



EUSTON TOWER

ES Volume 2: Townscapes, Visual and Built Heritage Assessment

December 2023



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1 Introduction

- 1.1
- This Townscape, Visual and Built Heritage Assessment (TVBHA) forms part of a detailed planning application for proposals to redevelop Euston Tower, Regent’s Place, 338 Euston Road, London NW1 3DP (the ‘Proposed Development’). It is submitted on behalf of British Land Property Management Limited (‘the Applicant’).
- 1.2
- The assessment has been undertaken by the Tavernor Consultancy Ltd (‘Tavernor Consultancy’). It is based on architectural drawings and the Design and Access Statement (DAS) by 3XN which forms part of the application, and accurate visual representations by visualisation firm Cityscape Digital, which are included in the Assessment in Section 6.
- 1.3
- This TVBHA considers potential changes as a result of the Proposed Development to:

▪ The character and quality of the townscape on and surrounding the Site;

▪ The visual amenity of viewers in relation to protected views and selected representative local views; and.

▪ The significance, or appreciation of the significance, of designated heritage assets as a result of changes to their settings.

National Legislation, Planning Policy and Guidance

2.1 Most of the principles that should be adhered to when determining planning applications that affect the historic environment are set out in policy and guidance. However, local planning authorities must also comply with important statutory duties when weighing the planning balance, as set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 (the "Act"). The principle statutory tests of relevance within the Act are as follows:

(b) Section 72 (1) states that *“In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”* Sub-section (2) explains that the provisions referred to within subsection (1) include the Planning Acts.

2.2 The Levelling-up and Regeneration Bill was introduced to Parliament on 11 May 2022. The Bill received Royal Assent on 26 October 2023 and is now an Act. Part 3 of the Act deals with Planning, and Chapter 3 addresses Heritage. The Act includes (at section 102(1)) a new, proposed section 58B, *“Duty of regard to certain heritage assets in granting permissions”*, to be inserted into the Town and Country Planning Act 1990. This provides (in sub-section (1)) as follows: *“In considering whether to grant planning permission or permission in principle for the development of land in England which affects a relevant asset or its setting, the local planning authority or (as the case may be) the Secretary of State must have special regard to the desirability of preserving or enhancing the asset or its setting.”* This includes *“preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset”* (sub-section (2)). *“Relevant assets”* and their *“significance”* are identified in sub-section (3), and for example, a World Heritage site is a *“relevant asset”* and its *“significance”* is the outstanding universal value referred to in the UNESCO World Heritage List. At the time of writing (28 November 2023), this provision has not been appointed and is not in force, but it is anticipated implementing regulations will be made in the near future.

2.3 The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. The NPPF was last updated on 5 September 2023, replacing the earlier 2021 update of the original 2012 Framework.

2.4 The NPPF identifies three dimensions to sustainable development: economic, social and environmental (para.8). It notes the key role of planning in the creation of sustainable communities: communities that will stand the test of time, where people want to live, and which will enable people to meet their aspirations and potential. At the heart of the Framework is *"a presumption in favour of sustainable development"* (para.10). However, *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making."* (para.12).

2.5 Chapter 12 of the NPPF is entitled ‘Achieving well-designed places’. Paragraph 130 of the NPPF notes that “*Planning policies and decisions should ensure that developments:*

- a. *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

2.6 Paragraph 134 of the NPPF states that “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a. *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides*

b. *outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

2.7 Policy and guidance relating to conservation and enhancement of the historic environment is set out in Chapter 16 of the NPPF. It sets out the Government's overarching planning policies put in place to conserve the historic environment and its heritage assets so that they may be enjoyed by this and future generations. It gives guidance relating to designated heritage assets - listed buildings, conservation areas, World Heritage Sites (WHS) and Registered Parks and Gardens (RPGs) - and undesignated heritage assets, buildings positively identified as having a degree of heritage significance meriting consideration during the planning process, such as locally listed buildings.

2.8 In order to assess the nature and degree of likely impacts on the significance of heritage assets, the NPPF requires "*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.*" (para.194)

2.9 The NPPF Glossary (Annex 2) defines 'significance' as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*" (p.73).

2.10 When determining applications, the NPPF requires Local Planning Authorities to account for:

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

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

The desirability of new development making a positive contribution to local character and distinctiveness." (para.197).

2.11 When assessing the likely impact of a development, "*great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).*" (para.199). Paragraph 200 notes that heritage significance can be harmed or lost through alteration or destruction, or from development within its setting.

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. It further notes that substantial harm to or loss of Grade II listed buildings, or Grade II registered parks or gardens, should be “*exceptional*” and for assets of the highest significance, including Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be “*wholly exceptional*.”

2.13 Less than substantial harm to the significance of a designated heritage asset *"should be weighed against the public benefits of the proposal"* (para.202). Substantial harm to significance will only be permitted when the harm is necessary to achieve substantial public benefits that outweigh that harm or loss (para.201) or all of the following criteria apply:

- *"the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use."*

2.14 Para.203 states that *"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

2.15 When considering proposals for development within a conservation area, WHS or setting of a heritage asset, Local Planning Authorities are required to seek opportunities for enhancement and to treat favourably proposals which *"preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance)"* (para.206).

Planning Practice Guidance (PPG) (First published March 2014; thereafter continuously updated) (Ref. 1-4)

2.16 The PPG, published by the Department for Levelling Up, Housing and Communities (DLUHC), is an online resource providing guidance on implementing the policies of the NPPF (Ref. 1-3). There are two sections of the PPG that are of particular relevance to this assessment:

- Design: process and tools (updated 1 October 2019); and
- Historic environment (updated 23 July 2019).

2.17 The PPG on ‘Design: process and tools’, which supports Section 12 of the NPPF, states that local planning authorities are required to take design into consideration, stating that: *"where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development."*

2.18 The guidance further provides details of tools for assessing and improving design quality, including: the National Design Guide; local design guides and codes; design review; and assessment frameworks. (para.016; Reference ID: 26-016-20191001).

2.19 The PPG on ‘Historic environment’ supports Section 16 of the NPPF. *"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 effect and acceptability of development proposals." (para.007; Reference ID: 18a-007-20190723). Significance derives not only from a heritage asset’s physical presence, but also from its setting therefore a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.20 When identifying harm and assessing its degree, the PPG advises that:

"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset... Whether a proposal causes substantial harm will be a judgment for the decision taker, 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... 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." (para.018; Reference ID: 18a-018-20190723).

2.21 The avoidance and minimisation of harm to heritage assets is attributed to a clear understanding of the significance of a heritage asset and its setting. The PPG advises that *"Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such appraisals or investigations can identify alternative development options, for example more sensitive designs or different orientations, that will both conserve the heritage assets and deliver public benefits in a more sustainable and appropriate way."* (para.008; Reference ID: 18a-008-20190723)

National Design Guide (2021) (Ref. 1-5)

2.22 First published on 1st October 2019 and updated in March 2021, the National Design Guide (NDG) sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on ‘Design: process and tools’. The guidance is intended to support the NPPF which sets out that achieving high quality places and buildings is fundamental to the planning and development process. The NDG outlines the Government’s priorities for well-designed places in the form of ten characteristics. The guidance states that: ‘In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.’ (p.4)

2.23 The NDG outlines the key components of good design, including: layout; form; scale; appearance; landscape; materials; and detailing. The document states that: *‘All developments are made up of these components put together in a particular way. The choices made in the design process contribute towards achieving the ten characteristics and shape the character of a place.’* (p.5). The ten characteristics that contribute towards well-designed places and are intended to foster local character, community and be sensitive to climate change, are:

- Context – enhances the surroundings;
- Identity – attractive and distinctive;
- Built form – a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public spaces – safe, social and inclusive;
- Uses – mixed and integrated;
- Homes and buildings – functional, healthy and sustainable;
- Resources – efficient and resilient; and
- Lifespan – made to last.

2.24 Within ‘Context’ and ‘Identity’, the guidance emphasises the importance of understanding place, noting that new development should respond positively to the site itself and its local and wider context. The NDG further highlights the importance of understanding the history of how a place has evolved, noting that well-designed places and buildings are influenced positively by the significance and setting of heritage assets and any other specific features that merit conserving and enhancing. This does imply mimicking, copying or repeating all aspects of the context: the NDG states *"Well-designed places do not need to copy their surroundings in every way"* (para.44) and *"Well-designed places contribute to local distinctiveness. This may include: ...introducing built form and appearance that adds new character and difference to places..."* (para.56).

2.25 The section on Built Form (p.18-21) describes well-designed places as compact walkable development, which brings people together at density appropriate to support local facilities and services and makes efficient use of land. It states that *"the appropriate density will result from the context, accessibility, the proposed building types, form and character of the development"* (para.66). *"Well-designed places use the right mix of building types, forms and scale of buildings and public spaces for the context and the proposed density..."* (para.67). This section notes that *"Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasizing important places and making a positive contribution to views and the skyline."* (para.70) and that *"Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and the sky; and environmental impacts, such as sunlight, daylight, overshadowing and wind. These need to be resolved satisfactorily in relation to the context and local character."* (para.71)

Historic England Advice Note 4: Tall Buildings (2022) (Ref. 1-6)

2.26 This guidance updates the first edition of Advice Note 4, published in 2015. The advice notes that *"tall building proposals that take account of the historic environment and are designed to avoid or effectively mitigate harm to it, would constitute sustainable development in heritage terms"* (para.2.2). It recognises that *"Good design can ensure that tall buildings respond positively to the character of the surrounding area and the historic environment and can be used creatively to achieve sustainable outcomes."* (para.2.7), *"In the right locations tall buildings can support major change or regeneration while positively influencing place-shaping and conserving the historic environment"* (para.3.1). However, *"If a tall building is not in the right place, by virtue of its size and widespread visibility, it can seriously harm the qualities that people value about a place. There will be locations where the existing qualities of place are so distinctive and the level of significance of heritage assets so great that tall buildings will be too harmful, regardless of the perceived quality of the proposal’s design and architecture."* (para.3.2)

2.27 The guidance does not define a tall building, stating that the London Plan (Ref. 1-10) requires boroughs to define what is tall based on local context and, for situations where there is not possible, there is a minimum threshold that can be applied contained in London Plan Policy D9.

2.28 Section 4 of the guidance provides a list of the factors that should inform the approach to tall building design:

1. The response to local context: this includes considering how the tall building relates to its neighbours. It is helpful to consider the relationship between the top, middle, and base of a tall building with its neighbours and the potential impact on streetscape and skyline. There may be opportunities to improve local character through design.
2. The impact on the local environment: the experience of local character and the historic environment can be affected by micro-climatic factors such as wind and overshadowing. In some cases, this has the potential to impact the physical fabric of heritage assets.
3. Architectural quality: consideration can be given to whether a distinctive landmark design or a restrained architectural response is more appropriate. High-quality tall buildings are designed ‘in the round’ to be coherent from all directions taking account of scale, form, massing, proportions, silhouette, façade materials and detailed surface design.
4. Functional design: façade treatment and finishes, external lighting, placement of plant and servicing are all important considerations. The design of tall buildings should reflect or reference local street-based qualities, such as active frontages and human scale design at street level.
5. Sustainable design and construction: opportunities to enhance the appearance of an area and reduce harm to the historic environment through the re-development or retrofit of a tall building can be explored.

6. A well-designed inclusive environment: tall buildings can have a significant impact on the historic streetscape and public realm. In some cases, redevelopments may create opportunities to enhance elements of the significance of heritage assets by opening lost views or revealing historic street patterns.

2.29 The guidance describes the distinction between setting and views: “**Setting** is more comprehensive and can include contextual elements which deal with the relationship of an asset to its surroundings both in the present and in the past. This includes the way a heritage asset or place is experienced and perceived today.”

Views are a more defined element of setting, and not every heritage asset will have significant views associated with it. Nonetheless, views can make a vital contribution to the setting of heritage assets and constitute part of an asset’s significance, for example Liverpool’s Cathedrals, Oxford’s ‘dreaming spires’ or London’s protected views of St Paul’s Cathedral, the Palace of Westminster and the Tower of London.” (para.4.8)

2.30 At paragraph 4.14, the guidance states that “*When planning for regeneration or exploring redevelopment opportunities, the presence of an existing tall building that has been proven to have harmful impacts will not necessarily justify its replacement with a new tall building of the same or greater scale. Evidence may show that an area can be improved, or a heritage asset enhanced, by the replacement of a tall building with a lower building or a different solution altogether which re-integrates development into the historic street pattern and responds to the significance of nearby heritage assets. Alternatively, refurbishment of an existing tall building may be more appropriate than demolition and new building depending on local context and impact on the historic environment.*”

2.31 The guidance recommends that LPAs consider cumulative impacts of tall building proposals with other existing tall buildings, to ensure that:

- “Where harm already exists, it is not compounded;
- The positive relationships that exist between existing tall buildings and the wider area are not compromised by new tall buildings; and
- Legibility does not become confused and tall landmarks do not begin to compete.” (para.6.5)

Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015) (Ref. 1-7)

2.32 The advice set out in this document and published by Historic England is intended to “...provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).” It states that it does not “...seek to prescribe a single methodology or particular data sources.”

2.33 The document sets out a series of stages for managing significance which are as follows:

- “Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.”

Historic Environment Good Practice Advice in Planning Note 3 (2nd Edition): The Setting of Heritage Assets (2017) (Ref. 1-8)

2.34 The Setting of Heritage Assets is a guidance document published by Historic England in December 2017. It supersedes the previous Historic England Guidance publications on Setting that were published in October 2011 and March 2015. The document provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting and setting out means of assessing the effects of a development on the setting of a heritage asset.

2.35 The Guidance notes that “*The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, across, or including that asset.*” (para.10)

2.36 Paragraph 19 sets out a five-step process which forms a broad approach to assessment of potential effects on settings, which is followed in this assessment:

“Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore the way to maximise enhancement and avoid or minimise harm;

Step 5: make and document the decision and monitor outcomes.”

2.37 The Guidance notes (highlighted box, p8) that “*Each of the stages may involve detailed assessment techniques and complex forms of analysis such as viewshed analyses, sensitivity matrices and scoring systems. Whilst these may assist analysis to some degree, as setting and views are matters of qualitative and expert judgement, they cannot provide a systematic answer. Historic England recommends that [...] technical analyses of this type should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the*

heritage significance and setting of the assets affected, together with the effects of the development upon them.”

Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019) (Ref. 1-9)

2.38 This advice note provides guidance on analysing the significance of heritage assets, building on the policy, guidance and advice set out in the NPPF and national PPG. It notes that an understanding of significance must stem from the interest(s) of the heritage asset and “...should be sufficient, though no more, for an understanding of the impact of the proposal on significance both positive and negative...” (para.5). It goes on to suggest a staged approach to decision making (para.6), including understanding the form, materials and history of the affected heritage asset; understanding the significance of the asset; understanding the impact of the proposal on that significance; avoiding, minimising and mitigating negative impacts; and looking for opportunities to better reveal or enhance significance.

Regional Policy and Guidance

The London Plan 2021: Spatial Development Strategy for Greater London (2021) (Ref. 1-10)

2.39 The London Plan 2021 was formally published by the Mayor on 2 March 2021. The London Plan is the overall strategic plan for London, which sets out the economic, environmental, transport and social framework for development over the next 20-25 years. The Plan continues the GLA’s support of high-quality design which relates successfully to its context. The following policies are relevant to this assessment and relevant elements of their content are summarised below:

Chapter 3 Design:

- Policy D1 London’s form, character and capacity for growth
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D8 Public realm
- Policy D9 Tall buildings

Chapter 7 Heritage and Culture:

- Policy HC1 Heritage conservation and growth
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework

2.40 **Policy D1 London’s form, character and capacity for growth** notes that Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area. This includes assessment of urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density), heritage assets, views and landmarks.

2.41 **Policy D3 Optimising site capacity through the design-led approach** states that “*All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site’s context and capacity for growth, and existing and planned supporting infrastructure capacity*” and “*Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling*” and continues that development proposals should “*enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*”.

2.42 **Policy D4 Delivering good design** states that where appropriate, visual, environmental and movement modelling/assessments should be undertaken to analyse potential design options for an area, site or development proposal. Design review panels should be used to assess and inform design options early in the planning process. Development proposals referable to the Mayor must have undergone at least one design review early on in their preparation before a planning application is made, if they are above the applicable density in Policy D6 or propose a building defined as a tall building by the borough or one that is more than 30m in height where there is no local tall building definition. It is important that design quality is maintained throughout the development process from the granting of planning permission to completion of a development so the design quality of development should be protected by having a sufficient level of design information provided as part of the application, and conditioning the ongoing involvement of the original design team should be considered. For masterplans, the policy suggests design codes should be used to help bring forward development and ensure it delivers high quality design and place-making.

2.43 **Policy D8 Public realm** states that development proposals should “*encourage and explore opportunities to create new public realm where appropriate*”, and “*ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain.*” The public realm should be seen as a series of connected routes and spaces that help to define the character of a place. Its design should be based on an understanding of how the public realm in an area functions and creates a sense of place.

2.44 **Policy D9 Tall buildings** states that while high density does not need to imply high rise, “*tall buildings can form part of a plan-led approach to facilitating regeneration opportunities and managing future growth, particularly in order to make optimal use of the capacity of sites which are well-connected by public transport and have good access to services and amenities. Tall buildings can help people navigate through the city by providing reference points and emphasising the hierarchy of a place such as main centres of activity, and important street junctions and transport interchanges. Tall buildings that are of exemplary architectural quality, in the right place, can make a positive contribution to*

	<i>London’s cityscape, and many tall buildings have become a valued part of London’s identity. However, they can also have detrimental visual, functional and environmental effects if in inappropriate locations and/or of poor-quality design”</i> (para.3.9.1).
2.45	The policy states that development plans should define what is considered a tall building for specific localities. The supporting text notes that “<i>Tall buildings are generally those that are substantially taller than their surroundings and cause a significant change to the skyline.</i>” (Paragraph 3.9.3). Based on local context, what is considered a tall building will vary but Policy D9 Part A states that this should not be less than 6 storeys or 18m from ground floor to the floor level of the uppermost storey. Policy D9 Part B states that boroughs should determine if there are locations where tall buildings may be an appropriate form of development. Any such locations and appropriate tall building heights should be identified on maps in development plans.
2.46	Policy D9 part C states that the visual impacts of proposed tall buildings need to be considered in: long range views, in which a new tall building should make a positive contribution to the existing and emerging skyline and not adversely affect local or strategic views; mid-range views in which the proposal should make a positive contribution to the local townscape in terms of legibility proportions and materiality; and immediate close views from the surrounding streets in which the base of the building should have a direct relationship with the human scale and character of the street. “<i>The function of the base should be to frame the public realm and streetscape, articulate entrances, and help create an attractive and lively public realm which provides a safe, inclusive, interesting, and comfortable pedestrian experience. The base should integrate with the street frontage of adjacent buildings and, where appropriate, enable the building to transition down in height.</i>” (Paragraph 3.9.8) Whether part of a group or stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding. Architectural quality and materials should be of an exemplary standard; “<i>The higher the building the greater the level of scrutiny that is required of its design.</i>” (para.3.9.4) Tall buildings should positively contribute to the character of the area. Proposals should take account of, and avoid harm to, the significance of London’s heritage assets and their settings; proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and there are clear public benefits that outweigh that harm. Publicly accessible areas should be incorporated into tall buildings where appropriate, particularly more prominent tall buildings.
2.47	Policy HC1 Heritage conservation and growth explains the role of the London Borough’s in forming relevant planning policy that integrates London’s heritage in regenerative change. As such, utilising heritage significance of a site or nearby site in the design process is of importance, as is integrating the enhancement of the setting of heritage assets through creative contextual architectural responses that contribute to their significance and the sense of place they provide. Part C of Policy HC1 notes that that “<i>development proposals affecting heritage assets and their settings should conserve</i>

	<i>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.”</i>
2.48	Policy HC3 Strategic and Local Views outlines a list of designated Strategic Views and states that “<i>Development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.</i>” The Site and Proposed Development does not, and would not, fall within the foreground, middle ground or background of any of London’s designated Strategic Views. Part G of Policy HC3 states that boroughs should clearly identify important local views in their Local Plans and strategies; it states that local views should be protected and managed in a similar manner as Strategic Views.
2.49	Policy HC4 London View Management Framework relates specifically to London’s designated Strategic Views. This states that development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements. They should also preserve or enhance viewers’ ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated viewing places..
	London View Management Framework Supplementary Planning Guidance (LVMF SPG) (2012) (Ref. 1-11)
2.50	The LVMF SPG was published in March 2012. It was created to provide additional clarity and detail to the sections of the adopted London Plan (Ref. 1-10) that deal with the management of important London views.
2.51	The LVMF SPG includes thirteen Protected Vistas - of St Paul’s Cathedral, the Palace of Westminster and the Tower of London - which replace the ten Strategic Views of RPG3A (1991). The Protected Vistas are geometrically defined and place additional consultation and referral requirements on development which exceeds the defined threshold plane. The Protected Vistas are included within views from a total of twenty-seven Viewing Places identified in the LVMF SPG. The views are separated into four categories ‘London Panoramas’, ‘River Prospects’, ‘Townscape Views’ and ‘Linear Views’. All of the views in the LVMF SPG are subject to Qualitative Visual Assessment, as outlined in the Management Plan for each designated view provided in the Framework.
2.52	Development on the Site would have potential to affect the Protected Silhouette of the Westminster WHS seen in River Prospects downstream from Lambeth Bridge. The existing Euston Tower is clearly visible in London Panoramas from Parliament Hill and Primrose Hill. The LVMF views are described in more detail in Section 4 Baseline Conditions.

