to the minimum necessary to achieve the brief. These factors mitigate

the harm the new service risers and horizontal distribution may cause.

4.1.157 A number of instances where the proposals are beneficial to the special interest of the listed building and the character and appearance of the conservation area have also been identified. These are listed in Section 4.3.10 below.

4.2 Justification of the Proposals

4.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the site comprises Westminster's City Plan (November 2016), Westminster's Unitary Development Plan (January 2007), and the London Plan (March 2021). The draft City Plan 2019-2040 is also a material planning consideration. Decision-makers must also comply with the Planning (Listed Buildings and Conservation Areas) Act requirements.

4.2.2 This section therefore assesses the proposed development first against the City of Westminster's local plan policies, then against the policies of the London Plan, and finally brings to bear heritage policies in the NPPF and the requirements of the 1990 Planning Act.

Local Plan Policies

4.2.3 Westminster's City Plan (November 2016) includes a policy that relates to heritage. Policy S25 states that Westminster's *'heritage assets will be conserved, including listed buildings, conservation areas...'* Westminster's Unitary Development Plan (January 2007) includes Policy DES 10 that addresses listed buildings and states that applications for development *'should respect the listed building's character and appearance and serve to preserve, restore or complement its features of special architectural or historic interest.'* The draft City Plan 2019-2040 (submitted November 2019) includes Policy 40, which states that *'Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the original*

building and protecting or, where appropriate, restoring original detail and significant historic fabric.'

4.2.4 Overall, the building would be conserved in a manner that is appropriate to its significance. Attention has been given to the desirability of preserving the building, its setting and the features of special architectural or historic interest which it possesses, and the proposals would equip this Grade I-listed building for its next phase of life as parliamentary offices. There would be some instances of 'less than substantial' harm to the listed building, but these have been limited to the smallest degree necessary to achieve the benefits of refurbishing the building to the specification required by the brief. This harm would consequently result in some localised non-compliance with Policy S25, Policy DES 10 and Policy 40, as outlined above, as the buildings would not be fully conserved or preserved. However, the conflict with these policies would not be major.

4.2.5 Policy 40 of the draft City Plan 2019-2040 (submitted November 2019) also states that *'Development will preserve or enhance the character and appearance of conservation areas...'* These proposals would enhance the character and appearance of the Whitehall Conservation Area, particularly with the repair of the elevations and the improvements to the north elevation.

4.2.6 **London Plan Policies**

4.2.7 Policy HC1 of the London Plan (2021) states that *'(C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively*

managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'

- 4.2.8 These are positive proposals that would result in the enhancement of the significance of the Grade I-listed Norman Shaw North, which would be appropriately conserved, with some change to significance. The Whitehall Conservation Area would also be enhanced by the proposed works. The proposals would on the whole be sympathetic but there would be some elements of 'less than substantial' harm to the significance of the listed building, which would result in some localised non-compliance with Policy HC1.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.2.9 The Act forms the legal basis for decision making where a proposed development will impact listed buildings or a conservation area. For listed buildings it sets out that the decision maker shall have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' (s. 16 and 66), and for conservation areas, that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area*' (s. 72).
- 4.2.10 These statutory requirements set a high bar for allowing development that would harm heritage assets. However, the statutory requirements must be viewed in light of the relevant heritage policies in the National Planning Policy Framework (NPPF). As noted by the court in *Mordue v Secretary of State for Communities and Local Government* (2015): '*Paragraph 134 of the NPPF appears as part of a fasciculus of paragraphs, set out*

above, which lay down an approach which corresponds with the duty in section 66(1). Generally, a decision-maker who works through those paragraphs in accordance with their terms will have complied with the section 66(1) duty.' Although the court was concerned with the previous version of the NPPF and section 66 specifically, the same approach is considered appropriate in respect of the heritage policies in the current NPPF and in respect of the section 16 and 72 duties. It is therefore important to consider the proposed development against the relevant NPPF policies.

National Legislation and Policy

- 4.2.11 As set out above, the development partially complies with the heritage policies in the local and regional plan, although any conflict is not considered to be major. However, the National Planning Policy Framework sets out policies on heritage assets which form a material consideration in decision making and should be taken into account. As noted above, these policies are considered to set out a framework for how the relevant statutory duties should be complied with in practice.
- 4.2.12 These policies ask that 'great weight' is given to heritage conservation, and that harm to significance be justified clearly and convincingly, and that it be outweighed by public benefits.
- 4.2.13 Paragraph 193 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of

whether the any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 4.2.14 These are the principles with which the proposals for Norman Shaw North have been developed by BDP. The harms identified above are all necessary to allow the building to transition to its new phase of life as offices with a communal courtyard in the heart of the Northern Estate. Each intervention has been designed to fit as best as is possible within the original character of the building, reusing original features or following original specifications wherever possible, thus mitigating the harm which might arise from the alterations. Restoration of lost features is also proposed in some areas and these would enhance people's ability to appreciate the original design and significance of the building.
- 4.2.15 The National Planning Policy Framework (NPPF) requires the proposals to be assessed as causing either 'substantial' or 'less than substantial' harm. In undertaking this assessment, it is worth remembering the Planning Practice Guidance on substantial harm in paragraph 017. This states:

In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

- 4.2.16 No aspect of the proposals has a serious impact on a key element of the building's special interest. The external elevations, the roof, the internal courtyard elevations, the principal staircase, the main corridors and the rooms with surviving historic features such as chimneypieces, cornices, skirting boards, panelling and doors would all be preserved. None of the features identified in Section 1 as having high significance would be harmed by the proposals.
- 4.2.17 The glazed roof would not cause harm to the significance of the listed building. The NPPF guidance is clear that *'it is the degree of harm ... rather than the scale of the development that it is to be assessed'*. While the scale of the alteration is significant, when it is considered in tandem with the benefits brought about by this aspect of the proposals, no harm to the significance of the listed building can be found. The revitalisation of the courtyard would entail the removal of modern clutter from the courtyard, the repair of the elevations, the restoration of the courtyard oculus, and the new use of the space for a communal purpose which will encourage people to appreciate its significance to a greater degree than at present.
- 4.2.18 The proposals for services, while affecting localised areas to a considerable degree, would not have a significant effect on the overall plan form or features of the building and would only cause 'less than substantial' harm to the listed building. Locating the services in each wing, within the envelope of the external walls of the building, is more sympathetic to its historic character than locating them in a single riser on an external elevation; this is not possible in a building which truly – to Shaw's credit – does not have a single lesser quality or 'rear' elevation. Locating service runs in smaller risers in every room would also cause a greater degree of harm overall. The services have been designed to meet

the brief in as sympathetic a manner as is possible. They would cause 'less than substantial' harm to the significance of the listed building overall.

4.2.19 In summary, the proposals would amount to 'less than substantial harm' to the significance of the listed building, no harm to the setting of the listed building and no harm to the character and appearance of the conservation area nor the setting of other listed buildings.

4.2.20 Within the spectrum which the category of 'less than substantial harm' encompasses, this harm is at the less serious end.

Public Benefits

4.2.21 Where a proposal is found to cause 'less than substantial harm' to a listed building, the National Planning Policy Framework states, in paragraph 196:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.2.22 There are a number of instances throughout the proposals where benefits to the fabric of the listed building are accrued. Added to these is the foremost and overarching benefit of revitalising Norman Shaw North, which has not been refurbished for nearly 30 years, and equipping it for its next phase of life as parliamentary offices. This is the optimum viable use for the building and would ensure its conservation and repair in the long term.

4.2.23 Specific 'heritage benefits' include:

- Cleaning and repair of the principal elevations and the roofs;
- Removal of later louvres and rooflights from the roof and replacement with well-designed louvres on the inner-facing slopes;
- Improvements to the north elevation where the single-storey buildings have been removed leaving an unfinished elevation at lower ground floor level, which was never intended to be exposed;
- Reactivating the southeast entrance door on Commissioners' Yard;
- Improvements to the landscaping to the west of the building;
- New interior design which is sympathetic in approach to the historic character of the building, and is to be determined in further detail in later design stages;
- Repair and redecoration/refurbishment of special features internally;
- Removal of 1970s suspended ceilings to reveal original ceiling heights and cornices;
- Removal of carpets to reveal historic floor surfaces, dependant on investigations with details to be determined in further detail in later design stages;
- Removal of unsightly modern fire-doors and screens and replacement with better designed modern alternatives;
- Removal of later alterations to the floor plan.

- Reinstatement of the oculus and railings in the courtyard, which restores natural light to the basement areas;
- A well-designed natural floor finish within the courtyard;
- Improvements to the fenestration and the roof of the single-storey structure within the courtyard;
- Removal of portacabins, bins, bikes, plant and services from the courtyard;
- Creation of a new communal space in the courtyard allowing more people to enjoy and appreciate the historic building;
- Rationalisation of mechanical, electrical and plumbing services, removing unsightly service runs and plant areas and replacing these with better designed modern alternatives;
- Rationalisation of the secondary glazing and replacement with better designed modern alternatives.

4.2.24 In summary, the NPPF requires that the identified elements of ‘less than substantial’ harm must be balanced against a wide range of public and heritage benefits, with the harm being given great weight in that overall balancing exercise, notwithstanding its ‘less than substantial’ nature. Together these benefits weigh more heavily than the harm, meaning that the NPPF policies on heritage, 193, 194 and 196 are satisfied. The conclusion of this balancing exercise is a powerful material consideration that for the purposes of Section 38(6) is considered to weigh in favour of granting planning permission for the proposed development, notwithstanding some non-compliance with heritage policies in the development plan. The grant of planning permission and listed building consent for the proposed development is therefore considered acceptable even following consideration and application of the statutory duties in the 1990 Act.

4.3 Conclusion

- 4.3.1 As outlined above, the proposals would provide considerable public benefits, including heritage benefits, by equipping Norman Shaw North for its next phase of life as parliamentary offices.
- 4.3.2 The proposals would cause no harm to the setting of the listed building or to the character and appearance of the conservation area, nor the setting of other listed buildings, all of which would be enhanced.
- 4.3.3 There are some instances of ‘less than substantial’ harm to the listed building, but these have been limited to the smallest degree necessary to achieve the benefits of refurbishing the building to the specification required by the brief. Each instance of harm has been carefully considered and steps have been taken through the design process – and in consultation with Westminster City Council and Historic England – to mitigate the harm by good design, in keeping with the character of the historic building.
- 4.3.4 Overall, the impact of the proposals on the special interest of the listed building would amount to ‘less than substantial’ harm (NPPF para 196). Within the spectrum which the category of ‘less than substantial harm’ encompasses, this harm is at the less serious end.
- 4.3.5 The ‘less than substantial harm’ to the listed building would be outweighed by public benefits, which include works that would benefit the heritage of the building, as well as wider societal benefits.