Local Planning Policy

LBC, Camden Local Plan (2017) (Ref. 1-12)

2.53	The Camden Local Plan adopted in July 2017 sets out the Council’s planning policies and replaced the Core Strategy and Development Policies adopted in 2010. The following policies are of particular reference to this assessment: • Policy D1 Design • Policy D2 Heritage
2.54	Policy D1 Design states that LBC will seek to secure high quality design and “<i>will require that Development:</i> <i>respects local context and character;</i> <i>preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;</i> <i>is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;</i> <i>is of sustainable and durable constriction and adaptable to different activities and land uses;</i> <i>comprises details and materials that are of high quality and complement the local character;</i> <i>integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;</i> <i>is inclusive and accessible for all;</i> <i>promotes health;</i> <i>is secure and designed to minimise crime and antisocial behaviour;</i> <i>incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;</i> <i>incorporates outdoor amenity space;</i> <i>preserves significant and protect views;</i> <i>for housing, provides a high standard of accommodation; and</i> <i>carefully integrates building services equipment.</i> Tall buildings <i>All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:</i> <i>how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;</i> <i>the historic context of the building’s surroundings;</i>

	<i>the relationship between the building and hills and views;</i> <i>the degree to which the building overshadows public spaces, especially open spaces and watercourses; and</i> <i>the contribution a building makes to pedestrian permeability and improved public accessibility.</i> <i>In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability”</i> (pp.224-25)
2.55	The supporting text states that the council will welcome high quality contemporary design which responds to its context.
2.56	The supporting text describes strategically important views that originate in or extend into the borough, including LVMF views of St Paul’s and the Palace of Westminster. The document also lists ‘locally important views that contribute to the interest and character of the borough’. These include: • views of and from large public parks and open spaces, such as Hampstead Heath, Kenwood Estate, Primrose Hill and Regent’s Park, including panoramic views, as well as views of London Squares and historic parks and gardens; • views relating to Regent’s Canal; • views into and from conservation areas; and • views of listed and landmark buildings, monuments and statues (for example, Centrepoint, St Stephen’s, Rosslyn Hill and St George’s, Bloomsbury).
2.57	The document also states: “<i>The Council will seek to ensure that development is compatible with such views in terms of setting, scale and massing and will resist proposals that we consider would cause harm to them. Development will not generally be acceptable if it obstructs important views or skylines, appears too close or too high in relation to a landmark or impairs outlines that form part of the view.</i>” (para.7.30) Further guidance on important local views is set out in individual conservation area statements.
2.58	Policy D1 Design also covers tall buildings. The document defines tall buildings as those “<i>which are substantially taller than their neighbours or which significantly change the skyline.</i>” (para.7.35). The supporting text states that “<i>While tall buildings offer the opportunity for intensive use, their siting and design should be carefully considered in order not to detract from the nature of surrounding places and the quality of life for living and working around them</i>” (para.7.35) The policy does not provide assessment criteria for the suitability of tall buildings within the borough but refers to London Plan Policy 7.7 (now superseded by London Plan Policy D9) on the location of tall and large buildings and the Historic England Advice Note 4 on Tall Buildings (Ref. 1-6). The Local Plan does not identify areas of the borough which might be suitable for tall buildings but states that “<i>the entire borough is considered as being within the ‘sensitive’ category, as defined by the English Heritage / CABE Guidance on Tall Buildings. Tall building proposals in Camden will therefore merit detailed design assessments.</i>” (para.7.36).
2.59	Policy D2 Heritage, outlines LBC’s obligation to preserve listed buildings and preserve or enhance the character and appearance

	of conservation areas. LBC “<i>will not permit the loss of or substantial harm to a designated heritage asset[...] unless it can be demonstrated that substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss</i>”. In decision making, the Council will take into consideration the scale of the harm and the significance of the asset. The Council will also seek to preserve non-designated heritage assets including London Squares and those on and off the local list. The document notes that LBC has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not, so as to preserve this character and appearance. The existing building on the Site is noted as a negative contributor to the Regent’s Canal Conservation Area. The document also states that Development will not be permitted which causes the loss of trees or garden space where this is important to the character and appearance of a conservation area.
2.60	LBC adopted Camden Site Allocations Local Development Document (Ref. 1-13) in 2013, which sets out the Council's approach to future development on key sites across the borough. This does not include the Euston Tower as a site allocation. Work has started on the review of the adopted site allocations and a consultation on the draft Site Allocations Local Plan (SALP) (Ref. 1-13A) took place between February 2020 and January 2022. This does not include the Euston Tower as a potential site allocation.
2.61	Work has started on the review of the adopted Camden Local Plan. A Local Development Scheme (Ref. 1-12A) was published in October 2022 that provides information on the documents that the Council intends to produce to form its development plan and sets out the anticipated timetable and programme for their production. Work on the new Site Allocations Local Plan will now be progressed alongside the Local Plan Review.
LBC, Euston Area Plan (EAP) (2015) (Ref. 1-14)	
2.62	The Euston Area Plan (EAP) was adopted in January 2015 as a long-term planning framework to guide transformational change in the area, focused around the redevelopment of Euston Station. The Regent’s Park Estate is defined as one of the character areas in the plan and this includes the Site. The Draft Euston Planning Brief (Ref. 1.15) published in January 2020 has been prepared to provide further guidance to the policies in the EAP, but it is more tightly focussed on Euston Station itself and its boundary does not include the Site. A proposed update to the EAP was published in January 2023 for consultation (Ref. 1-14A); it does not include any proposed changes of relevance to the remodelling of the Euston Tower.
2.63	EAP Section 3.3 Design Strategy includes Strategic Principle EAP 2: Design: “A: <i>Development and change will create an integrated, well connected and vibrant place of the highest urban design quality, which builds on existing character and provides an attractive and legible environment for local people, workers and visitors.</i> B: <i>Any proposals should fully address the following key urban design principles:</i> • <i>Improving connectivity by enhancing existing and providing new</i>

	<i>east-west and north-south links, reinstating the historic Euston area street pattern and improving wayfinding;</i> • <i>Transforming the public realm through improvements to streets and the buildings that front them;</i> • <i>Providing active frontages along key streets to enliven streetscapes and make them attractive and safe routes;</i> • <i>Creating a network of new and improved open spaces and squares;</i> • <i>Ensuring that development is of the highest architectural quality and designed to be accessible to all;</i> • <i>Responds to the viewing corridors, scale and character of existing buildings, and context;</i> • <i>Protecting and enhancing heritage assets and their settings that are sensitive to change; and</i> • <i>Ensuring world class station design and a comprehensive approach to above station development.</i> C: <i>While the strategic viewing corridors will limit development heights in the Euston area there may be some opportunities for taller buildings subject to design, heritage and policy considerations.”</i>
2.64	The more detailed guidance on design states that: “<i>Opportunities should also be taken to provide more active frontages where sites and buildings currently fail to address the street, both in terms of improved building design and, where appropriate, more active land uses that generate additional activity and overlooking of the street.</i>” (p.48)
2.65	The further detail on Building heights, massing and scale on pages 49-50 of the guidance states: “<i>Euston’s potential role as a major economic driver within the Central Activities Zone (CAZ) and its function as a major transport hub make it a suitable location for maximising development opportunities. However, development must be of the highest architectural quality.</i>” (p.49). Indicative massing is shown in Figure 3.4, which maps the LVMF viewing corridors and indicates building heights for selected sites within the EAP area.
2.66	The guidance on Building heights, massing and scale states that “<i>A detailed view assessment should be conducted through the use of Accurate Visual Representation (AVR) that shows location of the proposed development and also illustrates the degree to which the development will be visible, its detailed form and the proposed use of materials. It should demonstrate that the proposal does not unacceptably impact on strategic and local views (including views from adjoining boroughs, such as those from Regent’s Park and views identified in the EAP Background Report), the character of the surrounding area including the settings of heritage assets (see English Heritage Guidance on the Setting of Heritage Assets, 2011), and that it contributes positively to the London skyline.</i>” (p.49) and “<i>Tall buildings should be designed to have a minimum impact on neighbouring properties and have a clearly defined relationship with the streets, buildings and uses around it.</i>” (p.49).
2.67	The guidance on conserving and enhancing heritage assets on page 51 states that: “<i>The London Borough of Camden and the Mayor of London will seek to ensure that new development in the Euston area is of excellent design quality and complements local character and</i>

	<i>scale whilst making the best possible use of land.”</i> It notes that key heritage assets and issues, including areas of sensitivity and opportunities to enhance historic character, are identified for each character area in Section 4 of the EAP.
2.68	The EAP is accompanied by the Euston Area Plan Background Report (Ref. 1-16), which provides the context for the EAP including key issues and existing policies and guidance which are relevant to the plan and its development, including further detail on built heritage urban design and views.
2.69	An EAP Historic Area Assessment (Ref. 1-17) was also published in October 2014 to provide a deeper understanding of the historical development of the Euston area to inform the production of the EAP. It identifies and describes townscape character areas, assesses their relative architectural and historic importance and provides an evidence base for retaining areas of distinctive character.

3 Assessment Methodology

Introduction

- 3.1
- Townscape and visual and built heritage assessments are separate, although related. The townscape and built heritage baseline analysis contributes to the scope of the baseline for the Visual Assessment – and the Visual Assessment of change to the content and character of views in turn informs the assessment of potential effects on townscape and built heritage assets. Although the assessment of townscape and views and built heritage is clearly inter-related, each topic is distinguished in this report. The assessment of townscape effects considers how the Proposed Development will affect the aesthetic and perceptual aspects of the townscape and its distinctive character. The visual assessment considers the composition and character of views, including both protected views and representative views and how change is likely to be experienced by people within the townscape. The effects on the heritage significance of built heritage assets have been considered in proportion to the value of each heritage asset and the susceptibility to change of the heritage asset and /or its setting.
- 3.2
- The methodologies for the townscape assessment, visual assessment and built heritage assessment are set out separately below. These assessments have taken into account the nature of the existing physical fabric of the area, the settings of designated heritage assets in the vicinity of the Site, the appropriateness of the form of the Proposed Development and the architectural character and quality of its design. Structured, informed and reasoned professional judgement has been used to take account of quantitative and qualitative factors. This is widely accepted as best practice and has been based on an analysis of desk research and field assessment. It is recognised that the townscape character of London is one of contrasts, of historic and modern buildings, and that modern buildings of high design quality do not necessarily or by definition harm the character of historic townscape or views including historic townscape.

Defining the Study Areas

- 3.3
- In accordance with standard practice, the townscape, visual and built heritage study areas have been defined in relation to the scale and massing of the Proposed Development and the scale, character, layout and sensitivity of the existing townscape context around the Site. Using computer modelling to determine the theoretical Zone of Visual Influence (ZVI) of the Proposed Development, with site observation and more detailed testing of potential impacts within the ZVI, a study area for each assessment topic has been defined within which significant effects could be expected on the identified townscape, visual and built heritage receptors. It is normal to identify a potential study area informed by a ZVI, but especially in built-up urban environments, the actual area within which there may be potentially significant effects is usually much more contained. The ZVI in Appendix C, which does not include trees, shows the potential for widespread visual impacts within approximately 1.5km of the Site. More detailed testing of views in the 3-d model (including the test views modelled in Appendix A) has demonstrated that there would be potential for significant townscape, visual and built heritage impacts within a radius of approximately 500m of the

Site. Outside this area, while tall development on the Site could be visible, impacts would not generally be ‘significant’, although there are more distant areas of potential higher visibility outside the study area, for example along aligned streets or across open spaces, which vary in their potential for significant effects according to the sensitivity of the intervening townscape, and which reduce in scale with distance from the Site. This has informed the extent of the study area considered to be sufficient to understand the range of likely significant effects of the Proposed Development for each topic. Each study area is considered to be reasonable and proportionate in relation to the anticipated effects of the Proposed Development and the sensitivity to change of its townscape, visual and built heritage context.

Defining the Baseline Conditions

- 3.4
- The baseline assessment of the TVBHA will include an account of:
- The history of the Site and surrounding area;
 - The character of the townscape on and around the Site;
 - The significance and settings of relevant heritage assets;
 - The existing characteristics of the agreed verified views; and
 - The sensitivity of the townscape and views and heritage assets, based on an understanding of their ‘value’ and the ‘susceptibility to change’ of the receptors.
- 3.5
- The baseline assessment of townscape character and visual amenity and built heritage is informed by an understanding of the history of the Site and its context. The baseline assessment will therefore include an account of the history of the Site and surroundings, with reference to historic maps and archival material. This historical study will inform the analysis of the existing character of the Site and its context, the significance of relevant heritage assets and the character of the views.

Townscape Assessment Methodology

Guidance for the Assessment of Townscape Effects

- 3.6
- The available guidance for assessing the effects of a development on townscape is as follows:
- *Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)* (2013) (Ref. 1-18) produced jointly by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 3.7
- The GLVIA (Ref. 1-18) provides advice on good practice in relation to the requirements of the EIA Regulations (Ref. 1-19) and, although developed for the assessment of landscape impacts, is broadly applicable to all forms of landscape (including townscape). The GLVIA states that an assessment should address potential effects on the character and distinctiveness of the landscape. The methodology employed for this assessment is based on approaches recommended in the GLVIA. It should be noted that the guidance states that its methodology is not prescriptive in that it does not

provide a detailed universal methodology that can be followed in every situation (Ref 1-18, para.1.20); the assessment should be tailored to the particular circumstances in each case with an approach that is in proportion to the scale of the project that is being assessed and the nature of its potential effects. The guidance recognises that much of the assessment must rely on professional judgement (paras.2.23-2.26).

General Approach to the Assessment of Townscape Effects

- 3.8
- As required by the EIA Regulations (Ref. 1-19), this assessment considers the likely significant effects that result directly from the Proposed Development itself (direct) or from consequential change (indirect) and whether likely significant effects are caused by the Proposed Development in isolation or in the context of other consented and submitted development, ‘Cumulative Schemes’.
- 3.9
- The assessment of effects on townscape is carried out through a process which is summarised below:
1. Identify the townscape receptors;
 2. For each townscape receptor consider its value and susceptibility to change and combine those judgements to assess its **Sensitivity**;
 3. For each townscape receptor consider the size and scale of the change and its geographic extent to assess the **Magnitude of Impact** as a result of the Proposed Development;
 4. Combine the judgements of Sensitivity of the receptor and Magnitude of Impact as a result of the Proposed Development to assess the **Scale of the Effect**; and assess the qualitative **Nature of the Effect**.
- 3.10
- Simple word scales are used as a means of summarising judgements at each stage of the assessment sequence described above, with detailed narrative describing the reasoning for each judgement in the accompanying text. The word scales for each step of the assessment contain between three and five categories, and in each case a mid-point between two categories may also be chosen (e.g. ‘low-medium’ could be chosen as a mid-point between ‘low’ and ‘medium’). As stated in the GLVIA (Ref. 1-18, para.3.29) combining judgements, (e.g. of sensitivity and magnitude to assess the scale of effect), should be as transparent as possible. This assessment uses sequential combination. For unweighted judgments the criteria are simply combined e.g. a townscape receptor of low value with high susceptibility to change would have medium sensitivity. For weighted judgements a matrix is used; in this assessment sensitivity is weighted in the combination of sensitivity and magnitude of impact as shown in the matrix in Table 3.4A.

The Townscape Study Area

- 3.11
- As a result of site visits and testing, a townscape study area has been defined which generally extends up to approximately 500m from the Site and is shown in Figure 4.13. This is the area within which it is judged that there may be significant townscape effects. Due to the differing scale and form of development within the local

area and the consequent variation in the potential for significant effects as a result of the Proposed Development, the distance that the study area extends from the Site in different directions varies; in particular, the study area extends considerably further from the Site to the north-west in recognition of the extensive potential visibility of the Proposed Development within the open space of the Grade I listed Regent’s Park and the cohesive character of the Park and its surroundings as a whole. Areas of designated townscape are also assessed separately in the Built Heritage Assessment.

Baseline Assessment of Townscape Sensitivity

3.12 The existing townscape character in the area around the Site has been appraised and divided into areas of broadly similar character and quality; these ‘townscape character areas’ (TCAs) are the townscape receptors for assessment, and together they form the study area described above.

3.13 The characterisation of the TCAs is based on desk top research and site survey and has been made with reference to guidance in the GLVIA and the GLA’s *Character and Context Supplementary Planning Guidance* (2014) document (Ref. 1-20). The local authority’s *Euston Area Plan* (2015) (Ref. 1-14) has been consulted and drawn on where appropriate in the characterisation of the TCAs. It should be noted that townscape character almost invariably forms part of a continuum and that character area boundaries are often not distinct. In Section 5, the extent of each character area has been identified in Figure 4.13 and its character described in Table 4.2.

3.14 Criteria for assessing townscape value are based on any designation of the townscape and individual features within it, and qualitative aspects of the townscape character. Attributes which are generally agreed to influence the aesthetic and perceptual quality of the townscape are described in the GLVIA (Ref. 1-18, Box 5.1). Townscape value has been allocated to one of five categories in Table 4.1.

Table 3.1: TCA Townscape Value

Value	Criteria
Very high	A site of acknowledged international townscape importance likely to be designated as a World Heritage Site; an internationally recognisable designated conservation area with exceptional distinctiveness, coherence and integrity, exhibiting unity, richness and harmony, and an exceptionally strong sense of place and likely to contain a high proportion of Grade I listed buildings; or an internationally recognisable Grade I registered landscape with associated Grade I listed structures.
High	A designated conservation area of outstanding townscape interest with a strong townscape structure, considerable attractiveness and coherence and a high proportion of listed buildings.
Medium	Good quality townscape. Designated conservation areas or undesignated townscapes of local importance with notable coherence and integrity and listed or unlisted buildings that contribute to an attractive townscape with distinctive character and sense of place.

Value	Criteria
Low	Ordinary quality townscape; typical, unremarkable undesignated areas of townscape with distinguishable structure but modest integrity, architectural character or distinctiveness. That may include some individual buildings of heritage interest, but also potentially detracting features.
Very low	Poor quality townscape of negligible architectural or historic merit, lacking legible townscape structure and coherence and likely to contain significant detracting or intrusive features.

3.15 As the GLVIA (Ref. 1-18) states, a highly valued designated townscape does not automatically or by definition have a high sensitivity. Townscape susceptibility to change, as defined in the GLVIA (paras.5.40-5.42), is the ability of the townscape receptor to accommodate the Proposed Development without “*undue consequences for the maintenance of the baseline situation*” (para.5.40); in other words, a judgement as to whether the townscape could absorb the Proposed Development without harming its baseline character and quality with specific reference to the particular type of development that is being proposed. As noted at paragraph 5.42 of the GLVIA, the assessment of susceptibility relates specifically to the type of development proposed as townscape effects are “... *particular to both the specific landscape in question and the specific nature of the proposed development...*”. Judgements of susceptibility to change are described for each townscape character area and recorded on a simple scale of **High, Medium or Low** as shown in Table 3.2.

Table 3.2: TCA Susceptibility to change

Susceptibility to change	Criteria
High	The TCA has limited ability to accommodate change of the type proposed without undue consequences for its character.
Medium	The TCA has some ability to accommodate change of the type proposed without undue consequences for its character.
Low	The TCA can accommodate change of the type proposed without undue consequences for its character.