- 4.3.6 The most important public benefit is that the buildings would be equipped for their continued use as parliamentary offices, which supports their conservation and repair in the long term.
- 4.3.7 Other public benefits include reinstatement of original features, for example the oculus in the courtyard, and providing step-free access to the building. Works to improve the courtyard would also enhance people's ability to appreciate the significance of the listed building.
- 4.3.8 Many of the public benefits, listed in Section 4, would not be possible to deliver without the major improvements that the scheme would provide.
- 4.3.9 The proposals would enhance the significance of the both the Grade I-listed building and the Whitehall Conservation Area and, as such, they would meet the tests for sustainable development outlined within the National Planning Policy Framework (NPPF), insofar as they relate to the historic environment. The many compelling benefits offered by the scheme would easily outweigh the 'less than substantial harm' caused and are, therefore, considered a material consideration which overcomes the presumption against proposals set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, the NPPF heritage policies are also a material consideration to overcome the in part non-compliance with the local and regional plans.
- 4.3.10 It is therefore the conclusion of this report that the proposals should be granted planning permission and listed building consent.

Appendix A - Statutory List Descriptions

Former New Scotland Yard Norman Shaw North Building

Grade I

Date first listed: 05 February 1970

TQ 3079 NW CITY OF WESTMINSTER VICTORIA EMBANKMENT SW1 92/19
Former New Scotland Yard 5.2.70 Norman Shaw North Building GV I
Metropolitan Police old headquarters. 1887-90 by Richard Norman Shaw with R. Dixon Butler. Red brick and Portland stone banding and dressings above granite podium, slate roofs. Flemish and English Baroque details, marking Shaw's transition to his grand manner with a "defensive" note added by the corner tourelles, the granite podium and four-square massing around central court. 4 storeys, basement and 3 tiers of dormers in steep roof. 9 bay wide elevation plus corner tourelles. Entrance by south east corner of south front with large semicircular arched portal in Baroque rusticated surround with engaged rusticated columns and large broken segmental pediment. Plain square headed mullioned- transomed recessed casements to podium. 2nd and 3rd,floors have architraved mullioned-transomed small pane casements with cornices on 1st floor and segmental arched with keystones on 2nd floor, the 2nd floor windows to Embankment with segmental pediments. The tourelles are deeply corbelled as bartizans with finialed cupola domed roofs. Deep corbelled eaves cornice. The north and south fronts are flanked by attic storeys surmounted by distinctive large gables elaborated with broken segmental pediment aedicules and obelisk finials. The Embankment front has blind single storey wings projecting from ground floor and linked by tall cast iron railings screening forecourt. Attached to Embankment elevation is a portrait roundel bronze of Shaw by Hamo Thornycroft. Richard Norman Shaw; Andrew Saint. Listing NGR: TQ3028179813

Appendix B - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 72(I) of the above Act states that:

... with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Policy

City of Westminster

Westminster's Unitary Development Plan (January 2007; partly revised 2010)

CHAPTER 10 URBAN DESIGN AND CONSERVATION

POLICY DES 1: PRINCIPLES OF URBAN DESIGN AND CONSERVATION

(A) Architectural quality, local distinctiveness and sustainability

Development should:

- 1) be of the highest standards of sustainable and inclusive urban design and architectural quality
- 2) improve the quality of adjacent spaces around or between buildings, showing careful attention to definition, scale, use and surface treatment
- 3) use high quality, durable and, where possible, indigenous and recycled materials appropriate to the building and its setting and should respect and, where necessary, maintain:
 - 4) the character, urban grain, scale and hierarchy of existing buildings and
 - 5) the spaces between them
 - 6) the character, scale and pattern of historic squares, streets, lanes, mews and passageways
 - 7) the form, character and ecological value of parks, gardens and planned open spaces.

(B) Amenity, accessibility and community safety

To protect amenity, development should:

- 1) adopt appropriate design measures
- 2) provide for safe and convenient access for all
- 3) adopt design measures to reduce the opportunity for crime and anti-social behaviour

4) where proposed, incorporate appropriately designed and positioned security fixtures on buildings and street furniture so as to minimise the visual impact of these fixtures

5) maintain a clear distinction between private and public spaces around buildings and ensure the informal surveillance of public space.

(C) Applications

Development proposals should demonstrate how they have taken into account, by use of detailed drawings and a written statement, the following:

- 1) architectural quality, local character and distinctiveness
- 2) the location and nature of existing and potential links to and through the site and to amenities beyond the site
- 3) townscape features within the site and features which border the site
- 4) local views through and within the site and landmark features visible in the vicinity of the site
- 5) accessibility, inclusive design and security measures
- 6) regard to the relevant urban design policies contained in this chapter
- 7) regard to supplementary design guidance produced by the City Council
- 8) waste storage and disposal
- 9) sustainable building principles in accordance with policy ENV 1: Sustainable and resource-efficient buildings.

POLICY DES 5: ALTERATIONS AND EXTENSIONS

(A) Permission will generally be granted for development involving the extension or alteration of buildings in the following circumstances:

- 1) where it is confined to the rear of the existing building
- 2) where it does not visually dominate the existing building
- 3) if it is in scale with the existing building and its immediate surroundings
- 4) if its design reflects the style and details of the existing building
- 5) if the use of external materials is consistent with that of the existing building
- 6) where any necessary equipment, plant, pipework, ducting or other apparatus is enclosed within the external building envelope, if reasonably practicable
- 7) where external apparatus such as surveillance equipment is needed it is located so that visual or any other impact on amenity is avoided or minimised.