3.16 While the factors relevant to the assessment of susceptibility will vary for each TCA, guidance as to the likely characteristics for each category is provided below:

- **High** susceptibility to change is likely to arise where townscape character is of high quality and consistency or where the townscape has high quality elements which are defining features of the TCA, and where the type of development proposed has the potential to significantly erode the consistency and/or quality of the townscape character and/or reduce the presence of key features.
- **Medium** susceptibility to change is likely to be where townscape character is mixed in quality and consistent in a number of attributes in only part of the TCA or with limited consistency in character across the TCA; or where the townscape character is of good quality and consistency overall but the type of development proposed is an established aspect of the townscape. Parts of

the TCA may be more able to accommodate the type of change proposed than others, and some characteristics of the TCA may be more able to accommodate change than others.

- **Low** susceptibility to change is likely to arise where townscape character is mixed in character and low in quality overall (with detracting features and lacking coherence or distinctiveness) and where planning policy encourages change of the type proposed and/or the type of development proposed is in keeping with that of the TCA.

3.17 The value and susceptibility to change of each TCA are described in Section 4.0, Table 4.2 Those judgements are combined (in an unweighted manner) to produce an assessment of the overall **sensitivity** of the TCA as **Very High, High, Medium, Low** or **Very Low**.

Assessment of Magnitude of Impact to Townscape

3.18 The overall magnitude of change (impact) resulting from the Proposed Development on each TCA is assessed as **High, Medium, Low, Very Low** or **None**. This assessment takes into account a number of factors (with reference to guidance in the GLVIA) which are likely to include some or all of the following – the extent to which existing townscape features within the Site boundary would be lost, and their contribution to the character of that townscape (whether positive or negative); the overall size and scale of the Proposed Development (including in relative terms compared to that of existing developments); the geographic extent of the Proposed Development’s impact; the urban design changes introduced by the Proposed Development; how far the Proposed Development integrates with the surrounding townscape character (including how consistent it is with existing relationships between different areas of townscape); the duration and reversibility of the Proposed Development’s effect; and the degree to which the aesthetic or perceptual aspects of the townscape would be altered as a result of the above. This assessment is informed by consideration of changes to representative views of or from the TCA in question. A broad summary of the magnitude criteria is set out in Table 3.3 below.

Table 3.3 – Magnitude of townscape impact

Magnitude	Description
None	No change to townscape character.
Very Low	A change to townscape character and/or features that would be barely perceptible.
Low	A slight change to townscape character and/or features that may not be immediately noticeable.
Medium	A clear change that would not dominate townscape character and/or features which would be noticeable.
High	A change to townscape character which would be immediately apparent.

3.19 For the assessment of the completed and operational Proposed Development the duration of all change is assumed to be long term and, in terms of reversibility, it is assumed to be permanent. For the assessment of deconstruction and construction effects the duration of change is considered to be short term and, in terms of reversibility, it is assumed to be temporary.

3.20 The geographical area over which the changes would be experienced, i.e. how widely the townscape character area would be affected by the Proposed Development, is considered. In most cases the size or scale of change would not be experienced consistently across the extent of the character area. Where the changes to a TCA as a result of the Proposed Development would be localised to one part of the townscape character area or would vary across the extent of the character area, this would result in the magnitude of impact being expressed as a range for that TCA.

Assessment of Scale and Nature of Townscape Effects

3.21 The final assessment of the **scale** of the townscape effect on each of the TCAs is based on the combination of the judgements of sensitivity of the TCA and the magnitude of impact as a result of the Proposed Development. The rationale for the judgement is clearly and transparently explained in the narrative to demonstrate how the assessment has been derived, and is summarised based on the broad categories set out in Table 3.4A. A Proposed Development with no magnitude of impact would result in ‘no effect’ in respect of scale of effect.

Table 3.4A – Scale of effects

Sensitivity	Magnitude of Impact				
	None	Very low	Low	Medium	High
Very High	No effect	Minor	Moderate	Major	Very major
High	No effect	Negligible / minor	Minor / moderate	Moderate / major	Major / very major
Medium	No effect	Negligible	Minor	Moderate	Major
Low	No effect	Negligible / minor	Negligible / moderate	Minor / moderate	Moderate / major
Very Low	No effect	Negligible	Negligible	Minor	Moderate

3.22 The matrix in Table 3.4A provides an explanation, in line with GLVIA (Ref.1-18, para.5.53), of how the magnitude of impact is combined with sensitivity to produce an assessment of the scale of effect. The matrix is weighted at both the upper and lower ends such that it moderates the resulting scale of effect for lower magnitude impacts on lower sensitivity receptors, and amplifies that of higher magnitude impacts on higher sensitivity receptors. Where the scale of effects are given a range in the table above, professional judgement is used to choose either of the categories shown, or a mid-point between them e.g. a low magnitude impact on a receptor of high sensitivity could result in a minor scale of effect, a minor-moderate scale of effect, or a moderate scale of effect. These broad categorisations are accompanied by a narrative that describes the effects in more detail. As outlined in ES Volume 1, Chapter 2 EIA Methodology, effects that are lower than moderate in scale (i.e. negligible, negligible-minor, minor or minor-moderate) are not considered ‘significant’, and effects that are moderate or greater in scale (i.e. moderate, moderate-major, major, major-very major or very major) are considered to be significant in ES terms.

3.23 The qualitative nature of each effect is assessed as **beneficial**, **adverse** or **neutral** (in line with Table 3.4B) using professional judgement and considering each TCA on a case by case basis.

Table 3.4B: Nature of effects

Nature of effect	Description
Adverse	The quality of the townscape is diminished.
Neutral	The quality of the townscape is preserved or there is a balance of adverse and beneficial effects.
Beneficial	The quality of the townscape is improved.

3.24 In the qualitative assessment of the nature of effects, there are likely to be a number of different positive and / or negative impacts that contribute to an overall assessment of effect. A neutral effect may result from a balance of positive and negative impacts, or may reflect a situation in which there is no appreciable beneficial or adverse effect.

3.25 The nature of effect is described in the detailed narrative. While the exact form of the qualitative effect will vary from TCA to TCA, and the following is by no means exhaustive, some examples of the form that beneficial, adverse and neutral effects could take are provided below.

3.26 A beneficial effect could arise, for example, from the manner in which the form and appearance of the Proposed Development positively reinforce high quality aspects of the TCA’s existing character, or from the Proposed Development’s provision of significant urban design benefits such as enhanced permeability and legibility. An adverse effect could arise, for example, from the removal of an element on the Site that contributes positively to the quality of the existing townscape, or from the introduction of a form of development that disrupts high quality aspects of the existing townscape’s character. A neutral effect could arise in a situation in which both beneficial and adverse effects such as those noted above are evident in a manner which balance each other; it is therefore capable of being applied to effects which are either significant or non-significant in ES terms.

Deconstruction and Construction

3.27 The assessment of the effects of deconstruction and construction of the Proposed Development has taken into account the works and processes set out in ES Volume 1, Chapter 5: Deconstruction and Construction. The assessment has taken into account the same receptors as for the assessment of the completed and operational Proposed Development, and the same methodology set out above. .

3.28 The assessment considers the temporary changes to townscape character arising from deconstruction and construction activities, including the use of machinery and the appearance of buildings at an advanced stage of construction, without the complete application of external cladding. The extent and detail of the assessment is proportionate to the temporary nature of the effects and is focused on potentially significant effects. The assessment is based on the maximum potential effect on each TCA across the deconstruction and construction process as a whole.

Cumulative Assessment

3.29 The townscape assessment considers the effect on the identified TCAs of the Proposed Development considered on its own. The cumulative townscape assessment contained in Section 6 considers the additional effect of the Proposed Development on TCAs, on top of those effects that would arise from other ‘cumulative’ schemes that have been proposed or consented i.e. the effect of the Proposed Development if the cumulative schemes were already in place and formed a ‘cumulative baseline’.

3.30 The Cumulative Schemes relevant to this assessment are listed at paragraph 6.98. The cumulative assessment distinguishes between the more certain cumulative development scenario (which would include all consented but unbuilt schemes), and the less certain cumulative development scenario (which would include all undetermined planning applications, as well as consented but unbuilt schemes). In the cumulative assessment narrative, the Cumulative Schemes are named and their interaction with the Proposed Development is described where relevant to the assessment.

Visual Assessment Methodology

Guidance for the Assessment of Visual Effects

3.31 The available guidance for assessing the effects of a development on views is as follows:

- *Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)* (2013) (Ref. 1-18) produced jointly by the Landscape Institute and the Institute of Environmental Management and Assessment; and
- *London View Management Framework Supplementary Planning Guidance (LVMF SPG)* (2012) (Ref. 1-11).

3.32 The GLVIA (Ref. 1-18) provides advice on good practice in relation to the requirements of the EIA Regulations (Ref. 1-19) and, although developed for the assessment of landscape impacts, is broadly applicable to all forms of landscape (including townscape). The GLVIA states that an assessment should address potential effects on the character and distinctiveness of the landscape and effects on observers through their experience of views. The methodology employed for this assessment is based on approaches recommended in the GLVIA. It should be noted that the guidance states that its methodology is not prescriptive in that it does not provide a detailed universal methodology that can be followed in every situation (Para.1.20); the assessment should be tailored to the particular circumstances in each case with an approach that is in proportion to the scale of the project that is being assessed and the nature of its potential effects. The guidance recognises that much of the assessment must rely on professional judgement (paras.2.23-2.26).

3.33 The LVMF SPG (Ref. 1-11) identifies and sets out policy to protect a number of strategic views within London and provides guidance on the qualitative visual assessment of the designated views. It is also applicable to the assessment of effects on undesignated views within London more generally.

General Approach to the Assessment of Visual Effects

3.34 As required by the EIA Regulations (Ref. 1-19), this assessment considers the likely significant effects that result directly from the Proposed Development itself (direct) or from consequential change (indirect) and whether likely significant effects are caused by the Proposed Development in isolation or in the context of other consented and submitted development, ‘Cumulative Schemes’.

3.35 The assessment of visual effects is carried out through a process which is summarised below:

1. Identify the visual effects to be assessed through identification of a range of views, including sensitive and representative views, and the people who would experience them (the visual receptors);
2. For each view consider its value and the susceptibility to change of the visual receptor and combine those judgements to assess the **Sensitivity**;
3. For each view consider the size and scale of the change and its geographic extent to assess the **Magnitude of Impact** as a result of the Proposed Development;
4. Combine the judgements of Sensitivity of the receptor and Magnitude of Impact as a result of the Proposed Development to assess the **Scale of the Effect**; and assess the qualitative **Nature of the Effect**.

3.36 Simple word scales are used as a means of summarising judgements at each stage of the assessment sequence described above, with detailed narrative describing the reasoning for each judgement in the accompanying text. The word scales for each step of the assessment contain between three and five categories, and in each case a mid-point between two categories may also be chosen (e.g. ‘low-medium’ could be chosen as a mid-point between ‘low’ and ‘medium’). As stated in the GLVIA (Ref. 1-18, para.3.29) combining judgements, (e.g. of sensitivity and magnitude to assess the scale of effect), should be as transparent as possible. This assessment uses sequential combination. For unweighted judgments the criteria are simply combined e.g., a view of low value with high susceptibility to change would have medium sensitivity. For weighted judgements a matrix is used; in this assessment sensitivity is weighted in the combination of sensitivity and magnitude of impact as shown in the matrix in Table 3.8A.

The Visual Assessment Study Area

3.37 The visual assessment study area, which is informed by site observation and testing of visual changes as a result of the Proposed Development, is not defined by a radius from the Site because differences in the scale and alignment of the existing townscape result in variation in the distance from which the Proposed Development would be visible - for example there is usually greater visibility along aligned routes and across open spaces.

3.38 A total of 23 verified views for assessment were selected in consultation with the local authority through scoping and pre-application discussion. A set of views was selected following testing of the developing proposal in a three-dimensional digital model. All

views assessed in this volume have been carefully selected in order to consider effects on specific designated views and representative and illustrative views that demonstrate the range of ways in which the Proposed Development would be seen and the resultant visual effects on “*the general amenity experienced by people*” described in the GLVIA (Ref. 1-18, paras.2.21). The agreed viewpoints cover well visited areas, local communities, users of important open spaces and footpaths, and designated areas that fall within the ZVI.

3.39 The views selected allow a methodical 360-degree view analysis of near, middle and distant views of the Proposed Development on representative visual receptors in the area likely to be affected by the visibility of the Proposed Development. The visual assessment is not an exhaustive assessment of all potential visual effects but an assessment of a sufficient number of views from a variety of distances and directions that allow a proportionate and representative assessment of changes to visual amenity. The viewpoints have been mapped onto the ZVI in Appendix C so that the relationship between the areas of visibility and representative viewpoints can be seen. The detailed location of each assessment viewpoint has been carefully considered to be typical or representative of the view likely to be experienced by a visual receptor in this location and agreed with local authority officers as part of a full Candidate Views Study (CVS) at pre-application stage.

3.40 Public views are generally attributed greater value than views from private property because they are experienced by a greater number of people and therefore represent a greater proportion of the visual receptor community. All verified views have therefore been taken from publicly accessible land. Changes to visual amenity from inside buildings that are not publicly accessible or from private land have not been considered in this assessment.

3.41 Views have generally been assessed using photographs taken during the winter where foliage might obscure visibility towards the Site in spring, summer and autumn (photography dates are included in the Views Table on p.85 and Appendix E, Table of Views) and the baseline assessment describes how the composition and quality of the view would vary with seasonal change, and changes in atmospheric conditions where applicable. Views are often kinetic or sequential, therefore where appropriate, consideration and explanation of how a view would change as the observer moves around or through the viewing position is included in the baseline description.

3.42 The 23 verified views in the Visual Assessment and 24 supplementary verified views in Appendix A (which are not individually assessed) have been used to inform the assessment of effects on heritage assets and townscape, where relevant. 24 additional views tested during the design development process but not verified or assessed are included in Appendix B. They have not been verified because the potential effects were not considered significant or because other viewing positions were selected in preference to demonstrate the likely visual or townscape effects or effects on the settings of built heritage assets, but they may be referred to in the assessments.

Baseline Assessment of Sensitivity

3.43 The baseline characteristics of each view, including the attributes described in the GLVIA (Ref. 1-18, para. 6.24) and the LVMF SPG

(Ref. 1-11, p.8), and the contributions of any heritage assets to the view have been described where relevant. The value of each view is assessed on a case by case basis, and using professional judgement as appropriate. The assessment takes account of any designation of the view in planning policy, the quality of the townscape seen in the view including heritage assets that may be visible in or from the viewing position, and the composition and scenic quality of the view. Table 3.5 sets out broad guidance on the categories that different types of view are likely to fall under; exceptions to this guidance are explained in the narrative accompanying the view in question.

Table 3.5: Existing Value of the View

Value	Criteria
Very high	Designated views of national or international importance; elements of a World Heritage Site within designated WHS views; the Protected Vista or Protected Silhouette of a designated LVMF view.
High	Designated views of regional importance: LVMF or Borough views.
Medium	Valued local views noted in planning policy or conservation area appraisals; significant views of designated heritage assets or noted local landmarks; well composed representative views though townscape of good or high value.
Low	Representative views through townscape of ordinary or low value and incidental views through townscape of good or high value.
Very low	Incidental views through townscape of low or very low value.

3.44 The assessment of sensitivity, as recommended in the GLVIA (Ref. 1-18), considers the visual receptors to be the people experiencing each view. The susceptibility to change of the visual receptors to changes in their visual amenity, and the value of the view, are combined to give a judgement of the view’s sensitivity.

3.45 The assumptions made in the GLVIA do not cover an exhaustive range of the visual receptors. There are limitations to this approach: the GLVIA defines ‘visual effects’ as “*effects on specific views and on the general visual amenity experienced by people*” (Ref. 1-18, para.2.21). The glossary of the GLVIA defines ‘visual amenity’ as “*the overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area*”. It does not expand on what might amount to ‘pleasantness’ or what might be conducive to the ‘enjoyment of activities’, presumably because the measuring of psychological effects such as these are inevitably beyond the scope of the landscape/townscape professional. The ‘pleasantness’ of the view and ‘enjoyment’ of the viewer is influenced by individual perception and taste, which is hard to judge, may vary dramatically from person to person and therefore has limited validity.

3.46 The GLVIA advises that the baseline visual assessment should include “*the type and relative number of people (visual receptors) likely to be affected, making clear the activities that they are likely to be involved in*” (para.6.24) and goes on to categorise the susceptibility to change of these types of people to changes in their visual amenity

(paras.6.32-4). Furthermore, the assessment of susceptibility to change should consider the extent to which the attention of any likely visual receptors would be focused on views and visual amenity. Assessing visual effects is not a quantitative process and in a busy urban townscape context it is not practical to provide even approximate numbers of visual receptors; the relative busyness of a viewing position is however described where appropriate.

3.47 Assumptions as to the susceptibility to change of various groups of visual receptors are described in paras.6.33-6.36 of the GLVIA. The susceptibility of change of visual receptors is described for each view and recorded on a scale of **low**, **medium** or **high**, as shown in Table 3.6.

Table 3.6: Susceptibility to change of visual receptors

Susceptibility to change	Criteria
High	The receptor has limited ability to accommodate change without altering their visual amenity.
Medium	The receptor has some ability to accommodate change without altering their visual amenity.
Low	The receptor can accommodate change without altering their visual amenity.

3.48 While the factors relevant to the assessment of susceptibility will vary for each view, guidance as to the likely characteristics for each category of receptor is provided below:

- **High** susceptibility to change is likely to include residents at home (although private visual amenity is not assessed within this document so will rarely apply) and in shared private amenity space; people engaged in outdoor recreation relating to landscape and/or views; visitors to a heritage asset, visitor attraction or landscape/townscape where views are important to the experience; people in communities where views contribute considerably to the landscape or townscape setting enjoyed by residents; and travellers on scenic routes where awareness of views is high.
- **Medium** susceptibility to change is likely to include people travelling through townscape where views make some contribution to the experience but are not a key part of or purpose of the travel; people in communities where views contribute to a limited extent to the landscape or townscape setting enjoyed by residents; and visitors to a heritage asset, visitor attraction or landscape/ townscape where views may contribute to the experience incidentally but are not a key part of or purpose of the visit.
- **Low** susceptibility to change is likely to include people engaged in outdoor sport, at their place of work, or moving through townscape where views do not contribute to the enjoyment of townscape.

3.49 Judgements of susceptibility to change of the visual receptors are combined with a judgement on the value of a view to arrive at the overall **sensitivity** of the view, which is categorised as **Very High**, **High**, **Medium**, **Low** or **Very Low**.

Lens Selection for Verified Views

3.50 As acknowledged by the Landscape Institute’s Technical Guidance Note, Visual Representation of Development Proposals (Ref. 1-21), in reality no static photography is able to fully capture the richness and depth of the human viewing experience. Only the central 6-10 degrees of a view is seen in detail by the human eye but the scene beyond this can be appreciated in peripheral vision without moving the eyes – or by moving the eyes or rotating the head the focal point of the view can be changed. Both the clarity of the focal point, or multiple focal points of a view, and the appreciation of the wider context, contribute to our appreciation of the environment and for most urban views both aspects need to be equally well understood for a view to be robustly assessed.

3.51 Perspective is uniquely determined by the viewpoint position and direction of view, so cannot be altered by the use of different camera lenses. The scale of the buildings in a photographic image is a factor only of the size of the print or the image on screen. The choice of lens used to photograph a view, and consequently the horizontal field of view (HFoV), is therefore made on the basis of the requirements for assessment, which may vary from view to view. The human eye has a HFoV of about 110°. ‘Normal’, or ‘Standard’ lenses (36–60mm in 35mm film format) cover between 62° and 40° so in an urban situation frequently do not provide the necessary context for a full appreciation of the human experience of the view.

3.52 Where the wider context of the view should be considered – and in most situations a viewer would naturally make use of peripheral vision in order to understand the whole – it is logical to use a wider angle lens (24–35mm in 35mm film format) which would cover a FoV between 84° and 64°. The Landscape Institute Technical Guidance Note (Ref. 1-21) states that “A ‘*standard*’ lens (50mm FL on a *FFS Camera*) typically captures a HFoV of just under 40 degrees. This may be suitable for some purposes, but a single-frame photograph based on this FoV may not convey the breadth of visual information required to represent a Proposed Development and relevant context... the general requirement is to capture enough of the scene to represent the landscape/townscape setting and the likely visibility of the proposal” (Appendix 4, paras.4.2.3-4.2.5). Where the viewing point is studied at rest and the eye is free to roam over a very wide field of view and the whole setting of the view can be examined by turning the head, it may be appropriate to provide a panorama comprising a number of photographs placed side by side to cover an even wider field of view. It will also be necessary to provide a wider HFoV for close viewpoints in order to capture the entire proposal; as stated in the Landscape Institute guidance “*Views should include the full extent of the site/development and show the effect that it has upon the receptor location*” (Appendix 4, para.4.1.5)

3.53 Para.3.8.4 of the Landscape Institute Guidance states that “A ‘*mathematically correct*’ image is established for a 50mm FL [*Focal Length*] approximately 39.6 Horizontal Field of View (HFoV) image, printed at a size of 390mm x 260mm on an A3 sheet, and held at 542mm from the eye.” 500-550mm is approximately at arm’s length. Both proposed and cumulative images in the Visual Assessment are provided in A3 landscape format with crop marks to indicate the extent of a 50mm focal length if the image has been shot with a larger focal length. This enables the reader to view an image on screen at

approximately arm’s length and zoom in to the 50mm view digitally if desired, while also being able to appreciate the peripheral parts of the view which are relevant to the appreciation of the townscape context outside the narrow area of focus.

Assessment of Visual Magnitude of Impact

3.54 In order to demonstrate the change to visual amenity as a result of the Proposed Development, three separate images have been prepared from each viewing location selected:

1. **Existing Baseline** – the view as it exists currently;
2. **Proposed** – the Existing Baseline view with the Proposed Development inserted in render or blue wireline form; and
3. **Cumulative** – the Proposed view with consented Cumulative Schemes inserted as black wirelines and submitted cumulative schemes inserted as orange wirelines.

3.55 The three images for each viewpoint are intended to inform the assessment of change to visual amenity that would result from the Proposed Development. The assessment in this report in respect of views is not of the effect on the images, which are restricted in terms of what they can show as noted in the consideration of the lens selection set out above; rather, they are assessments of the effect of the Proposed Development as it would be experienced by a viewer at the relevant viewpoint location, informed by the images, as well as by site visits.

3.56 The Proposed Development has been shown fully ‘rendered’ or in a blue ‘wireline’ in the proposed and cumulative views. A ‘wireline’ image shows the scale and massing of the Proposed Development represented as a blue outline within the baseline photograph; a ‘render’ image illustrates the Proposed Development in photorealistic form, showing the detailed articulation and materials that are proposed, as well the Proposed Development’s scale and massing. Where the Proposed Development would not be visible, its position relative to the foreground of the existing view may be shown with a dashed outline. The methodology employed by the visualisation firm, Cityscape, to create the verified views is provided in Appendix E. The Visual Assessment, in Section 6.0 of this volume is based on the images prepared by Cityscape which are, in turn, based on the computer-generated model of the Proposed Development prepared by the architects, 3XN, who have confirmed the accuracy of the visualisations in relation to their design proposals before the Tavernor Consultancy have assessed them.

3.57 One rendered dusk view has been included to allow an assessment of the illuminated Proposed Development after dark. The lighting of the Proposed Development as shown in these views is indicative.

3.58 The overall magnitude of change resulting from the Proposed Development with respect to each view is assessed as **High**, **Medium**, **Low**, **Very Low** or **None**. The judgement on the magnitude of change to a view is based on a professional appraisal of interrelated factors set out in para 6.39 of the GLVIA (Ref. 1-18), which are described in the narrative accompanying the proposed view where relevant. Consideration is given to the size and scale of the effect, including factors such as the loss or addition of features, changes in view

composition, the proportion of the view occupied by the Proposed Development, the extent of its visibility, and the consistency or contrast of the Proposed Development with the existing townscape character in the view; the geographical extent of the visual effect, which reflects the distance of the viewing position from the visible parts of the Proposed Development and any kinetic or seasonal changes to its visibility from this distance; and the duration and reversibility of the Proposed Development’s effect. A broad summary of the magnitude criteria is set out in Table 3.7 below.

3.59 For the assessment of the completed and operational Proposed Development the duration of all change is assumed to be long term and in terms of reversibility, it is assumed to be permanent. For the assessment of deconstruction and construction effects the duration would be short term and in terms of reversibility it is assessed as temporary.

Table 3.7: Magnitude of visual impacts

Magnitude	Description
None	No change to the view.
Very low	A barely perceptible change to the view.
Low	A slight change to the view.
Medium	A clear change to the view.
High	An immediately apparent change to the view.

3.60 Each overall assessment of the magnitude of change will result from a combination of different factors of varying levels of relevance, and it is likely that no two assessments will be the same. It is nonetheless possible to provide broad guidance on some of the main features that may be found at each level of magnitude of change, and this is set out below:

- **High** magnitude of change is likely to arise in views where the Proposed Development creates new focal points, removes key features from the existing view and/or results in substantial changes in composition in which the proposal would become dominant. The Proposed Development is likely to be extensively visible, at a scale as large or larger than existing elements within the view, or forming a considerable contrast with the existing character of the view. The high change may also reflect the close distance of the viewpoint from the site where there is likely to be no or little intervening development.
- **Medium** magnitude of change is likely to arise in views where there is a noticeable loss or addition of features, a change in composition, or the degree of integration/contrast, but in which the Proposed Development would not dominate the view in the proportion of the view it occupies or due to its effects on the composition. The Proposed Development is likely to be visible partially and/or visible at a comparable apparent scale to existing elements within the view, or to form a noticeable contrast with the existing character of the view. The medium change may also reflect the medium range distance of the viewpoint from the site and its part obscuration by other elements in the view.
- **Low** magnitude of change is likely to arise in views where the Proposed Development results in limited loss or addition of features, changes in composition, and degree of integration/

contrast in the view. The Proposed Development is likely to be visible to a small extent, and/or at a lesser apparent scale than existing elements in the view, or at a similar or greater apparent scale but echoing the prevalent character of other elements in the view such that it may not be immediately noticeable. The slight change may also reflect the distance of the viewpoint from the Proposed Development and its part obscuration by other elements in the view.

- **Very low** magnitude of change is likely to relate to the negligible loss or addition of features, changes in composition, or degree of integration/contrast in the view. The Proposed Development is likely to be visible to a minimal extent, appearing fleetingly, or in a part of the view that is peripheral/not the focus. A change may reflect the significant distance of the viewpoint from the Proposed Development and its part obscuration by other elements in the view.

Assessment of Scale and Nature of Visual Effects

3.61 The final assessment of the **scale** and **nature** of the visual effect with reference to each of the verified views is based on the combination of the judgements of sensitivity of the baseline view (as experienced by a visual receptor) and magnitude of impact as a result of the Proposed Development. The rationale for the judgement is clearly and transparently explained to demonstrate how the final assessment has been derived, and is summarised based on the broad categories set out in Tables 3.8A and B. A Proposed Development with no magnitude of impact would result in ‘no effect’ in respect of scale of effect. The nature of effect is assessed using professional judgement, considering each view on a case by case basis, and is described in the detailed narrative.

3.62 The views in the visual assessment have been used to inform the assessment of effects on heritage assets and townscape, where relevant.

Table 3.8A – Scale of effects

Sensitivity	Magnitude of Impact				
	None	Very low	Low	Medium	High
Very High	No effect	Minor	Moderate	Major	Very major
High	No effect	Negligible / minor	Minor / moderate	Moderate / major	Major / very major
Medium	No effect	Negligible	Minor	Moderate	Major
Low	No effect	Negligible	Negligible / minor	Minor / moderate	Moderate / major
Very Low	No effect	Negligible	Negligible	Minor	Moderate

3.63 The matrix in Table 3.8A provides an explanation, in line with GLVIA (Ref. 1-18, para.6.42), of how the magnitude of impact is combined with sensitivity to produce an assessment of the scale of effect. The matrix is weighted at both the upper and lower ends such that it moderates the resulting scale of effect for lower magnitude impacts on lower sensitivity receptors, and amplifies that of higher magnitude impacts on higher sensitivity receptors.

3.64 Where the scale of effects are given a range in the table above, professional judgement is used to choose either of the categories shown, or a mid-point between them e.g. a low magnitude impact on a receptor of high sensitivity could result in a minor scale of effect, a minor-moderate scale of effect, or a moderate scale of effect. These broad categorisations are accompanied by a narrative that describes the effects in more detail. As outlined in ES Volume 1, Chapter 2 EIA Methodology, effects that are lower than moderate in scale (i.e. negligible, negligible-minor, minor or minor-moderate) are not considered ‘significant’, and effects that are moderate or greater in scale (i.e. moderate, moderate-major, major, major-very major or very major) are considered to be significant in ES terms.

3.65 The qualitative **nature** of each effect is assessed as **beneficial**, **adverse** or **neutral** (in line with Table 3.8B) using professional judgement and considering each view on a case by case basis.

Table 3.8B: Nature of effects

Nature of effect	Description
Adverse	The quality of the view is diminished.
Neutral	The quality of the view is preserved or there is a balance of adverse and beneficial effects.
Beneficial	The quality of the view is improved.

3.66 In the qualitative assessment of the nature of effects, there are likely to be a number of different positive and / or negative impacts that contribute to an overall assessment of effect. A neutral effect may result from a balance of positive and negative impacts, or may reflect a situation in which, while there is change to the view, there is no appreciable beneficial or adverse effect.

3.67 The nature of effect is described in the detailed narrative. While the exact form of the qualitative effect will vary from view to view, and the following is by no means exhaustive, some examples of the form

that beneficial, adverse and neutral effects could take are provided below.

3.68 A beneficial effect could arise from the Proposed Development, for example, removing a negative aspect of the view, or from it positively consolidating the compositional qualities of a view, or through its introduction of high quality new architecture to the view. An adverse effect could arise, for example, from the removal of an element on the Site that contributes positively to a view, or from the introduction to the view of new development of low visual quality, or that detracts from an existing high quality composition or element/ feature of the composition. A neutral effect could arise in a situation in which both beneficial and adverse effects such as those noted above are evident in a manner which balance each other; it is therefore capable of being applied to effects which are either significant or non-significant in ES terms.

Deconstruction and Construction

3.69 The assessment of the effects of deconstruction and construction of the Proposed Development has taken into account the works and processes set out in ES Volume 1, Chapter 5: Deconstruction and Construction. The assessment has taken into account the same receptors as for the assessment of the completed and operational Proposed Development. However, due to the complexity in accurately predicting the constantly evolving numerous different visual changes during the deconstruction and construction process, and the temporary nature of the effects, verified views have not been prepared to inform the assessment and receptors have been assessed in broad qualitative terms.

3.70 The assessment considers the temporary changes to views arising from deconstruction and construction activities, including the use of machinery and the appearance of buildings at an advanced stage of construction, without the complete application of external cladding. The extent and detail of the assessment is proportionate to the temporary nature of the effects and is focused on potentially significant effects. The assessment is based on the maximum potential effect on each view across the deconstruction and construction process as a whole.

Cumulative Assessment

3.71 The visual assessment considers the effect on the identified views of the Proposed Development considered on its own. The cumulative visual assessment contained in Section 6 considers the additional effect of the Proposed Development on views, on top of those effects that would arise from other ‘cumulative’ schemes that have been proposed or consented i.e. the effect of the Proposed Development if the cumulative schemes were already in place and formed a ‘cumulative baseline’.

3.72 All Cumulative Schemes agreed for consideration in the ES have been modelled in the cumulative views where relevant to this assessment and are listed at paragraph 6.98. The cumulative views distinguish between all consented but unbuilt schemes on the one hand, and all undetermined planning applications on the other hand by illustrating them with different wireline colours

in the views, black for consented and orange for undetermined respectively. Informed by this, the cumulative assessment in the text distinguishes between the more certain cumulative development scenario (which would include all consented but unbuilt schemes only), and the less certain cumulative development scenario (which would include all undetermined planning applications, in addition to the consented but unbuilt schemes). In the cumulative assessment narrative, the Cumulative Schemes are named and their interaction with the Proposed Development is described where relevant to the assessment.

Built Heritage Assessment Methodology

Guidance for the Assessment of Built Heritage Effects

- 3.73
- The available guidance for assessing the effects of a development on built heritage assets and their settings is as follows:
- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Ref. 1-7), produced by Historic England;

•

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (Ref. 1-8), produced by Historic England;

•

Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019) (Ref. 1-9), produced by Historic England;

•

Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022) (Ref. 1-22) produced by UNESCO, ICCROM, ICOMOS and IUCN;

•

Principles of Cultural Heritage Impact Assessment in the UK produced by the IEMA (2021) (Ref.1-23); and

•

Conservation Principles: Policies and Guidance (2008) (Ref.1-24), produced by Historic England.

- 3.74
- Historic England’s *Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Ref. 1-7) provides information to assist in implementing historic environment policy, including guidance on assessing the significance of heritage assets. Historic Environment *Good Practice Advice in Planning Note 3 (2nd Edition): The Setting of Heritage Assets* (Ref. 1-8) advises on the management of change within the surroundings of heritage assets. Historic England’s *Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Ref. 1-9) provides guidance for assessing the heritage significance of heritage assets. Although the ICOMOS Guidance (Ref. 1-22) was developed for assessing effects on World Heritage Sites (WHs) it also provides useful guidance for the assessment of effects on heritage assets more generally. *Principles of Cultural Heritage Impact Assessment in the UK* (Ref. 1-23) sets out a framework for the assessment of change with an Environmental Impact Assessment. Historic England published *Conservation Principles: Polices and Guidance* (Ref. 1-24) in 2008 to provide guidance on the assessment and management of heritage significance and, while more recent advice is available, it is

still considered to form a useful guidance document.

General Approach to the Assessment of Effects

- 3.75
- As required by the EIA Regulations (Ref. 1-19), this assessment considers the likely significant effects that result directly from the Proposed Development itself (direct) or from consequential change (indirect) and whether likely significant effects are caused by the Proposed Development in isolation or in the context of other consented and submitted development, ‘Cumulative Schemes’.
- 3.76
- The assessment of effects on heritage assets is carried out through a process which is summarised below:
1.

Identify the heritage receptors;

2.

For each receptor consider its value and susceptibility to change (taking into account heritage significance) and combine those judgements to assess its **Sensitivity**;

3.

For each heritage receptor, consider the Proposed Development’s effect on its heritage significance, if any, to assess the Magnitude of Impact as a result of the Proposed Development;

4.

Combine the judgements of Sensitivity of the receptor and Magnitude of Impact as a result of the Proposed Development to assess the **Scale of the Effect**; and assess the qualitative **Nature of the Effect**.
- 3.77
- Simple word scales are used as a means of summarising judgements at each stage of the assessment sequence described above, with detailed narrative describing the reasoning for each judgement in the accompanying text. The word scales for each step of the assessment contain between three and five categories, and in each case a mid-point between two categories may also be chosen (e.g. ‘low-medium’ could be chosen as a mid-point between ‘low’ and ‘medium’). This assessment uses sequential combination. For unweighted judgments the criteria are simply combined e.g. a heritage asset of low value with high susceptibility to change would have medium sensitivity. For weighted judgements a matrix is used; in this assessment sensitivity is weighted in the combination of sensitivity and magnitude of impact as shown in the matrix in Table 3.12A.

Identification of receptors

- 3.78
- The built heritage assessment provides an assessment of the likely significant effects of the Proposed Development on the heritage significance or appreciation of the heritage significance of above-ground heritage assets. The ‘receptors’ are the identified ‘built heritage assets’, which potentially comprise listed buildings (LBs); above-ground scheduled monuments (SMs); registered parks and gardens of special historic interest (RPGSHI); conservation areas (CAs); and non-designated heritage assets (NDHAs), which in most cases are locally listed buildings (LLBs) identified by the relevant local authority. The National Heritage List for England (HE’s database of nationally designated heritage assets, (Ref. 1-25) and the local authority’s website and Local List (Ref. 1-26) have been consulted to identify nationally and locally identified designated and non-designated assets. The Greater London Historic Environment

Record (GLHER) (Ref. 1-27) has been consulted and no further heritage assets have been identified as a result. A walkover survey of the Site and environs has not identified any hitherto unrecorded above-ground heritage assets in the study area.

The Built Heritage Study Area

- 3.79
- In accordance with Step 1 of the methodology set out in *The Setting of Heritage Assets* (Ref. 1-8), site inspection and testing has identified which heritage assets and their settings could be affected by the Proposed Development. Accordingly, a built heritage study area extending approximately 500m from the boundary of the Site has been defined for the assessment of designated heritage assets, as shown in Figure 4.12 (including designated heritage assets where all or part fall within the 500m radius).
- 3.80
- A number of designated heritage assets within the 500m study area have been scoped out of assessment as it was considered clear that the Proposed Development would have no effect on their heritage significance – these are set out and the reasons for scoping out further explained in Section 4, Baseline Conditions. Conversely, a number of heritage assets beyond the initial 500m study have been added to the assessment, as explained in Section 4, Baseline Conditions.
- 3.81
- In respect of non-designated heritage assets, where there are NDHAs on or adjacent to the Site they will be individually assessed in the built heritage assessment, as part of a proportionate approach to assessment in line with the NPPF. As NDHAs in the wider 500m study area are noted for their contribution to the character of the local townscape, they will not otherwise be individually assessed but will be described in the assessment of relevant CAs where appropriate (as well as in the separate townscape and visual assessments in this ES Volume, where relevant). This is considered to be a proportionate approach to the built heritage assessment of non-designated heritage assets. The building on the Site is not considered to be an NDHA, nor are there any adjacent to the Site.
- 3.82
- Where testing demonstrates that designated heritage assets outside the study areas would be affected to a potentially significant extent, for example due to the alignment of streets and open spaces in the intervening townscape, these have been included in the assessment in addition to those in the defined study area. As a result of this consideration, a number of heritage assets have been added to the assessment, and these are set out in the Section 4, Baseline Conditions section.

Baseline Assessment of Sensitivity of Heritage Assets

- 3.83
- A proportionate summary of the history and character, and an appraisal of the heritage significance of each heritage asset or group of listed structures, including any contribution made to heritage significance by their settings, is provided in Section 4, Baseline Conditions. Appraisal of the significance of each heritage asset is based on Historic England (HE) listing descriptions (LBs and RPGSHI) and local authority appraisals (for CAs) and, where appropriate, supplementary desk-based and archival research and

site inspections. HE’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Ref. 1-8) provides a methodology for assessing heritage significance by considering the three ‘heritage values’: archaeological interest, architectural or artistic interest and historic interest. This assessment does not cover below-ground heritage assets. An assessment of heritage significance is made by considering the architectural/artistic interest and historic interest of the asset using professional judgement; the balance between the interests will vary. All designated heritage assets are considered to be of high value — or very high value where they are of international significance. The baseline value of heritage assets is set out in Table 3.9.

Table 3.9: Existing Heritage Value

Value	Criteria
Very high	A site of acknowledged international importance. Likely to be a World Heritage Site, an internationally recognised Grade I listed structure with exceptional cultural value; an internationally valued conservation area with exceptional coherence and integrity, exhibiting unity, richness and harmony, and an exceptionally strong sense of place and likely to contain a high proportion of Grade I listed buildings or a Grade I registered landscape with associated Grade I listed structures.
High	All nationally designated structures and landscapes not included in the Very High value category, and conservation areas.
Medium	Formally identified non-designated heritage assets e.g. locally listed buildings.
Low	Non-designated heritage assets which have not been formally identified.
Very Low	Undesignated buildings and townscapes.