(B) Permission may be refused for development involving the alteration or extension of buildings in the following circumstances:

- 1) where an extension rises above the penultimate storey of the existing building (excluding roof storeys)
- 2) where it occupies an excessive part of the garden ground or other enclosure
- 3) where any added floorspace is obtained by the roofing over or physical enclosure of basement areas
- 4) where it involves the loss of significant gaps between buildings

5) where it involves the installation of entrance canopies which either obscure or are at variance with the architectural features of the building.

(C) Permission will generally be granted for new shopfronts to retail or similar premises open to the general public, in the following circumstances:

1) where they relate satisfactorily to the design of the upper parts of the building

2) where they would not displace existing shopfronts which are locally distinctive or characteristic

3) where the new shopfront is not designed to be entirely or largely openable, in the absence of local circumstances or established patterns of trading activity

4) where they do not involve the installation of solid or perforated external shutters, except in specially justified circumstances.

POLICY DES 6: ROOF LEVEL ALTERATIONS AND EXTENSIONS

(A) Permission may be refused for roof level alterations and extensions to existing buildings (which may include the installation of conservatories, roof terraces, telecommunications equipment or solar collectors) in the following circumstances:

1) where any additional floors, installations or enclosures would adversely affect either the architectural character or unity of a building or group of buildings

2) where buildings are completed compositions or include mansard or other existing forms of roof extension

3) where the existing building's form or profile makes a contribution to the local skyline or was originally designed to be seen in silhouette

4) where the extension would be visually intrusive or unsightly when seen in longer public or private views from ground or upper levels

5) where unusual or historically significant or distinctive roof forms, coverings, constructions or features would be lost by such extensions.

(B) Permission may be granted for new roof structures or additional storeys on existing buildings in the following circumstances:

1) where the proposed development or form of alteration is in sympathy with the existing building's architectural character, storey heights and general elevational proportions

2) where the form and detailing of the extension either repeats or reflects the form, detailing or use of materials found in the existing building

3) where the proposed design accords with (or establishes an acceptable precedent for) similar extensions within the same group of buildings

4) where the design of extension avoids any infringement of the amenity or reasonable visual privacy enjoyed by the occupants of adjacent or nearby buildings.

POLICY DES 7: TOWNSCAPE MANAGEMENT

(A) Public artworks

1) The provision of public artwork, including sculpture, statuary and mural decoration, will be encouraged where permission is sought for suitable schemes of development or redevelopment.

2) Such artwork should be a) of a high standard of design and execution, using high quality materials, and

b) spatially related to the development scheme in question and, where fixed to a building, integral to the design of that building.

(B) Street furniture and floodlighting

1) Where the placement of street furniture requires planning permission, it shall be of a suitable standard of design, accord with the patterns of items already in use and generally be sited so as to be visually unobtrusive, having regard to the character and quality of the existing townscape.

2) Where the installation of floodlighting fittings and associated cabling and equipment requires planning permission, it shall be done in a visually discreet manner, having regard to the character of buildings and land on or within which it is to be located.

3) Where such installations are needed for the purposes of development for which permission is sought, they shall be designed to prevent or minimise light pollution or trespass and may be restricted as to maximum hours of operation or levels of illumination, especially in residential areas.

(C) Boundary walls and railings

1) In schemes of development, the loss of boundary walls and railings will be resisted where they form an important feature of and make a positive visual contribution to the street scene

2) Permission will be granted for the addition of boundary walls and railings where

a) they replicate an existing or traditional pattern which is characteristic of the immediate locality

b) they are of a design and employ materials appropriate to the existing or proposed building, in the case of there being no prevalent or traditional pattern in the locality.

(D) Off-street parking and hardstandings

Permission (where required) will not be granted for the formation of hardstandings

1) where they are located in garden ground that is important to the character or appearance of a conservation area or for residential amenity

2) where such development is located in garden ground of importance to the immediate setting of a listed building or a recognisably uniform group of buildings

3) where it would involve the loss of much of the front garden area or any tree of townscape significance or require the demolition of front garden walls or railings.

(E) Paving

The City Council will use suitable paving materials in all areas and will require the sensitive treatment of paving in private schemes to accord with the character of adjacent buildings and surrounding areas.

POLICY DES 9: CONSERVATION AREAS

(A) Applications for outline planning permission in conservation areas.

In the case of outline planning applications within designated conservation areas it may be necessary to require additional details to be

produced in order that the physical impact of the proposed development may be fully assessed.

(B) Planning applications involving demolition in conservation areas

1) Buildings identified as of local architectural, historical or topographical interest in adopted conservation area audits will enjoy a general presumption against demolition

2) Development proposals within conservation areas, involving the demolition of unlisted buildings, may be permitted

a) If the building makes either a negative or insignificant contribution to the character or appearance of the area, and/or

b) If the design quality of the proposed development is considered to result in an enhancement of the conservation area's overall character or appearance, having regard to issues of economic viability, including the viability of retaining and repairing the existing building

3) In any such case, there should also be firm and appropriately detailed proposals for the future viable redevelopment of the application site that have been approved and their implementation assured by planning condition or agreement.