- 3.84
- Susceptibility to change of a heritage asset is considered through an understanding of the heritage significance of the heritage asset and the contribution of setting (if any) to its heritage significance, or to the appreciation of that heritage significance. It is assessed in line with the categories and broad criteria set out in Table 3.10. Designated heritage assets of the same value may vary quite significantly in their susceptibility to change, or that of their settings.
- 3.85
- In accordance with Step 2 of the methodology set out in *The Setting of Heritage Assets* (Ref. 1-8), a description of the existing setting and an appraisal of its contribution (if any) to the significance, or appreciation of the significance, of each heritage asset or group of heritage assets is provided in Section 4, Baseline Conditions, informed by the townscape and visual baseline assessments and site inspections of the existing settings. Setting is defined in the NPPF (Ref. 1-3) as the “*surroundings in which a heritage asset is experienced*”. The setting of a heritage asset is not itself a heritage asset or a heritage designation, but its value lies in what it contributes, if anything, to the heritage significance of the heritage asset or the appreciation of its heritage significance. Some aspects of a setting may contribute more than others to the heritage significance of an asset so there may also be variation across a setting in its capacity to accommodate change. Therefore, settings vary in their capacity

to accommodate change (‘susceptibility to change’) without harm to the heritage significance of the asset or the appreciation of that heritage significance. The baseline assessment of susceptibility to change is therefore considered on a case by case basis focusing on “those elements of the setting that make a positive contribution to the asset (or which better reveal its significance)” (Ref. 1-3, para. 206). The relevant aspects of setting will be considered in the assessment.

Table 3.10: Susceptibility to change

Susceptibility to change	Criteria
High	The heritage receptor has limited ability to accommodate change without altering its heritage significance or ability to appreciate that significance
Medium	The heritage receptor has some ability to accommodate change without altering its significance or ability to appreciate that significance
Low	The heritage receptor can accommodate change without altering its significance or ability to appreciate that significance

3.86 The value and susceptibility to change of each heritage asset is assessed in Section 4, and in Table 4.1. Those judgements are combined to assess its overall **sensitivity**, which is categorised as **Very High, High, Medium, Low or Very Low**.

Assessment of Magnitude of Impact on Built Heritage

3.87 Assessment of the magnitude of impact on the heritage significance or appreciation of the heritage significance of the asset as a result of the Proposed Development is informed by the assessment of changes to views of or from the heritage asset, as well as consideration of other potential effects on setting such as noise, lighting, odour and patterns of movement, if relevant. In accordance with Step 3 of *The Setting of Heritage Assets* (Ref. 1-8), the assessment describes the degree to which the heritage asset or its setting would be changed by the removal of existing townscape elements or the addition of new ones and the resultant contribution that this change would make to the significance or appreciation of the heritage significance of the heritage asset. The assessment will vary for each individual heritage asset but will consider the location and siting, form and appearance and wider effects of the Proposed Development in relation to the heritage asset including the more detailed potential attributes affecting setting listed in the Assessment Step 3 Checklist in *The Setting of Heritage Assets* (Ref. 1-8, p.13). A summary of the categories of magnitude of change is set out in Table 3.11. A high magnitude of impact would include complete removal of heritage significance through demolition (or through effects on setting which result in almost total loss of significance, which occurs exceptionally).

Table 3.11: Magnitude of change

Magnitude	Description
None	No change to heritage significance or its appreciation
Very Low	A minimal change to the heritage significance of the receptor/ a change to appreciation of heritage significance that would be barely perceptible.
Low	A limited change that would have a slight effect on the heritage significance of the receptor/ a change to appreciation of heritage significance that would not be immediately noticeable.
Medium	A moderate change to the heritage significance of the receptor/ a noticeable change to the ability to appreciate the significance of a heritage asset.
High	A considerable change to the heritage significance of the receptor or an immediately noticeable change to the ability to appreciate the heritage significance of the receptor.

Assessment of Effects on Built Heritage Assets

3.88 The separate judgements of the sensitivity of the heritage asset, and the magnitude of the change to the heritage significance or appreciation of the heritage significance of the heritage asset (as a result of the changes to the heritage asset or the setting of that heritage asset made by the Proposed Development) are combined to allow a final judgement to be made of the likely **scale** and **nature** of the effect on the heritage significance or appreciation of the heritage significance of the heritage asset. As recommended by *The Setting of Heritage Assets* (Ref. 1-8), the assessment is not carried out solely through the use of tables or matrices: the rationale for the judgement is clearly and transparently explained in the text to demonstrate how the final assessment has been derived and is summarised based on the broad categories set out in Tables 3.12A and 3.12B.

3.89 The scale of effect for built heritage assets results from the combination of the magnitude of impact and the sensitivity of the receptor and this is summarised in a series of broad categories as set out in Table 3.12A. The matrix in Table 3.12A provides an explanation of how the magnitude of impact is combined with sensitivity to produce an assessment of the scale of effect. The matrix is weighted at both the upper and lower ends such that it moderates the resulting scale of effect for lower magnitude impacts on lower sensitivity receptors, and amplifies that of higher magnitude impacts on higher sensitivity receptors. These broad categorisations are accompanied by a narrative that describes the effects in more detail. Where effects are given a range in Table 3.12A, professional judgement will be used to judge the scale of the effect within that range. ‘Very major’ effects are only applicable where a receptor is of ‘very high’ value with a ‘high’ or ‘very high’ sensitivity. As outlined in ES Volume 1, Chapter 2 EIA Methodology, effects that are lower than moderate in scale (i.e. negligible, negligible-minor, minor or minor-moderate) are not considered ‘significant’, and effects that are moderate or greater in scale (i.e. moderate, moderate-major, major, major-very major or very major) are considered to be significant in ES terms.

Table 3.12A: Scale of Effect

Sensitivity	Magnitude of Impact				
	None	Very Low	Low	Medium	High
Very High	No effect	Minor	Moderate	Major	Very major
High	No effect	Negligible / minor	Minor / moderate	Moderate / major	Major / very major
Medium	No effect	Negligible	Minor	Moderate	Major
Low	No effect	Negligible	Negligible / minor	Minor/ moderate	Moderate / major
Very Low	No effect	Negligible	Negligible	Minor	Moderate

3.90 The nature of effect is assessed as **beneficial, adverse** or **neutral** (in line with Table 3.12B) using professional judgement, considering each heritage asset on a case by case basis, and with a description provided in the detailed narrative. Adverse effects are those that detract from the value of the receiving environment; this would equate to ‘harm’ to the heritage significance in NPPF terms. Beneficial effects are those that contribute positively to the value of the receiving environment. This may be through the introduction of new, positive attributes; for example, through improvements to the setting of a heritage asset that would enhance the appreciation of the heritage significance of that heritage asset such as opening up new views of that asset. A neutral effect is one where, regardless of the scale of the effect, the nature of the change has no qualitative effect on the receiving environment for example through a balance of beneficial and adverse effects. This equates to the heritage significance or appreciation of heritage significance of a heritage asset being ‘sustained’ in NPPF (Ref. 1-3) terms. This approach is consistent with the statutory duties under the Planning Act (Ref. 1-1) to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest which it possesses (equivalent to a neutral effect), and the requirement that special attention is paid to the desirability to preserve or enhance the character and appearance of a conservation area (equivalent to a neutral or beneficial effect). Where the effect is minor, moderate, major or very major, good design can reduce or remove potential adverse effects or provide enhancement and, in some cases, design quality may be the main consideration in determining the balance of positive and negative effects.

3.91 The qualitative judgement of the nature of the effect is further considered in relation to the NPPF (Ref. 1-3, paras.201 and 202). Any adverse effects on the heritage significance of designated heritage assets (i.e. effects that cause ‘harm’ in NPPF terms) are further assessed as causing ‘substantial’ or ‘less than substantial’ harm to heritage significance or the appreciation of heritage significance. Where the scale of harm would be ‘less than substantial’ this is further assessed on a spectrum of low to high, with low being a very slight degree of harm and high being close to but lower than the almost total loss of significance consistent with ‘substantial harm’, at its upper end.

Table 3.12B: Nature of Effect

Nature of effect	Description
Adverse	The heritage significance of the asset or appreciation of it is reduced/eroded.
Neutral	The heritage significance of the asset or appreciation of it is preserved or sustained or there is a balance of adverse and beneficial effects
Beneficial	The heritage significance of the asset or appreciation of it is enhanced.

3.92 The potential effect of the Proposed Development on the heritage significance of relevant heritage assets has been taken into account during the design development process and, in line with Step 4 of the process outlined in the HE guidance *The Setting of Heritage Assets* (Ref. 1-8), options for designing out or reducing harm, where applicable, have been considered.

Deconstruction and Construction

3.93 The assessment of the effects of deconstruction and construction of the Proposed Development has taken into account the works and processes set out in ES Volume 1, Chapter 5: Deconstruction and Construction. The assessment has taken into account the same receptors as for the assessment of the completed and operational Proposed Development, and the same methodology set out above.

3.94 The assessment considers the temporary changes to heritage significance arising from deconstruction and construction activities, including the use of machinery and the appearance of buildings at an advanced stage of construction, without the complete application of external cladding. The extent and detail of the assessment is proportionate to the temporary nature of the effects and is focused on potentially significant effects. The assessment is based on the maximum potential effect on each heritage asset and its setting across the deconstruction and construction process as a whole.

Cumulative Assessment

3.95 The heritage assessment considers the effect on the heritage receptors of the Proposed Development considered on its own. The cumulative heritage assessment contained in Section 6 considers the additional effect of the Proposed Development on heritage receptors, on top of those effects that would arise from other ‘cumulative’ schemes that have been proposed or consented i.e. the effect of the Proposed Development if the cumulative schemes were already in place and formed a ‘cumulative baseline’. This consideration is informed by the cumulative views in Section 6.

4

Baseline Conditions

Introduction

- 4.1
- The urban development of London has resulted from a combination of careful foresight and planning, and a pragmatic, sometimes expedient response to opportunities and events. It is not the result of a comprehensive unified vision. Consequently, it is a city of many distinctive parts. These have combined to create a rich urban environment. Through complex interactions London’s fabric has become highly stratified and is represented by a great variety of architectural styles and building types. These have been built over many centuries in response to changing opportunities, and to the expectations and demands of London’s citizens.
- 4.2
- Successive eras – Georgian, Victorian, Edwardian and Modern – have all added to the City’s building stock within the existing framework of streets. Therefore, the City has not been defined physically by any single overriding architectural idea or stylistic era: its buildings and places are multi-layered palimpsest, having been constructed across the ages. This is key to appreciating the qualities of the City’s urban character, and herein lies its potential for developmental flexibility and continued economic success into the future.

History of the Site and surrounding area

Early history

- 4.3
- Until the late 18th century was pastureland, in the vicinity of the manor of Tottenham Court on the rural fringes of London. Strype’s updated 1720 edition of the 1694 Blome map extended the 17th century survey to include the wider area at the fringes of the City (Fig. 4.1). It shows the area now occupied by the Euston Road on the edge of the urban fringe of London, close to the village of ‘St Mary Le Bon’, with a route north marked as ‘the way to Hampstead’ [sic] from Tottenham Court (Fig. 4.1). The area now occupied by Regent’s Park is occupied by enclosed fields. Urban London is to the south, extending as far north as modern-day Marylebone from ‘Tiburn Road’, now Oxford Street. The 1746 Rocque map shows some further development north of Oxford Street (Fig. 4.2). Tottenham Court Road is shown with buildings at its southern junction with Oxford Street.

18th century change and 19th century development

- 4.4
- Horwood’s map of 1799 (Fig. 4.3) shows The New Road (now Euston Road), built in the mid-18th century to enable the driving of livestock to Smithfield and labelled on the map as ‘New Road from Paddington to Islington’. Until the late 18th century this route marked the northern extent of urban London. The construction of the New Road was the catalyst for the urbanisation of this part of London. By the time of Horwood’s map published at the end of the century in 1799, there is some development extending northwards from the New Road in the area of the Site: a ribbon of development is shown fronting the Hampstead Road, and part of what is now Regent’s Place has been developed around the former manor of Tottenham Court. The early street patterns captured in the Horwood map persist today. Fitzroy Square is also shown in the process of development to the south of the New Road.

- 4.5
- Just 30 years later the 1828 Greenwood map (Fig. 4.4) shows a more comprehensively built-up townscape. Dense residential streets were constructed between Regent’s Park and Hampstead Road, during this period, much of which was developed as a service quarter as part of John Nash’s masterplan for Regent’s Park. Regent’s Park itself was first conceived by the Prince Regent (King George IV) and developed by James Burton and John Nash in the early 19th century. Originally intended as an estate of exclusive houses within a private parkland setting, Regent’s Park was opened as a public park in 1835, and only a small number of the villas were ever built.
- 4.6
- Euston Station, to the east of the Site, also opened in 1837. This area is shown as cleared open space, in anticipation of the station construction, on the Greenwood map (Fig. 4.4). In the 1860s the first underground line opened beneath the New Road, the Metropolitan line from Paddington to Farringdon. Another piece of major local infrastructure to be developed during this period was the Regent’s Canal, which opened between Paddington to Camden in 1816 and is seen on the map skirting the northern edge of Regent’s Park.
- 4.7
- By the first OS map in the 1870s the rapid dense growth of London north of Euston Road is apparent (Fig. 4.5). Euston Station is now completed to the east of the Site. The area of the Site comprises tightly packed residential streets and pockets of industry. Charles Booth’s Poverty Map of 1886-1903 (Fig. 4.6) shows the area around the Site as being occupied by a large number of working class households, and several streets represented by the ‘Lowest Class. Vicious, Semi-Criminal’ and ‘Poor or Very Poor’ households. Wealthier households lined Hampstead Road, Euston Road, the garden squares to the south of Euston Road and the edges of Regent’s Park.
- 20th century
- 4.8
- The 1910s OS map (Fig. 4.7) shows changes to the urban grain to the south of Euston Road, as a result of expansion of University College and University College Hospital. To the north of the Site there was smaller scale consolidation of industrial buildings to the west on Stanhope Street. Later in 1936, the White House, a purpose built 10-storey block of apartments, introduced a new taller scale of development between the park and Hampstead Road.
- 4.9
- The 1945 LCC Bomb Damage Map (Fig. 4.8) shows the damage suffered during WWII in the area around the Site. In the area now occupied by Regents Place several buildings were damaged beyond repair, and blast damaged. More considerable damage was experienced to University College and University College Hospital and the streets to the south of Fitzroy Square. Nash terraces on the edge of Regent’s Park buildings were also impacted – and later restored as or rebuilt.
- 4.10
- Slum clearance of poor quality housing had began in the 1930s. Its continuation, in combination with WWII bomb damage and clearance, resulted in comprehensive redevelopment of an extensive area to the north and west of the Site in the immediate post-war period, which profoundly changed its townscape character. The development of the Regent’s Park Estate between 1951 and 1959 replaced the regular grid of 19th century terraced houses with a larger scale, coarser grained layout of low medium and tall residential blocks to the north of Drummond Street between Stanhope Street and Albany

- Street. This transition is partly captured in the 1950s OS map (Fig. 4.9), with prefab buildings also still shown at Munster Square.
- 4.11
- The Euston Centre, a speculative development of commercial blocks of varying heights between Euston Road and Drummond Street to the west of Hampstead Road, linked together by an upper level walkway. Developer DE&J Levy gradually bought up parcels of land after World War II and first secured planning permission for a site on the north side of Euston Road in 1952 and the Euston Centre was developed in stages between 1962 and 1972. In a controversial deal with the London County Council (LCC), the Euston Centre was allowed to exceed accepted plot ratios in return for providing the land needed to widen the adjacent Euston Road and build the Euston Underpass.
- 4.12
- The original designs proposed three or four equal mid-rise commercial blocks along Euston Road. However, concerns voiced by the Royal Fine Art Commission about the potential impact of the development on Regent’s Park led to a reduction in scale to the west and the concentration of much of the commercial space into a single taller block at the junction of Euston Road and Hampstead Road, where it was considered an appropriate marker. The resulting 36-storey Euston Tower, designed in the ‘International Style’ by Sidney Kaye of Sidney Kaye, Eric Firmin and Partners, was completed in 1970; its pinwheel plan is clad in aluminium curtain walling with green reflective tinted glazing. The Euston Centre received little coverage in journals and no critical acclaim at the time of its construction. Pevsner, describing the entire Euston Centre stated: “*The tall cross-shaped curtain walled tower and the lower blocks stretching bleakly beside the widened road and underpass were early intrusions of large-scale offices into the West End...*” (Ref. 1-28A, pp.375-376). The altered townscape is seen in the 1980s OS map, in great contrast to the former townscape (Fig. 4.10). The redevelopment Tolmers Square and large-scale 250 Euston Road are also visible to the east of Hampstead Road.
- Redevelopment of the Euston Centre
- 4.13
- British Land purchased Euston Centre in 1984 and its regeneration began in the late 1980s when the area was renamed ‘Regent’s Place’. Many of the original Euston Centre buildings have been demolished and replaced, with others extensively refurbished; No.338 Euston Road was the first to be redeveloped in 1989-1990. The north-east quadrant of the Euston Centre to the north of the Euston Tower was replaced by the 16-storey commercial building, 10 Brock Street designed by Wilkinson Eyre and completed in 2013, and 20 and 30 Brock Street, which includes the 26-storey residential Triton Building on Drummond Street and mid-rise commercial buildings fronting Brock Street and Hampstead Road, designed by Stephen Marshall Architects and completed in 2013. To the west are the large footprint seven-storey commercial buildings 1 and 2 Triton Square, originally part of the Euston Centre and more recently redeveloped by British Land. Regent’s Place now forms a distinct large scale modern commercial quarter to the north and west of the Euston Tower. Only the Euston Tower now remains in its original form from the post-war Euston Centre (though its base was remodelled by Hawkins Brown in 2003).

Fig. 4.1 1720 Strype map



Fig. 4.2 1746 Rocque map



Fig. 4.3 1799 Horwood map



Fig. 4.4 1828 Greenwood map



Fig. 4.5 1870s OS map

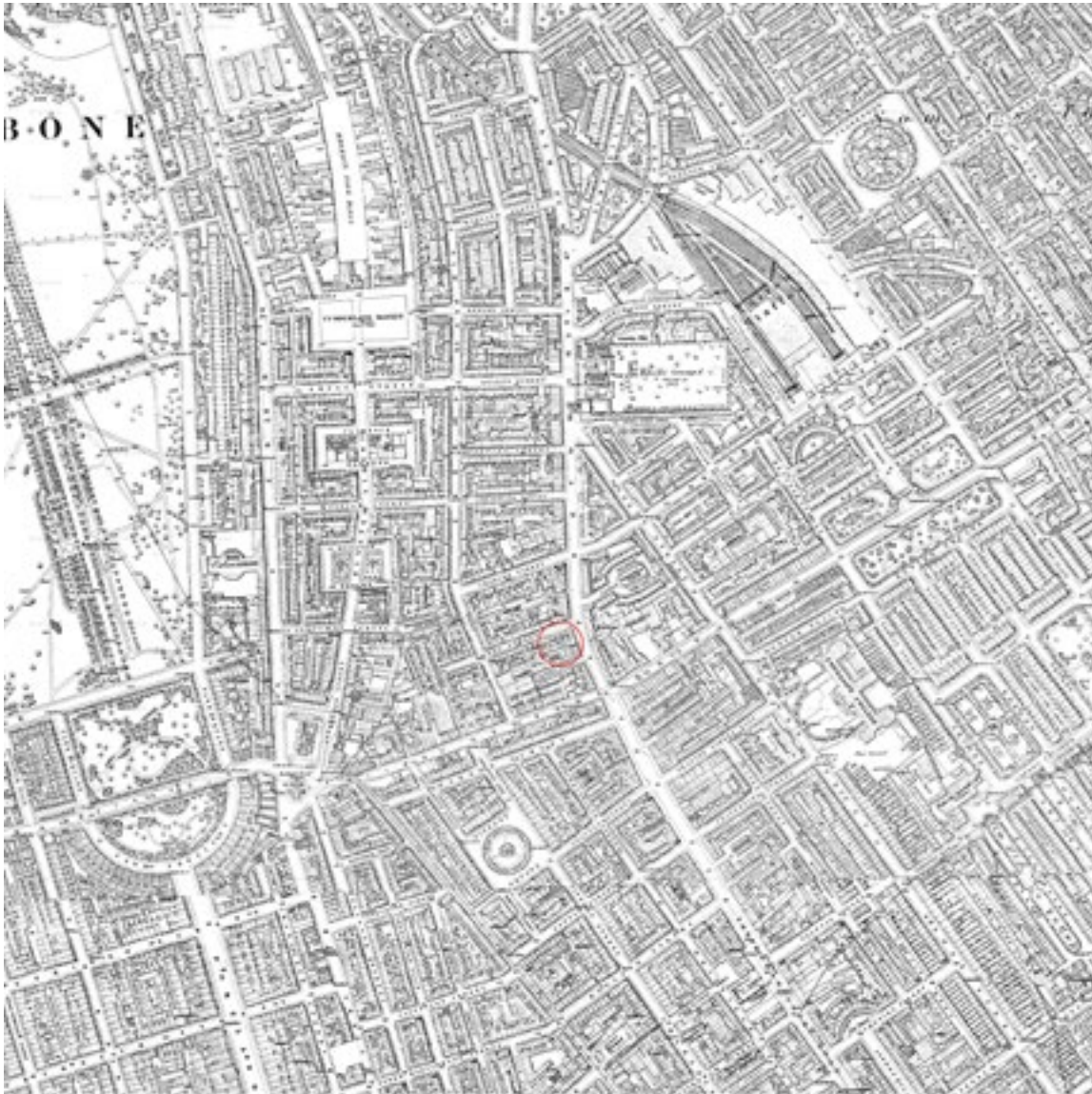


Fig. 4.6 Charles Booth Poverty map



Fig. 4.7 1910s OS map

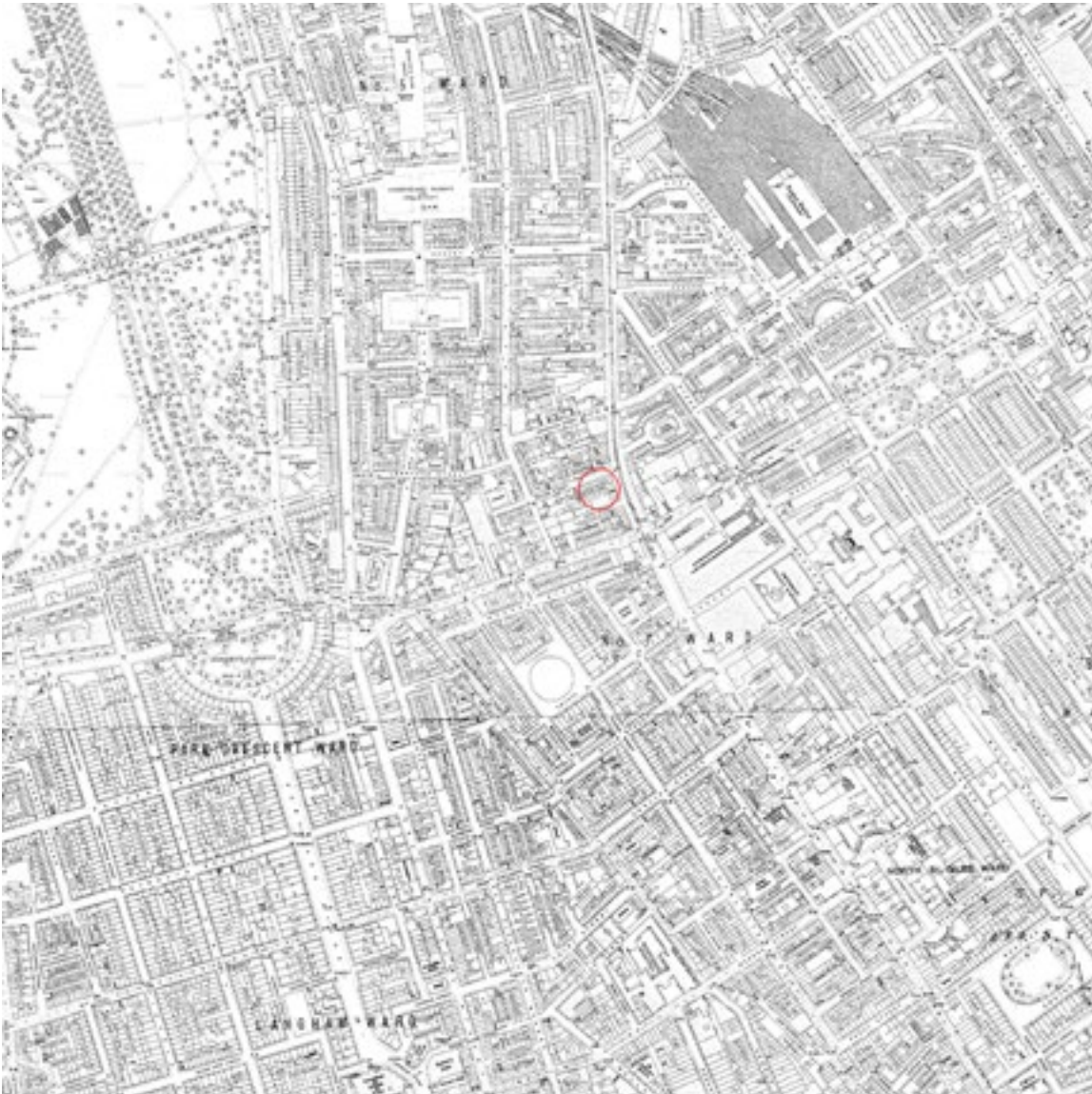


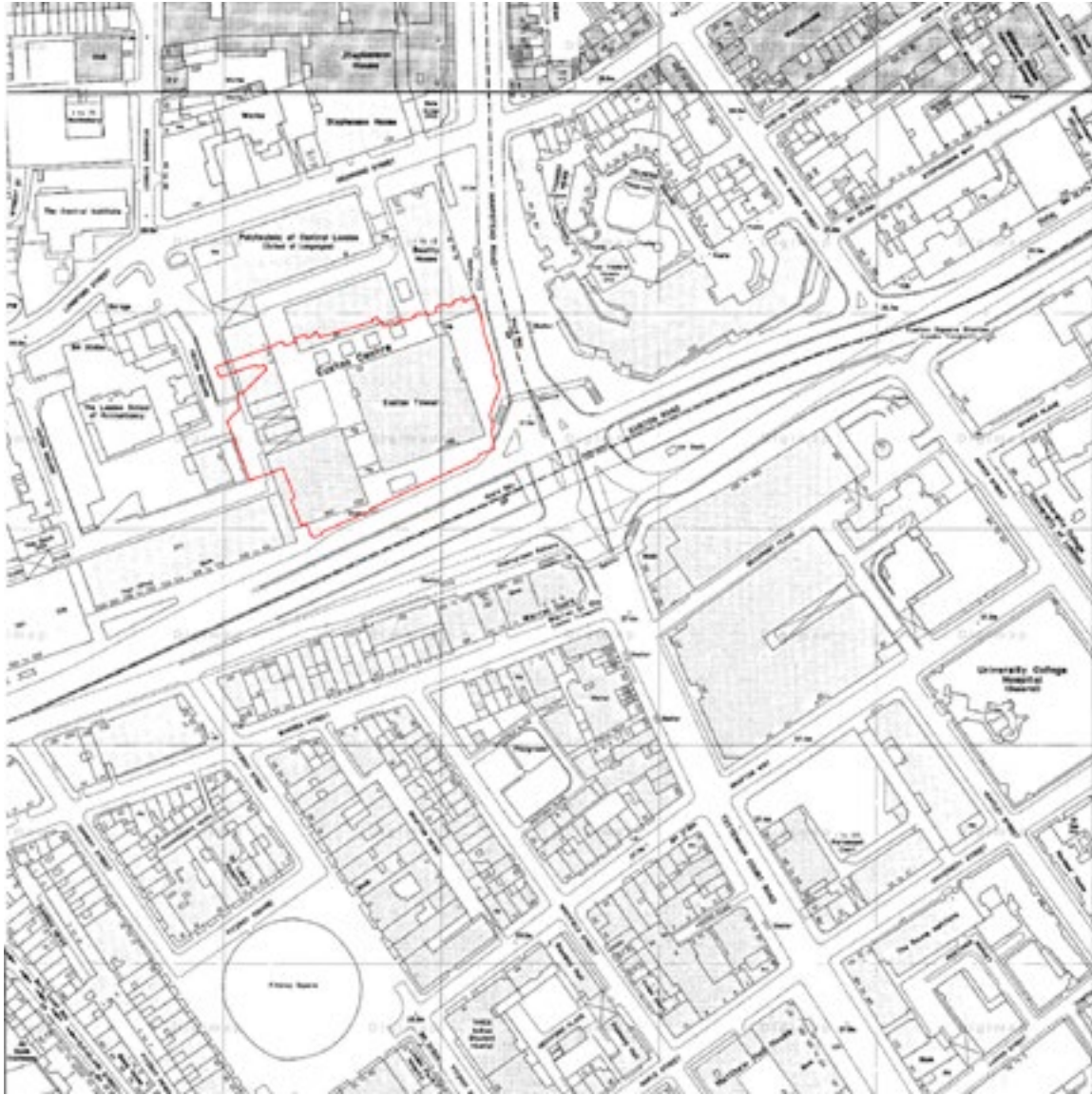
Fig. 4.8 1945 LCC Bomb Damage map



Fig. 4.9 1950s OS map



Fig. 4.10 1980s OS map



Built Heritage Baseline

Introduction and scoping

- 4.14 The Site does not lie within a designated conservation area and does not include any listed buildings or non-designated heritage assets (NDHAs). The National Heritage List for England (Historic England’s database of nationally designated heritage assets) and the local authority’s website have both been consulted to identify designated and non-designated assets that lie beyond the Site boundary. The following paragraphs will outline the scope of the built heritage assessment.
- 4.15 A digital Zone of Visual Influence (ZVI) was prepared at an early stage of the project and again upon design freeze to test the extent of potential visibility of the Proposed Development (Appendix C). The ZVI was overlaid with designated heritage assets. Potential areas of impact highlighted by the ZVI were tested in the 3-d digital model. Together with site visits, this visual analysis has been used to determine the scope of the built heritage assessment. As there is already a tall building of substantial scale on the Site, and no proposed increase in its height, the potential changes to the settings of heritage assets are limited to the impacts of the increase in the mass of the Proposed Development in comparison to the existing building and of the change in its appearance. The scope of the heritage assessment is therefore limited to those heritage assets for which a change in the form and appearance of the Euston Tower has the potential for significant effects.
- 4.16 A number of listed structures on the HE National Heritage List for England have been demolished or moved as part of the enabling works for the Euston HS2 Station to the west of the existing Euston Station: Nos.14 and 15 Melton Street (both Grade II listed) have been demolished. The Monument to the Christie Family and the Obelisk to Baron Southampton, both Grade II listed, which were located in St James Gardens, have been moved into storage for future relocation. These have not been included in the built heritage assessment.
- 4.17 There are no Scheduled Monuments within the 500m study radius. The closest Scheduled Monument is the sub-terranean commercial ice well to the south of Park Crescent West (Ref. 1-25, List Entry Number: 1427239), which is largely buried and approximately 600m to the south-west of the Site.
- 4.18 The existing Euston Tower is visible as a well-established part of the setting of numerous heritage assets. Many would consider the contrast between historic townscape and taller post war development visible within its setting to be inherently harmful to the appreciation of its significance. Certainly, the generic ‘International Style’ design of the Euston Tower is a-contextual and not highly site specific. While the massing of the existing tower was pushed eastwards on the Euston Centre development site away from Regent’s Park on the recommendation of the Royal fine Art Commission, there was no attempt in its design to otherwise respond to its context or to activate and enrich the surrounding streetscape. The use of curtain walling on the existing Euston Tower results in large areas of glazing and flat unmodulated facades without visual richness or human scale, which do not complement

the materiality or rhythms of the historic streetscapes of the local area.

- 4.19 Historic England’s GPA3 (Ref. 1-8, para.8) notes that understanding the history of change will help to determine how further development within a heritage asset’s setting is likely to affect the contribution made by setting to the significance of that asset. It notes that settings which closely resemble the setting at the time that the asset was constructed are likely to contribute particularly strongly to significance. In para.9 it goes on to state that where the significance of a heritage asset has been compromised by past unsympathetic development, consideration needs to be given as to whether additional change could further detract from significance – or could reverse some of that harm and actually enhance the significance of the heritage asset. There is a significant capacity for improvement of the architectural quality of this landmark building, and the opportunity for a new design to respond to its local context at street level and its wider context in longer views, and potentially mitigate some of the harmful impacts of the existing tower.
- 4.20 Examination of the ZVI, the visual relationship between the Site and the heritage assets and subsequent site visits informed a core study area of 500m for designated heritage assets. Some listed buildings within this large study radius have been scoped out as a result of a lack of intervisibility with the Site. This is on the basis that the potential for significant impacts arises only as a result of the appreciation of the significance of the heritage assets being sensitive to change in the form and appearance of an existing tall building, rather than the development of a new tall building where one does not already exist. Where appropriate heritage assets have also been scoped into the assessment beyond the 500m core study area radius.
- 4.21 Conservation areas and a selection of other heritage assets of particular note and relevance in relation to the changes proposed on the Site have been assessed in detail in the text below. The baseline assessment of the remaining listed buildings is included Table 4.1. The listed buildings have been categorised into three groups as result of their geographical location in relation to the Site.

The Existing Euston Tower

- 4.22 The Euston Tower is a mediocre and very late example of an International Style office building. While some effort has been made by the architect to architecturally emphasise verticality, its design and façade construction were primarily driven by commercial gain rather than placemaking. The Euston Centre as a whole, described by Pevsner as ‘bleak’ seems to have been universally disliked, and its incremental redevelopment by British Land has not been opposed. The Euston Tower is not critically acclaimed as a distinguished work of architecture and has never been considered in detail for listing by HE (it did not even make the long list when Historic England considered post-war commercial buildings for potential listing in 2015). The interest of the Euston Tower is mainly for its role in the speculative commercial development boom of the 1960s. Architecturally it has some limited interest for its surviving original curtain walling and unusual pinwheel plan but its architectural quality is, at best, unremarkable.

- 4.23

We do not consider therefore that this post-war commercial building has the special architectural or historic interest to meet the criteria for listing. The existing Building is not locally listed by LBC and is not included in a conservation area. An application for a Certificate of Immunity from Listing (CoI) was submitted by the Applicant to Historic England in July 2023. The report submitted to HE is included in Appendix D. No decision has yet been received.
- 4.24

The existing building is not judged to be a non-designated heritage asset and the impact of the Proposed Development on the existing building is not therefore assessed as such in Section 6.

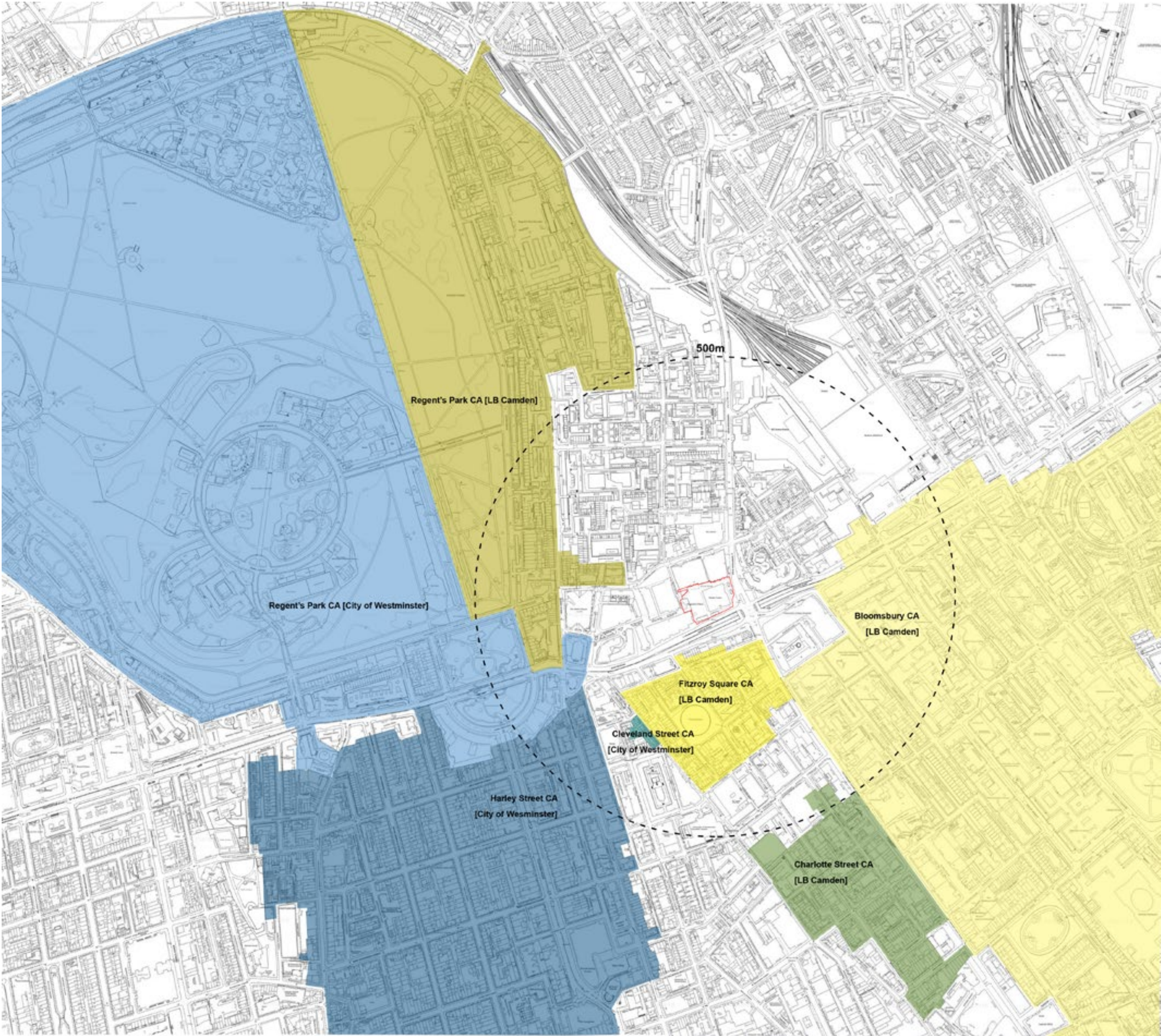
Designated Heritage Assets

Conservation Areas

- 4.25

The Site is not within a designated conservation area. However, within the 500m study radius, there are seven conservation areas – as seen on Figure 4.11. These surrounding conservation areas lie within both the London Borough of Camden (LBC) and, to the west, the Westminster City Council (WCC):
- Fitzroy Square Conservation Area (LBC)
 - Bloomsbury Conservation Area (LBC)
 - Regent’s Park Conservation Area (LBC)
 - Charlotte Street Conservation Area (LBC)
 - Regent's Park Conservation (WCC)
 - Cleveland Street Conservation Area (WCC)
 - Harley Street Conservation Area (WCC)

Figure 4.11: CAs MAP



4.26 The two conservation areas which cover Regent’s Park and its environs, either side of the borough boundary between the WCC and the LB Camden, are covered together as part of the examination of the Park as a whole, including its designation as a RPG. The following paragraphs examine the remaining five conservation areas:

Fitzroy Square Conservation Area (LBC)

Introduction

4.27 The Fitzroy Square Conservation Area was initially designated in 1968 as part of the Bloomsbury Conservation Area. In 1980 Fitzroy Square and its environs were designated in its own right as the Fitzroy Square Conservation Area. A Conservation Area Appraisal and Management Strategy (CAAMS) was adopted in March 2010 (Ref. 1-29).

4.28 The Fitzroy Square Conservation Area, whose northern edge is approximately 60m to the south of the Site, comprises the buildings and landscape of Fitzroy Square and includes the neighbouring and aligning streets of similar Georgian fabric to the north at Warren Street, to the east on Whitfield Street, to the south along Fitzroy Street, Conway Street and Maple Street, and to a western boundary along Cleveland Street. The small WCC Cleveland Street Conservation Area adjoins the conservation area to the west. The north-west corner of The Bloomsbury Conservation Area adjoins the conservation area to the east at Tottenham Court Road. The 20th century landscape of the garden square is not an RPG but the buildings which surround Fitzroy Square itself are all Grade I or Grade II* listed.

History and character

4.29 The land within the Conservation Area was part of the manor of Tottenham, whose manor house, Tottenham Court, was located around the junction of the current Euston Road and Tottenham Court Road. Development at Fitzroy Square was first enabled in 1768 following an Act of Parliament which permitted Charles Fitzroy (the later Lord Southampton) to speculatively develop the land he had inherited from the Earl of Arlington. This land, close to the northernmost extent of the area between Oxford Street to the south and the New Road to the north, was some of the last in this area to be developed in this manner.