(C) Planning application for alteration or extension of unlisted buildings

Planning permission will be granted for proposals which:

1) Serve to reinstate missing traditional features, such as doors, windows, shopfronts, front porches and other decorative features

2) Use traditional and, where appropriate, reclaimed or recycled building materials

3) Use prevalent facing, roofing and paving materials, having regard to the content of relevant conservation area audits or other adopted supplementary guidance

4) In locally appropriate situations, use modern or other atypical facing materials or detailing or innovative forms of building design and construction

(D) Conservation area audits

The existence, character and contribution to the local scene of buildings or features of architectural, historical or topographical interest, recognised as such in supplementary planning guidance, such as conservation area audits, will be of relevance to the application of policies DES 4 to DES 7, and DES 10.

(E) Changes of use within conservation areas

Permission will only be granted for development, involving a material change of use, which would serve either to preserve or enhance the character and appearance of the conservation area, bearing in mind the detailed viability of the development.

(F) Setting of conservation areas

Development will not be permitted which, although not wholly or partly located within a designated conservation area, might nevertheless have a visibly adverse effect upon the area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area.

(G) Restrictions on permitted development in conservation areas

1) In order to give additional protection to the character and appearance of conservation areas, directions may be made under article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995. Types of generally permitted development to which such directions may apply will include:

- a) painting, cladding or rendering of building facades
- b) insertion or replacement of doors and windows
- c) removal or replacement of boundary walls and fences
- d) alteration of roof profiles and replacement of roofing materials.

2) Such added powers of planning control may be applied to designated conservation areas the subject of adopted conservation area audits or to buildings or groups of buildings therein identified as being of architectural, historical or topographical interest.

3) The existence of such directions will be taken into account in the authorisation of development that may itself be made subject to the removal of permitted development rights, in appropriate individual cases.

POLICY DES 10: LISTED BUILDINGS

(A) Applications for planning permission

Applications for development involving the extension or alteration of listed buildings will where relevant need to include full details of means of access, siting, design and external appearance of the proposed development in order to demonstrate that it would respect the listed building's character and appearance and serve to preserve, restore or complement its features of special architectural or historic interest.

(B) Demolition of listed buildings

1) Development involving the total demolition of a listed building (or any building listed by virtue of being within its curtilage) will only be permitted if, where relevant, the following criteria are met:

a) it is not possible to continue to use the listed building for its existing, previous or original purpose or function, and b) every effort has been made to continue the present use or to find another economically viable use and obtain planning permission, with or without physical alteration, and

c) the historic character or appearance of the main building would be restored or improved by the demolition of curtilage building(s), or

d) substantial benefits to the community would derive from the nature, form and function of the proposed development, and (in all cases)

e) demolition would not result in the creation of a long-term cleared site to the detriment of adjacent listed buildings

2) If development is authorised in conformity with any of the above criteria, it may be made subject to a condition, agreement or undertaking that any consequential demolition shall not be carried out until all the relevant details of the proposed development have been approved and a contract has been entered into for its subsequent execution.

(C) Changes of use of listed buildings

Development involving the change of use of a listed building (and any works of alteration associated with it, including external illumination) may be permitted where it would contribute economically towards the restoration, retention or maintenance of the listed building (or group of buildings) without such development adversely affecting the special

architectural or historic interest of the building (or its setting) or its spatial or structural integrity.

(D) Setting of listed buildings

Planning permission will not be granted where it would adversely affect:

- a) the immediate or wider setting of a listed building, or
- b) recognised and recorded views of a listed building or a group of listed buildings, or
- c) the spatial integrity or historic unity of the curtilage of a listed building.

(E) Theft or removal of architectural items of interest

In order to reduce the risk of theft or removal of architectural items of interest or value from historic buildings during the course of development, the City Council may require additional security arrangements to be made while buildings are empty or during the course of building works.

POLICY DES 14: STRATEGIC VIEWS

(A) Viewing Corridor

Permission will normally be refused for developments within the Viewing Corridor where:

- 1) the height of the Development Plane is exceeded by the proposed development and the Strategic Views are interrupted, or
- 2) upon redevelopment, existing tall buildings are not replaced by lower buildings.

(B) Wider Setting and Background Consultation Areas

Permission will only be granted for developments within the Wider Setting and Background Consultation Areas, where:

- 1) the wider setting of the Viewing Corridor is safeguarded
- 2) the background of the view is not interrupted by prominent or visible schemes

POLICY DES 15: METROPOLITAN AND LOCAL VIEWS

Permission will not be granted for developments which would have an adverse effect upon important views of

- (A) listed buildings
- (B) landmark buildings
- (C) important groups of buildings
- (D) monuments and statues
- (E) parks, squares and gardens
- (F) the Grand Union and Regent's Canals
- (G) the River Thames.

Westminster City Plan (November 2017)

Westminster's City Plan: Strategic Policies was formally adopted by Full Council on 13 November 2013 and re-confirmed in November 2017, and has full weight as part of the development plan in taking planning decisions from that date. This document was the result of a review of the City Council's Core Strategy adopted in January 2011 to ensure

consistency with the Government's National Planning Policy Framework (NPPF), the new London Plan published by the Mayor of London in July 2011, changes to legislation and other updates. It includes the following relevant information:

POLICY S25 HERITAGE

Recognising Westminster's wider historic environment, its extensive heritage assets will be conserved, including its listed buildings, conservation areas, Westminster's World Heritage Site, its historic parks including five Royal Parks, squares, gardens and other open spaces, their settings, and its archaeological heritage. Historic and other important buildings should be upgraded sensitively, to improve their environmental performance and make them easily accessible.