4.30 At the heart of the designation is the formal set piece townscape of Fitzroy Square, a speculative planned residential development, built between 1794-1835. The square was laid out in 1790. The southern and eastern enclosing terraces, built between 1794-1798, were designed by Robert and James Adam (now Grade I listed). The Napoleonic Wars temporarily stopped development of the square and the north and western enclosing terraces were subsequently built between 1827-1835 (now Grade II* listed). The south side suffered bomb damage during World War II and was partly rebuilt in facsimile. The square was relandscaped and pedestrianised in the 1970s, to the landscape design of Sir Geoffrey Jellicoe.

4.31 Fitzroy Square forms the principal focus of the area. It is a well-proportioned space, enclosed by fine four-storey terraces faced in Portland Stone (to the east and south sides) or stucco (to the later north and west sides). The remainder of the area comprises streets of varying width, which are enclosed by continuous frontages of three and four storey townhouses, predominantly also dating from the late 18th century and early 19th century, and faced in stucco or brick. The buildings of the Fitzroy Square Conservation Area are arranged on a typical Georgian gridded street pattern. Beyond the grandest terraces of Fitzroy Square are narrower terraced houses of a lower secondary status – more modest examples of their typology – on the streets leading into the square, and smaller scale rear mews areas.

Heritage significance

4.32 The heritage significance of the Fitzroy Square Conservation Area lies in the relatively intact survival of a coherent area of the original late 18th century buildings of both the square and its immediate surroundings. As noted in the CAAMS: “*Fitzroy Square Conservation Area is a distinctive and consistent area of late 18th and early 19th century speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services.*” (para.3.1). It is also noted that “*Whilst there are subtle variations in the townhouses within the surrounding streets, there is a general uniformity and consistency in their character and detailing*” (p.18).

Setting and its contribution to significance

4.33 The conservation area forms part of a swathe of Georgian townscape with the Cleveland Street and Harley Street Conservation Areas to the west and the Bloomsbury Conservation Areas to east. These congruent areas of contemporary setting contribute particularly strongly to the appreciation of the significance of the conservation area as part of the coherent wider Georgian townscape of the early 19th century.

4.34 The setting of the conservation area is also characterised by the visibility of taller more modern townscape, to the north along Euston Road and to the south with the visibility of the BT Tower (Grade II listed), which is adjacent to the southern edge of the conservation area, which legibly place the conservation area within the heart of the modern city but contribute in a much more limited way to the appreciation of the heritage significance of the conservation area. The northern setting of the conservation area comprises a very mixed group of much larger scale post-war buildings lining Euston Road. This includes the existing Euston Tower and other buildings in Regent’s Place, and the University College Hospital. It is also noted in the CAA that “[Tottenham Court Road] *has a notably different scale and spatial character, being wider and enclosed by generally taller buildings*” (para.3.1).

4.35 The contrast of the conservation area with parts of its now well established post-war and modern setting highlights the fine grain

and historic character of the Georgian townscape of the conservation area but the modern setting is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. The loss of the contemporary Georgian townscape to the north and south, and in the wider area more generally, has reduced the ability to appreciate the heritage significance of the conservation area as part of a wider area of largely late Georgian townscape to an extent. The scale and proximity of the modern setting seen above the rooflines of the terraces in characterising views through the conservation area, particularly across Fitzroy Square, has eroded the ability to appreciate the uniformity of the townscape and the formal set piece quality of the square as a complete composition and is considered to detract from the ability to appreciate the significance of the conservation area.

4.36 The susceptibility to change of the setting to the north of the conservation area is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the conservation area there is also the potential for some of the existing harm (caused in particular by the existing Euston Tower) to be mitigated by the design of the Proposed Development.

Value: High

Susceptibility to change: Low to medium

Sensitivity: Medium

Bloomsbury Conservation Area (LBC)

Introduction

4.37 The Bloomsbury Conservation Area was first designated in 1968. The original designation covered only pre Victorian parts, and subsequent extensions to the conservation area were made to protect the Victorian and Edwardian development in the area. The Conservation Area Appraisal and Management Strategy (CAAMS) (Ref. 1-30) was adopted in April 2011.

4.38 The large Bloomsbury Conservation Area extends from Euston Road to the north, High Holborn to the south, Tottenham Court Road to the west and Gray’s Inn Road to the east. It lies to the east and south-east of the Site. It is a large area of approximately 160 hectares and is a significant surviving example of 17th, 18th and early 19th century town planning.

History and character

4.39 Bloomsbury represents the expansion of London northwards starting as early as the 17th century, following the Plague of 1665 and the Great Fire of London in 1666, on what had until then been mainly agricultural land belonging to a series of medieval manors. The area now known as Bloomsbury was developed from the mid-17th century, as urban London grew northwards and the land between Tottenham Court Road and Gray’s Inn Road - owned by the Duke of Bedford, was speculatively developed. This development evolved broadly from south to north, which is reflected in the higher concentration of 19th century buildings to the north of the

conservation area. The hierarchical differences between the wider major arterial routes which define and cross the conservation area, the grid of primary, relatively spacious, intersecting streets and garden squares, narrower secondary streets, rear mews and narrow connecting lanes. The grain of streets is generally smaller scale in the older, southern part of the Conservation Area.

4.40 In the 19th century the wealthy residents of the Bloomsbury estate began to move out, which allowed new uses to develop including the establishment of specialist hospitals and University College London, hotel developments around the new Euston, St Pancras and Kings Cross railway termini. Further expansion of the institutional uses occurred in the 20th century as well as renewal and replacement of bomb damaged buildings.

Heritage significance

4.41 The heritage significance of the Bloomsbury Conservation Area lies in its internationally recognised historic interest as a large area of surviving late-17th to early 19th century townscape, broadly characterised by its Georgian gridded townscape centred around formal squares and more modest side streets. As stated in the CAAMS “*Bloomsbury is noted for its formally planned arrangement of streets and the contrasting leafy squares. The urban morphology comprises a grid pattern of streets generally aligned running north-west to south-east and south-west to north-east, with subtle variations in the orientation of the grid pattern. The quintessential character of the Conservation Area derives from the grid of streets enclosed by mainly three and four storey development which has a distinctly urban character of broad streets interspersed by formal squares which provide landscape dominated focal points.*” (para.3.8)

4.42 There is further historic and social interest in the connection the area holds with literary and society figures of the early 20th century.

Setting and its contribution to significance

4.43 Generally Bloomsbury was not planned to create formal vistas to architectural set pieces. It was the views northwards to the hills of Highgate and Hampstead, now lost though development of terminus railway stations and development to their north, that were reportedly prized by early residents and developers. Visual characteristics of the conservation area therefore generally derive from the experience of moving between streets and spaces and the contrast between enclosure and open space. However, a few notable views to landmarks are identified in the CAAMS (para.3.15). Relevant to this assessment are “*Views east and west along Euston Road to St Pancras Church*”; the existing Euston Tower is visible in westerly views of the church from Euston Road.

4.44 The Site forms part of the setting of, approximately 200m from, the north-west corner of the extensive Bloomsbury Conservation Area. The northern and north-westerly setting of the conservation area comprises a very mixed group of larger scale post-war buildings lining Euston Road. This includes the existing Euston Tower and other buildings in Regent’s Place, the University College Hospital to the west of Euston Station, Euston Station itself to the north, and tall commercial and hotel buildings lining Euston Road to the east

	of Euston Station. The existing Euston Tower is a visible element to the north-west of the conservation area and is prominent in views westwards through the northern part of the conservation area along Euston Road. Its visibility is much more limited from within the heart of the conservation area, with some notable visibility across garden squares which is however relatively distant and well screened by foreground foliage. The BT Tower is visible in the westerly setting, particularly from the western edge of the conservation area along Tottenham court Road.
4.45	The contrast of the conservation area with parts of its now well established post-war and modern setting along Euston Road highlights the fine grain and historic character of the historic townscape of the conservation area but the modern setting is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. Where visible, the modern setting seen above the rooflines of the terraces in characterising views through the conservation area has eroded the ability to appreciate the uniformity of the townscape and the formal set piece quality of the garden squares and is considered to detract from the ability to appreciate the significance of the conservation area.
4.46	The susceptibility to change of the setting to the north of the conservation area is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the conservation area there is also the potential for some of the existing harm (caused in particular by the existing Euston Tower) to be mitigated by the design of the Proposed Development.
	<i>Value:</i> High
	<i>Susceptibility to change:</i> Low
	Sensitivity: Medium
Charlotte Street Conservation Area (LBC)	
Introduction	
4.47	The Charlotte Street Conservation Area was first designated in 1974, and has been subsequently extended in 1981, 1985 and 1999. A Conservation Area Appraisal and Management Plan was published in July 2008 (Ref. 1-31).
4.48	The conservation area is bounded by Tottenham Court Road and the Bloomsbury Conservation Area to the east and Cleveland Street and the East Marylebone Conservation Area to the west; to the north is a pocket of undesignated townscape separating it from the Fitzroy Conservation Area to the north, which contains the base of the BT Tower (Grade II listed). Visibility of the existing Euston Tower is confined to the linear views north along Tottenham Court Road along the Conservation Area’s eastern edge and from Whitfield Street on the conservation area’s northern edge.

History and character

4.49	Before the 18th century, this area was largely agricultural and part of the Manor of Tottenhall (Tottenham Court). Tottenham Court Road was a recognisable route with the same name on Rocque’s map of 1746, and the same map shows the earlier development closer to Oxford Street, at Rathbone Place and the Cavendish Estate of the 1720s. Following the construction of the New Road in 1756 to the north, suburban growth expanded rapidly including across the Conservation Area; Charlotte Street was named for Queen Charlotte (1744-1818) wife of King George III. Unlike much of the development in the area, the of the Charlotte Street Conservation Area was developed in a more piecemeal fashion with townhouse terraces and lacked the formal set piece garden squares. By the 19th century Tottenham Court Road was a centre for furniture, particularly cabinet making, and the residential area of the conservation area was a poorer one. WWII bomb damage altered the streetscape and permitted larger-scale redevelopments. The CAAMS notes that “ <i>Tottenham Court Road is notable for the variety of heights, building styles and materials along the frontage.</i> ” (p.20).
Heritage significance	
4.50	The heritage significance of the Charlotte Street Conservation Area derives from its earlier Georgian era townscape, and the evolution of the area across the 19th and 20th centuries, into the 21st, which reflect the changes in building typology and architectural styles. The well-preserved elements of Georgian development, with the consistency and regularity of the townhouse typology representative of the area’s history, are of particular historic interest. The characteristic street patterns within which these surviving buildings exist, is of historic interest for its Georgian roots, and its relationship to neighbouring areas of contemporary townscape in the Bloomsbury and Harley Street Conservation Areas close to the east and west respectively. The changes wrought as a result of the poorer status of the area in the nineteenth and twentieth centuries are of further interest, and as noted in the CAAMS “ <i>this mix of uses and small scale constitute a delicate balance and are integral to the character and appearance of the conservation area.</i> ” (p.19).
Setting and its contribution to significance	
4.51	The Site forms part of the setting of, approximately 440m from, the north-west corner of the Charlotte Street Conservation Area. The northern setting of the conservation area comprises taller modern development lining Howland Street and between Howland Street and Maple Street, which includes mid-rise late 20th century commercial and university development and the Grade II listed BT Tower. Further to the north the Euston Tower is visible in aligned views north along Tottenham Court Road and is partly visible with other tall development at Regents Place from Whitfield Street. The visibility of the Euston Tower is much more limited from within the heart of the conservation area.
4.52	The contrast of the conservation area with parts of its now well established post-war and modern setting along Euston Road highlights the fine grain and historic character of the historic townscape of the conservation area but the modern setting is not

	judged to make any material contribution to the appreciation of the heritage significance of the conservation area. Where visible, the modern setting seen above the rooflines of the terraces in characterising views through the conservation area has eroded the ability to appreciate the fine scale and grain of the townscape and is considered to detract from the ability to appreciate the significance of the conservation area. The existing Euston Tower contributes to this modern setting but is appreciated only at the edges of the conservation area seen in relation to a well-established mixed townscape character within and outside the conservation area with much less noticeable impact than the BT Tower.
4.53	The susceptibility to change of the setting to the north of the conservation area is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the conservation area there is also the potential for some of the existing harm (caused in particular by the existing Euston Tower) to be mitigated by the design of the Proposed Development.
	<i>Value:</i> High
	<i>Susceptibility to change:</i> Low
	Sensitivity: Medium
Cleveland Street Conservation Area (WCC)	
Introduction	
4.54	The Cleveland Street Conservation Area is a very small conservation area, first designated in 1990. A Conservation Area Audit was published in April 2006 as Supplementary Planning Guidance (Ref. 1-32).
4.55	The Conservation Area adjoins the Fitzroy Street Conservation Area within the LB Camden to the east along Cleveland Street. It incorporates a small stretch of the western side of Cleveland Street between Carburton Street and Greenwell Street, at the borough boundary with LBC. It extends slightly to the rear of the buildings lining Cleveland Street to include the All Souls Clubhouse (unlisted). Nos.139, 141 and 143-149 Cleveland Street are Grade II listed late 18th century terraced houses. The George and Dragon public house dating from 1850 at No.151 is also Grade II listed.
History and character	
4.56	Until the 18th century, the conservation area was open marshland and fields. The route which became Cleveland Street was known as ‘Green Lane’, and separated St Pancras and St Marylebone. The Southampton Estate, which was owned by the Fitzroy family, abutted this route to the east. The Southampton Estate was developed rapidly in the latter years of the 18th century in anticipation of the growth of London northwards. The aim was to attract wealthy and upper class society. As the area failed to its initially fashionable aspiration a decline in the social status of the area changed the character of the area during the 19th century. As the area became less affluent and more commercially focused, industrial buildings began to fill rear yards. In addition, the Victorian period saw Georgian terraced

	houses replaced by mansion blocks, such as that at Nos. 127-133 Cleveland Street. The vicinity flourished as a district for artists, writers, poets and musicians and became known as the ‘Old Latin Quarter’. During the 1930s the area became known as ‘Fitzrovia’ and home to numerous residents of social and artistic importance. Cleveland Street itself has significant associations; Charles Dickens lived on the street as a child and returned to live there as a young man.
4.57	The architecture of Cleveland Street Conservation Area can be divided into three sections with differing styles and building ages. At the centre is a stretch of Grade II listed Georgian terraced houses. In contrasting style, on the corner with Greenwell Street, is a Grade II listed, mid-19th century public house. To the south the large plot on the corner with Carburton Street is occupied by a late Victorian mansion block in Queen Anne Style noted as unlisted buildings of merit in the CAA (Ref. 1-32, Figure 25). The All Souls Clubhouse, set back behind Cleveland Street in the centre of the urban block, is a small Victorian industrial infill development now in use as a church (also an unlisted building of merit).
Heritage significance	
4.58	The very small Cleveland Street Conservation Area is characterised by its survival as a historic fragment of the original late 18th and early nineteenth century townscape. The CAA notes that “ <i>This Conservation Area is particularly important as part of the setting of the London Borough of Camden’s Bloomsbury Conservation Area.</i> ” (p.11). Note that since publication of the CAA the area of Fitzroy Square formerly in the Bloomsbury Conservation Area has been redesignated as a separate conservation area.
4.59	The CAA notes that “ <i>This district has significance as a physical record of social and cultural history, which in turn has contributed to a great sense of community pride.</i> ” (p.10).
4.60	The CAA has notable associations with writer, Charles Dickens and artist and inventor, Samuel Morse, developer of Morse Code in the mid-19th century.
Setting and its contribution to significance	
4.61	The conservation area forms part of the contemporary setting of the Fitzroy Conservation Area to the west of Cleveland Street. This congruent area of contemporary setting contributes particularly strongly to the appreciation of the significance of the conservation area as part of the coherent wider Georgian townscape of the early 19th century.
4.62	The northern setting of the conservation area comprises taller modern development lining Euston Road at the western end of Regent’s Place. The existing Euston Tower, approximately 280m from, the north-west corner of the conservation area is fleetingly visible from Greenwell Street at the northern edge of the conservation area looking out of the conservation area. To the south-west the Grade II listed BT Tower rises above the streetscape in the immediate setting of the conservation area.
4.63	The contrast of the conservation area with parts of its now well

	established post-war and modern setting along Euston Road highlights the fine grain and historic character of the historic townscape of the conservation area but the modern setting is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. Where visible, the modern setting seen above the rooflines of the terraces in characterising views through the conservation area has eroded the ability to appreciate the fine scale and grain of the townscape and is considered to detract from the ability to appreciate the significance of the conservation area. The existing Euston Tower contributes to this modern setting but is only fleetingly visible from the edge of the conservation area with a much less noticeable impact than the BT Tower.
4.64	The CAA notes that “ <i>Cleveland Street is a small Conservation Area and there are few long views from within it. No Metropolitan Views have been identified in this area. However, the BT Tower is 619 meters high and, as such, is a dominant feature on the skyline. Although not fully visible from Cleveland Street, its height allows views of upper levels as it overshadows the noticeably domestic townscape scale of Cleveland Street and surrounding areas. Despite being out of scale with the rest of the area, the Tower is significant landmark of 20th century design and engineering and hence forms an important local view.</i> ” (para.4.29) Views of the BT Tower would not be affected by the Proposed Development.
4.65	The susceptibility to change of the setting to the north-east of the conservation area is limited by the existing well established taller modern setting and the limited fleeting visibility of the existing Euston Tower on the Site.
	Value: High
	Susceptibility to change: Low
	Sensitivity: Medium

Harley Street Conservation Area (WCC)

Introduction

4.66	The Harley Street Conservation Area was first designated in 1968. A Conservation Area Audit was published in June 2008 as a Supplementary Planning Document (Ref. 1-33).
4.67	The Harley Street Conservation Area is a large one, it borders Marylebone Road to the north, Bolsover Street to the east, extends as far south as Oxford Street to the south and Marylebone High Street to the west, extending as far as Paddington Street Gardens. It is bound by several other WCC conservation areas, namely the East Marylebone Conservation Area to the east, the Portman Estate Conservation Area to the west, and the Regent Street’s Park Conservation Area to the north. The Site is 280m to the north-east of the north-east corner of the conservation area. The existing Euston Tower is not visible from the conservation area.

History and character

4.68	This area remained as part of the rural outskirts of London until the early 18th century when John Holles, Duke of Northumberland purchased the land from the crown. During the 18th century the land was laid out by the surveyor John Prince to centre on a large open square – Cavendish Square. Development was slow as a result of economic conditions and the estate was gradually built out over a period of about fifty years.
4.69	The heart of the conservation area along Harley Street and Wimpole Street is still characterised by its dense fine grained network of terraced houses, and regular grid street layout. In the part of this large conservation area closest to the Site, Portland Place includes much more 20th century redevelopment, particularly in the early 1900s, with the finer grain of residential plots consolidated to create larger footprint commercial developments. The character of this part of the conservation area feels considerably less residential. On the very eastern edge towards Great Portland Street, within the 18th century street grid, the townscape is largely late Victorian and Edwardian also with a commercial character.