Reasoned Justification

The intrinsic value of Westminster's high quality and significant historic environment is one of its greatest assets. To compete effectively with other major, world-class cities the built environment must be respected and refurbished sensitively in a manner appropriate to its significance. Any change should not detract from the existing qualities of the environment, which makes the city such an attractive and valued location for residents, businesses and visitors.

POLICY S26 VIEWS

The strategic views will be protected from inappropriate development, including any breaches of the viewing corridors. Similarly, local views, including those of metropolitan significance, will be protected from intrusive or insensitive development. Where important views are adversely affected by large scale development in other boroughs, the

council will raise formal objections. Westminster is not generally appropriate for tall buildings.

Reasoned Justification

Views of buildings and landscapes are an essential part of Westminster's unique heritage. They can be seriously damaged by insensitive development in the foreground or background. Westminster is very sensitive to impacts from tall buildings within the borough or adjacent boroughs by virtue of the disproportionate impact they can have on important views, the skyline and to Westminster's heritage assets.

Tall buildings are also addressed specifically in relation to Westminster's Opportunity Areas: Paddington Opportunity paragraph 3.14 and Policy S3; Victoria Opportunity Area paragraph 3.19 and Policy S4; Tottenham Court Road Opportunity Area paragraph 3.23. Detailed policy criteria for tall buildings will be included in City Management policy.

POLICY S27 BUILDINGS AND USES OF INTERNATIONAL AND NATIONAL IMPORTANCE

Uses of international and/or national importance, and the buildings that accommodate them will be protected throughout Westminster, and new international and nationally important uses encouraged within the Core Central Activities Zone and Opportunity Areas.

Reasoned Justification

These uses, and the buildings that accommodate them, contribute to London's world class city status and global competitiveness. Many of these buildings also contribute to Westminster's heritage and are important in attracting visitors to the city, and to the London tourist industry as a whole. New uses of international and/or national

importance in appropriate locations will enhance the role of Westminster in the heart of London.

POLICY S28 DESIGN

Development must incorporate exemplary standards of sustainable and inclusive urban design and architecture. In the correct context, imaginative modern architecture is encouraged provided that it respects Westminster's heritage and local distinctiveness and enriches its world-class city environment.

Development should:

reduce energy use and emissions that contribute to climate change during the lifecycle of the development; and ensure the reduction, reuse or recycling of resources and materials, including water, waste and aggregates.

This will include providing for an extended life-time of the building itself through excellence in design quality, high quality durable materials, efficient operation, and the provision of high quality floorspace that can adapt to changing circumstances over time.

Reasoned Justification

Westminster requires a special approach to architecture and urban design in order to deliver the council's spatial vision of creating a world-class, distinctive and sustainable city.

Only the best, exemplary design, which respects and enhances the existing qualities and character of the city will be acceptable.

The NPPF places a requirement on local planning authorities to adopt proactive policies and plans to mitigate and adapt to climate change.

Sustainable design, refurbishment and construction measures provide one of the most effective and efficient ways in which to reduce resource use, greenhouse gas emissions and local pollution, in terms of the materials used and construction techniques employed, as well as throughout the lifetime operation of the development. Furthermore, excellence in design quality and floorspace adaptability will increase the lifetime of the building and enable its reuse by reducing the need for redevelopment. Detailed design criteria will be set out in City Management policy.

Draft Westminster City Plan 2019-2040 (June 2019)

Relevant draft policy published in the full regulation Westminster City Plan (June 2019) addresses design principles, heritage, townscape and architecture, the public realm and security measures. The Design Principles set out that new design should have regard to its local context, including its character, appearance, materiality and form (policies 39B).

The Heritage policy seeks to protect and conserve the World Heritage Site, listed buildings, conservation areas, and undesignated heritage assets where a balanced judgement allows this (Policy 40). The Townscape and Architecture policy asks that new development is to be sensitively designed, and that special townscape features be conserved, whilst additions and alterations are to be subordinate; strategic and protected views are sought to be enhanced (policy 41). The Public Realm stipulates that this should be safe, attractive and accessible (policy 44). Specific policies on security measures within the public realm (policies 45A-C) require development to provide an integrated approach to the security of sites and associated public or private spaces.

Whitehall Conservation Area Audit (2003)

The **Whitehall Conservation Area Audit** was published in 2003 and describes the character of the area as follows:

3.1 Whitehall Conservation Area in the heart of London lies on part of the site of Saxon Lundenwic and contains the only surviving building of Whitehall Palace, Inigo Jones's Banqueting House. Rich in archaeology, surviving medieval remains can be found below ground or incorporated in later buildings. The area today is of international renown, the ceremonial route along Whitehall linking Trafalgar Square and the Palace of Westminster and Westminster Abbey World Heritage Site. Throughout the area there are listed buildings of national importance from the 17th, 18th, 19th and 20th centuries which continue to play a key role in the history of Britain.

3.2 The buildings in the southernmost part of the conservation area are located within the Palace of Westminster and Westminster Abbey World Heritage Site character area buffer zone, the north boundary of which is defined by King Charles Street and Derby Gate. The New Government Offices and Portcullis House form the backdrop to Parliament Square and New Palace Yard respectively, and are important in the setting of the Palace of Westminster and Westminster Abbey. The development along the east side of Parliament Street is also important, forming the foreground in views along Whitehall.

3.3 Whilst Whitehall, a grand and impressive processional route with strong solid built frontages forms the core of the conservation area, there are two other distinct elements of equal importance and collectively they provide some of the most important and well known views in London. To the west is Horse Guards Parade with its exceptional built edge, the impressive

courtyard continuing the openness of St James's into the conservation area. To the east is Bazalgette's Victoria Embankment over the north low level sewer with a strong urban edge and formal garden setting, and the river Thames corridor providing important views towards the Palace of Westminster to the south and City of London to the north. Victoria Embankment provides a key green space in the otherwise built up area, and an important pedestrian and vehicular route along the Thames. Below the Embankment the District Line, one of London's earliest underground lines follows the course of the road. The river generates much activity in this part of the Conservation Area with Westminster Pier providing boat trips to Greenwich

3.15 The majority of the buildings in the conservation area are listed, most Grade I or II, providing a built fabric of exceptional quality and international significance. There are a variety of building types reflecting the development of the area through the ages from the site of a Royal Palace to an area with a high concentration of Government buildings. Whilst there is a varied scale and style of development throughout the area, traditional proportions and rhythms dominate with regular fenestration patterns. This provides an overall solidity and harmony and allows for the natural expression of grandness of some schemes through the hierarchy and proportions of floor levels.*

Royal, Military and Police buildings

3.32 The former New Scotland Yard buildings (The Metropolitan Police old Headquarters), 1887-90 by Norman Shaw with Dixon Butler and the later extension designed 1896-98 (built 1904-06) have Flemish and English Baroque details. Built in red brick with Portland stone banding and window details they have finely

*articulated roofs with elaborate large gables domed roofed
torelles, and lofty banded chimney stacks. To the north is
Embankment Police Station, 1935-40 by W Curtis Green. A stone
fronted neo-classical building which retains its original windows it
has a symmetrical composition to the river front.*

The London Plan

In March 2021, the Mayor published (i.e. adopted) the London Plan. This is operative as the Mayor's spatial development strategy and forms part of the development plan for Greater London. Policies pertaining to heritage include the following:

Policy HC1 Heritage Conservation and Growth

(C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (February 2019). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

- *190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 192 of the NPPF identifies the following criteria in relation to this:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 193 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether the any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 194 that:

- *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 195 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

With regard to 'less than substantial harm' to the significance of a designated heritage asset, of the NPPF states the following;

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In terms of non-designated heritage assets, the NPPF states:

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balance judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 200 states that:

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Concerning conservation areas and world heritage sites it states, in paragraph 201, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on the 23rd July 2019 to support the National Planning Policy Framework (NPPF) 2019 and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to

require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset’s significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is “significance”?

‘Significance’ in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations

because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- 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.

In legislation and designation criteria, the terms ‘special architectural or historic interest’ of a listed building and the ‘national importance’ of a scheduled monument are used to

describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 15: What is a viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed

ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 193-196 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and

therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor

works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 194).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

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- 12 1888 courtyard sections looking south and west (Parliamentary Archives)
- 13 1887 basement plan (Parliamentary Archives)
- 14 1887 sub-ground floor plan, now the lower ground floor (Parliamentary Archives)
- 15 1888 ground floor plan (RIBA Drawings Collection)
- 16 1888 mezzanine plan, now the first floor (Parliamentary Archives)
- 17 1888 first floor plan, now the second floor (RIBA Drawings Collection)
- 18 1888 upper-first floor plan, now the third floor (Parliamentary Archives)
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- 20 1888 third floor plan, now the fifth floor (Parliamentary Archives)
- 21 1888 roof plan, New Scotland Yard (RIBA Drawings Collection)
- 22a Early photograph of principal staircase (National Archives)
- 22b Early photograph of telegraph office
- 22c New Scotland Yard photographic department room
- 23 New Scotland Yard, 1891 (London Metropolitan Archives)
- 24 New Scotland Yard bridge looking east (London Metropolitan Archives)
- 25 Victoria Embankment entrance, 1939-40 (Metropolitan Police Archives)

26 Wartime bomb damage to the southeastern turret, May 1941 (Westminster Archives)

27 1943-59 basement plan (Parliamentary Archives)

28 1943 sub-ground floor plan, now the lower ground, Norman Shaw North (Parliamentary Archives)

29 Laundry block with chimney, demolished 1975

30a 1943 ground floor plan, Norman Shaw North (Parliamentary Archives)

30b 1943 mezzanine plan, now the first floor, Norman Shaw North (Parliamentary Archives)

30c 1943 first floor plan, now the second floor, Norman Shaw North (Parliamentary Archives)

30d 1943 upper first floor plan, now the third floor, Norman Shaw North (Parliamentary Archives)

30e 1943 second floor plan, now the fourth floor, Norman Shaw North (Parliamentary Archives)

30f 1943 third floor plan, now the fifth floor, Norman Shaw North (Parliamentary Archives)

30g 1943 fourth floor plan, now the sixth floor, Norman Shaw North (Parliamentary Archives)

30h 1943 loft plan, now the seventh floor, Norman Shaw North (Parliamentary Archives)

31 1956 New Scotland Yard & Cannon Row Police Station site plan (revised from 1944 drawing) (Parliamentary Archives)

32 1970s redevelopment proposals (Parliamentary Estates)

33a 1974 ground floor plan (Parliamentary Archives)

33b 1974 first floor plan (Parliamentary Archives)

33c 1974 second floor plan (Parliamentary Archives)

33d 1974 third floor plan (Parliamentary Archives)

33e 1974 fourth floor plan (Parliamentary Archives)

34a Principal staircase and windows, 1970 (London Metropolitan Archives)

34b Principal staircase landings, 1970 (London Metropolitan Archives)

34c Principal staircase, 1975 (Parliamentary Estates)

35a Commissioner's Room, 1970 (London Metropolitan Archives)

35b Commissioner's Room entrance & chimneypiece, 1970 (London Metropolitan Archives)

35c Commissioner's Room, 1975 (Parliamentary Estates)

35d Commissioner's Room entrance & chimneypiece, 1975 (Parliamentary Estates)

36a 1970s corridor refurbishment in progress (Architects Journal)

36b Corridor refurbishment, 1975 (Architects Journal)

36c 1975 corridor refurbishment (Parliamentary Archives)

36d 1975 corridor refurbishment (Parliamentary Archives)

36e Office refurbishment, 1975

- 37 North elevation exterior (Insall 2018)
- 38 East elevation exterior (Insall 2018)
- 39 Bronze memorial medallion to Norman Shaw (Insall 2018)
- 40 South exterior elevation (Insall 2018)
- 41 Corner tourelle to southwest corner (Insall 2018)
- 42 West exterior elevation (Insall 2018)
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- 44 Modern doors to north courtyard elevation (Insall 2018)
- 45 East courtyard elevation (Insall 2018)
- 46 South courtyard elevation (Insall 2018)
- 47 West courtyard elevation (Insall 2018)
- 48 Original access passage to courtyard (Insall 2018)
- 49 Original access passage to courtyard (Insall 2018)
- 50 Original steps and railings to basement (Insall 2018)
- 51 Corridor to basement (Insall 2018)
- 52 Windows to BC1 (Insall 2018)
- 53 Glazed brick exterior lightwell (Insall 2018)
- 54 Squat Columns to LGC5 (Insall 2018)
- 55 Staircase LGST5 (Insall 2018)
- 56 Corridor GC1 looking north (Insall 2018)
- 57 Corridor GC3 looking south (Insall 2018)
- 58 Corridor GC4 looking east (Insall 2018)
- 59 Original openings to the north elevation of GC4 with modern infill (Insall 2018)
- 60 Bead to staircase GST2 (Insall 2018)
- 61 Principal staircase GST4 (Insall 2018)
- 62 Two types of original skirting in 1C2 (Insall 2018)
- 63 Infill to original barrel vault to 1C3 (Insall 2018)
- 64 Door to 1C4 (Insall 2018)
- 65 Staircase 1ST1 (Insall 2018)
- 66 Cross vault to lobby of 1ST3 (Insall 2018)
- 67 Timber benches to windows (Insall 2018)
- 68 Principal staircase 2ST1 (Insall 2018)
- 69 Link to the Curtis Green Building (Insall 2018)
- 70 Original bolection double-panelled door (Insall 2018)
- 71 Original timber apron (Insall 2018)
- 72 South lobby to 4C4 (Insall 2018)
- 73 Staircase 4ST3 (Insall 2018)
- 74 Staircase 4ST4 (Insall 2018)
- 75 Windows to 5C2 (Insall 2018)

76 East elevation of 5C3 (Insall 2018)

77 Staircase 5ST1 (Insall 2018)

78 Staircase 5ST2 (Insall 2018)

79 Staircase 6ST1 (Insall 2018)

Appendix D - Endnotes

ⁱ Girouard, 1977, p. 224-5.

ⁱⁱ *Whitehall Conservation Area Audit*, 2003, p. 8.

ⁱⁱⁱ Whitehall Conservation Area Audit, 2003, p. 13.

^{iv} Beattie, 1972, p. 69.

^v Beattie, 1972, p. 68.

^{vi} Saint, 2010, p. 291.

^{vii} Crawford, 1979, p. 44.

^{viii} Beattie, 1972, p. 70.

^{ix} Saint, 2010, p. 291.

^x Saint, 2010, p. 292.

^{xi} Saint, 2010, p. 293.

^{xii} Saint, 2010, p. 294.

^{xiii} *ibid*

^{xiv} *ibid*

^{xv} *The Builder*, 1890, p. 232.

^{xvi} Beattie, 1972, p. 72.

^{xvii} Beattie, 1972, p. 74.

^{xviii} *The Builder*, 1890.

^{xix} Beattie, 1972, p. 80.

^{xx} *Daily Express*, 15 September 1926.

^{xxi} *Proposed extension of New Scotland Yard*, National Archives ref. no. WORK 12/264.

^{xxii} Pond, 1981, p. 3.

^{xxiii} Allen, 2018.

^{xxiv} House of Commons Information Office, 2004.

^{xxv} *Architects' Journal*, January 1975, p. 178-179.

^{xxvi} Crawford, 1979, p. 45.

^{xxvii} House of Commons Information Office, 2004.

^{xxviii} Saint, 1976.

^{xxix} *ibid*

^{xxx} *RIBA Journal*, 1901, p. 101.

^{xxx} Brodie, 2001, p. 315.