Heritage significance

4.70	The heritage significance of the Harley Street Conservation Area derives from its well-preserved late 18th and early 19th century layout and townscape character.
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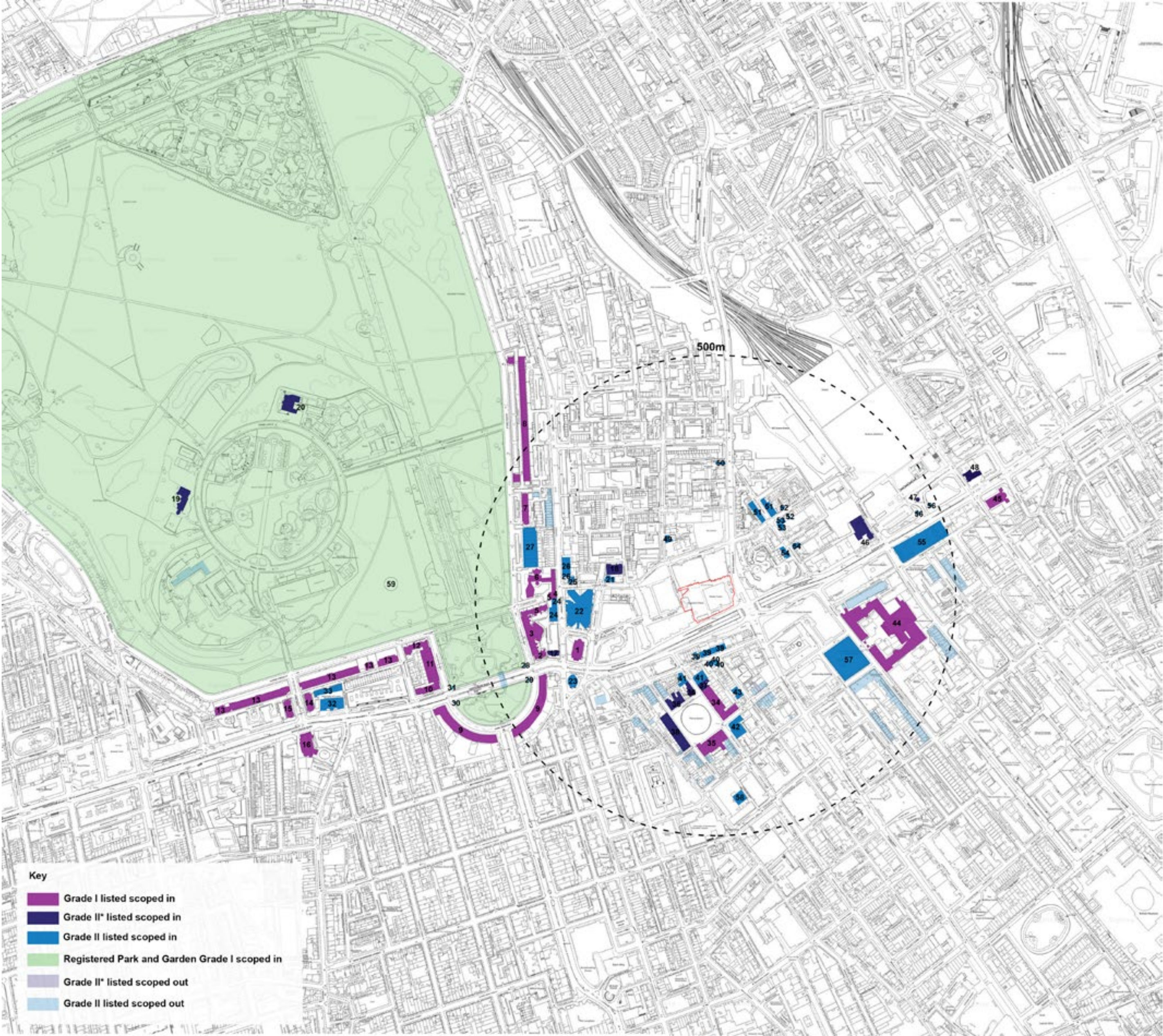
Setting and its contribution to significance

4.71	The conservation area forms part of a swathe of Georgian townscape with the Portman Estate, Mayfair and East Marylebone Conservation Areas to the west, south and east respectively and with the Regent’s Park Conservation Area to the north with, with the route along Portland Place, forms part of John Nash’s Regent Street masterplan. These congruent areas of contemporary setting contribute particularly strongly to the appreciation of the significance of the conservation area as part of the coherent wider Georgian townscape of the early 19th century.
4.72	The existing Euston Tower is not visible from with in the conservation area. It is visible in its close setting at the junction of Portland Place and Park Crescent just outside the edge of the conservation area but does not contribute in a meaningful way to the setting of the conservation area. Susceptibility to change of the conservation area’s setting to the north-east is therefore judged to be low
	Value: High
	Susceptibility to change: Low
	Sensitivity: Medium

Listed Buildings and Registered Parks and Gardens

4.73	Heritage assets of particular note and relevance in relation to the changes proposed on the Site have been assessed in detail in the text below. These are as follows: - Regent’s Park - The listed buildings of Fitzroy Square - The listed buildings and RPG of Bedford Square - The BT Tower
4.74	The baseline assessment of the remaining listed buildings is included Table 4.1. Listed buildings and Registered Parks and Gardens of Special Historic Interest (RPG) within the chosen study radius are shown on Figure 4.12.
4.75	Regent’s Park has several heritage designations. It is covered by two conservation area designations either side of the borough boundary between the WCC and the LBC. It is listed Grade I on the HE Register of Parks and Gardens of Special Historic Interest (RPG) and includes a number of listed buildings. The baseline assessment considers the park as a whole covering the RPG and conservation area designations. Listed buildings surrounding the park are assessed separately in Table 4.1

Fig. 4-12: Listed Buildings And RPGSHI Map



Regent’s Park

Heritage designations and guidance

- 4.76 The landscape of Regents Park (officially known as The Regent’s Park) was added to the HE RPG in 1987. The designation covers the landscape of Regent’s Park within both the WCC and the LBC and includes Park Square Gardens and Crescent Gardens to the south-east of the main area of the park. The HE listing description dates from 2000 and was last amended in August 2020 (Ref. 1-25, List Entry Number: 1000246).
- 4.77 The LBC Regent’s Park Conservation Area was designated in 1969 and its Appraisal and Management Strategy (Ref. 1-35) was adopted in July 2011; it was extended to include the Church of St Mary Magdalene in 1985. The conservation area covers the eastern edge of the Regent’s Park, within LBC, to the east of the Broad Walk, and the residential area to the east of park that includes the Grade I listed Nash terraces and the Grade I listed Royal College of Physicians to the west of Albany Street. It also includes the Grade II* listed Church of St Mary Magdelene. These listed buildings are separately assessed in Table 4.1. The Site lies approximately 320m to the east of the majority of the conservation area (and 175m at its closet point: the eastward extension to include the Church of St Mary Magdelene); the existing Euston Tower is visible from much of the park within the conservation area as a result of its height and the open space of the park with more localised visibility from the streets included in the conservation area to the east of the park.
- 4.78 The WCC Regent’s Park Conservation Area was designated in 1969 and a Conservation Area Directory was published in 1968 (Ref. 1-36). A brief General Information Leaflet (Ref. 1-37) was published in 2004. The conservation area covers the landscape of Regent’s Park to the west of the Broad Walk, within WCC, buildings to the south of the park between the Outer Circle and Park Road to the west of the Park and townscape to the south and south-east of the Park that includes Park Square and Park Crescent, the Grade I listed Holy Trinity Church and the Grade II listed Great Portland Street Underground Station – and it includes the eastern end of Marylebone Road. The Site lies approximately 600m to the east of the majority of the park within the conservation area and approximately 260m to the east of the conservation area at its closest point at the Church of Holy Trinity. The existing Euston Tower is visible from much of the park within the conservation area as a result of its height and the open space of the Park and also visible in aligned views through the Nash Terraces and along Marylebone Road to the south.
- 4.79 The Regent’s Park and Primrose Hill Conservation Management Plan (updated 2015) prepared by The Royal Parks (Ref. 1-38) provides further information on the heritage context, character and heritage significance of the park. It includes key views from and across Regent’s Park.

History

- 4.80 Marylebone Park, later renamed The Regent's Park, was formerly part of the manor of Marylebone, held by the nunnery of Barking. In the 16th century, the land passed to the Crown and was enclosed as

a deer park. It continued in use as a hunting ground until the reign of King James I, with the surrounding area in continued uses as open grazing land, rural in character. During the 17th and 18th centuries the area was leased as farmland, principally for cattle grazing and was latterly consolidated by the Duke of Portland, before reverting to the Crown in 1811.

To the south of the park, Portland Place was developed from 1776 onwards by the Adam brothers originally intended to be an exclusive enclave out of the city. By 1809, the Duke of Portland published a plan to show a landscaped park with villas and terraces north of the Marylebone Road on farmland that was owned by the King and would form part of the Regent’s Park. In 1811, John Nash won a competition to be the Prince Regent’s architect; his proposal, produced in March 1811, was for a private residential estate set in parkland surrounded by grand inward-facing terraces, and was strongly influenced by the work of Humphry Repton, with whom he had worked between 1795 and 1802. Nash's design for the park was part of a wider masterplan for ‘Metropolitan Improvements’ that embraced Regent’s Park and St James’s Park to the south and a new or improved route connecting the two.

Regent's Park and its surrounding buildings took 21 years to construct. Work began in 1811 with planting as well as excavations for the lake and ground modelling and continued until 1832 – with the design continuing to evolve during this period. The original intended focus of the scheme, a large central double circus of houses, the Great Circus and the Inner Circus was omitted, and the forty villas shown on the 1811 plan were reduced to eight by 1827. The extensive water network shown in the original plans was restricted to the implementation of the ornamental lake and the Regent’s Canal at the northern edge. The emerging park lacked formal structure, consisting of large areas of sweeping lawns and open grazing land, punctuated by scattered trees, and groups of trees planted to screen the villas which had never been constructed. Only one formal avenue of trees, Broad Walk Avenue, was created. This ran between Park Square and Chester Road connecting to the Inner Circle which been reduced to a single circus without the proposed enclosing terraces.

Even before completion of the park there had been considerable pressure from the public for access to the parkland and in the 1830s Nash was asked by the Park Commissioners to review public access to the park: in response he extended the Broad Walk northwards, and from 1835 the park progressively opened to the public. Later additions to the Broad Walk included lodges, a bandstand and shelter, drinking fountains and numerous seats. Such public amenities continued to be created in response to demand and the public area of Regent’s Park was expanded along the eastern and western sides. Features and amenities began to extend beyond the Broad Walk including ornamental planting around entrances, sports fields centred upon the timber Prince’s Pavilion and provision of toilet facilities and refreshment kiosks.

During the First World War the park was requisitioned by the Ministry of Defence, land to the north-west and along the east side being used as a military camp and drill ground. At the end of the war the buildings in these areas were demolished and replaced with sports fields. The Cumberland Basin spur of the Regent’s Canal was closed

in the 1930s. The area of canal basin and warehouses that served Cumberland Market to its south and formed part of Nash’s service quarter was subsequently redeveloped as a housing estate, part of the ‘homes fit for heroes’ housing programme for war veterans and key workers.

The park and its surroundings were badly damaged during WWII. Many of the Nash terraces and the houses in the Park Villages were restored or rebuilt in the post-war period, following bomb damage. Albany Street was much altered by post-war reconstruction of mews and modest terraced housing, and the building of new infill houses and flats.

Character

The 147 hectares of Regent's Park enclosed by the highway of the highway of Outer Circle, slope gently to the south. Regent's Park is largely laid to grass, some of which is set aside for recreational sports including grass pitches for football, rugby, softball and cricket to the north of the Inner Circle and all weather courts for tennis netball to its south. A number of tarmacked paths, which radiate from the entrances and from points within the site, cut across the grass.

The most significant and widest of these routes is the Broad Walk. Defining the boundary between Camden and Westminster, the Broad Walk passes over the Grand Union Canal at its northern end, then runs south from the Outer Circle. To the west of the Broad Walk at its northern end is the triangular site of London Zoo dating from 1828, which contains a number of listed enclosures. Walking south at the southern tip of the zoo, the walk divides around an ornate marble and granite drinking fountain dating from 1896 (listed Grade II), before continuing for approximately 500m where it is crossed by Chester Road, which leads west to the Inner Circle and east to the Grade I listed Chester Terrace. The final section of the walk runs through the formal Italian Garden. The Italian Garden was created in 1864 by William A. Nesfield, at the direction of Prince Albert; it become grassed over by the late 20th century. The restoration of the Italian Garden was completed in 1996. The informal English Garden to its east, was created in 1865-67 by Nesfield's son Markham, who used mounded grass and planting to create informal glades. The English Garden was renowned for its concerts. The renewal of planting in the English Garden was completed in the 1990s. The Broad Walk is lined with trees screening views of tall development at to the south-east of the park.

Within the Inner Circle are Queen Mary's Gardens. To the south and south-west the ornamental gardens are largely laid out with roses introduced by Duncan Campbell in around 1932. Within the Inner Circle a central path leads north from ornamental gates (listed Grade II), erected to commemorate King George V and Queen Mary's Jubilee in 1935, to a pool and fountain (listed Grade II), which replaced a 19th century conservatory. To the north-west is the open-air theatre and café. Two sets of heavily gilded gates decorate the entrances to the gardens. The eastern gates, from Chester Road, were provided by Sigismund Goetze, a wealthy local artist, in 1932.

On the south-west side of the park to the west of the Inner Circle is the Boating Lake a Y-shaped lake with a number of islands, The east and west arms of the lake are crossed by ornamental footbridges,

the southern arm being crossed by York Bridge (Grade II listed) which carries cars between the Outer and Inner Circle. In 1930 a small children's boating pool was added about 50m to the west of the western arm of the lake.

The few recent additions to Regent's Park include the London Central Mosque designed by Sir Frederick Gibberd (Grade II* listed) on its western edge, Sir Denys Lasdun's Royal College of Physicians (Grade I listed) and, more recently, three classical villas by Quinlan Terry.

Nash's original vision included a full circus to provide a grand entrance to the new Crown Estate at its south-east corner closest to the Site, but only the southern semi-circle, Park Crescent, was constructed. There are small lodges in the Greek Doric style at the north-east and north-west corners of the Garden matched, across Marylebone Road (beneath which runs a curving underpass, connecting the two Gardens), by identical lodges at the top corners of Park Square Gardens. All are of 1823-5 and by John Nash, and all are listed Grade II. Ventilating shafts dating from 1976 inside the north edge of the gardens are disguised as summer houses. The landscaping is informal, with shrubberies and mature trees around the perimeter, broad gravel paths, and a lawned interior. The northern half of the planned circus was replaced by Park Square, with two Grade I listed terraces designed by Nash facing each other across a grass square enclosed by railings (Grade II listed). The present path layout and planting, with shrubberies, a number of mature trees, and a lawned interior, is little changed from the original layout.

The LBC Regent’s Park Conservation area also includes the barracks and Park Villages originally developed as part of part of Nash’s wider scheme for Regent’s Park. At the northern end of Albany Street are the Park Villages East and West, which have a less formal plan than the terraces to the west of Albany Street, and comprise picturesque villas set in an Arcadian landscape. The Park Villages are a distinct and distinctive. They are clearly of different form and layout from the other areas of the Park. Individually composed of a mix of villas, paired houses, and groups of smaller terraced houses, their design ranges from ‘Italianate’ to gothic. The buildings are unified by the setting, a picturesque landscape which largely survives. They were once divided by the canal and today are set apart from each other by their wooded landscape setting. Albany Street was designed as service street and has a hard-edged austerity. South of Park Villages East and West are the Barracks and Cumberland Market Estate. The operational barracks (much altered and partly listed), on the site of original barracks built in 1816, survive on Albany Street behind a high brick wall but does not have a visible presence from the street. To the south of the barracks the conservation area is much more mixed in quality and includes a larger proportion of 20th century development. The Cumberland Market Estate dates from the interwar period.

A small extension to the LBC conservation area at its southern end contains an early 19th century terrace on Albany Street, a corner pub, a block of flats in arts and crafts style on Longford Street and the Grade II listed St Mary Magdalene’s Church. It is a remnant of the former historic layout of the area, and the surrounding historic townscape has been comprehensively redeveloped in post-war years; Regent’s Place to the south and east (including the existing

Euston Tower) and the post-war Regent’s Park Estate to the north. This is the closest part of the LBC Regent’s Park Conservation Area to the site. With the exception of the Park Villages, the townscape is now very mixed in age within the conservation area along Albany Street and to its east.

Significance

Regent’s Park is a significant, large, piece of open public space within central London. Its long associations with the monarchy and the 18th century expansion of London contributes to its significance. This is further enhanced through the relationships with John Nash whose vision for the park was part of a wider masterplan for ‘Metropolitan Improvements’. The landscape was intended to be naturalistic, as though it was a piece of countryside or landscaped park belonging to a country house, the design of which was influenced by Nash’s professional acquaintance with Humphry Repton, the eminent landscape designer and protagonist of the picturesque school.

The HE listing description (Ref. 1-25, List Entry Number: 1000246) provides the following summary of heritage significance:

“Regent's Park is included on the Register of Historic Parks and Gardens for the following principal reasons:

- as a key element of John Nash's major improvement scheme of 1811-28 for north-west London which also included Regent Street;*
- as one of the most ambitious urban parks of the early C19;*
- for the specific interest of some of its designed landscape elements such as WA Nesfield's Italian Garden of 1864 and the near-contemporary English Garden by his son Markham;*
- as the setting for a large number of listed structures within it including early C19 villas and those of the Zoological Gardens, and the surrounding terraces”*

The LBC Regent’s Park CAAMS (Ref. 1-35) described the special character of the LBC conservation area as follows:

“The Regent’s Park Conservation Area covers the eastern segment of John Nash’s early 19th century Regent’s Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.

The significance of the Regent’s Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from decorative to utilitarian, in a single coherent scheme were exhibited here.

On approaching the conservation area from the Park the terraces emerge over the trees; here is the city in the country. On approaching from the south Regent’s Park is the culmination of Regent’s Street, Portland Place and the wineglass shape of Park Square; here is the country in the city.

Park Village East and Park Village West are picturesque precedents for the small suburban villa, closely set in a variety of styles that were to become so popular with the Victorians.

The service area, whilst largely redeveloped in the 20th century, is preserved in the layout of later development, and the physical remains of the canal and basin to the east of Albany Street.

Control over development has been in place from the start when the concept of Regent’s Park development was established after a design competition; after which John Nash sold building leases for approved designs.” (Ref. 1-35, p.5)

The Regent’s Park and Primrose Hill Conservation Management Plan (2015) published by The Royal Parks (Ref. 1-38) includes a Statement of Significance from which the following excerpts are relevant:

“Regent’s Park and Primrose Hill are individually and collectively highly valued by many people (over eight million visitors a year). Their prime significance is due to their:

- Internationally renowned historic landscape (recognised in numerous national historic and landscape designations including the Grade 1 listing of Regent’s Park on the English Heritage Register of Parks and Gardens and the presence of several listed buildings);*
- Royal origin and connections (from Marylebone Park and the Prince Regent to Queen Mary and The Royal Parks);*
- Grand and elegant early nineteenth century design by John Nash with Regency terraces and villas, set around and within a spacious picturesque parkland.*
- Later design layers such as the Avenue Gardens, English Gardens, Queen Mary’s Gardens and associations with ZSL London Zoo, which are all now important historic features in their own right: distinctive character areas within the park, supported with intentionally differentiated furniture.*
- Large number of high quality sculptures and artefacts that enrich the visual quality and intimacy of the parkland landscape without cluttering it.*
- Historically important intervisibility between the Nash terraces and the historic parkland; important internal views over the Ornamental Water, Queen Mary’s Gardens, and key Broad Walk vista; and the contrasting characters between the refined ambience of Regent’s Park with the naturalistic landscape of Primrose Hill, with its panoramic views over the city of London, St Paul’s Cathedral and Westminster Abbey that are protected by statute.*
- Importance as a formal and informal public recreational landscape, including children’s play, with extensive provision for many sports (including football, rugby, cricket, softball and tennis”* (p. 105).

Park Village East and Park Village West are significant as picturesque precedents for the small suburban villa, closely set in a variety of styles that were to become so popular in the later 19th century.

The small extension to the conservation area on Longford Street is a remnant of the former historic layout of the Nash service quarter to

the east of Albany Street, which has otherwise been comprehensively redeveloped.

Setting and its contribution to significance

Beyond the perimeter of the park, modern tall buildings including the Euston Tower and the BT Tower are a clearly legible aspect of the setting to the south-east, signifying the park’s location now in the heart of the modern city.

The LBC CAAMS identifies key views, emphasising the relationship of city to green space and states “*The park and buildings are such a complete and integrated composition, handled with absolute thoroughness, that all views from within the park have significance.*” (Ref. 1-35, p.19). The existing Euston Tower is widely visible across the open space of the park.

The Regents Park with Primrose Hill Management Plan notes the following in relation to views from Regent’s Park: “*The historic terraces bordering the park and the villas within the park are integral to the design and layout of the park. The majority of views from the park are truncated by buildings: for the most part historic views of the elegant terraces as Nash intended... Some of these are also being adversely affected by views to tall modern buildings located behind the terraces, such as at Sussex Place... Large areas of the park are currently unaffected by the impacts of modern high buildings beyond the terraces, preserving an illusion of the nineteenth century character.*” (Ref. 1.38, p.73). In relation to views within the park it notes the following “*Within Regent’s Park the views were historically intended to provide seclusion for the residents of villas whilst allowing a view out. However, today many of the remaining villa sites are enveloped in vegetation and views in are limited to strategic pencil-line views... In general the north of the park is more open with ‘pastoral’ views punctuated by trees. In the south views tend to be shorter and more intimate... There are no formal axial vistas designed by Nash within the landscape, although the long view up the Broad Walk to the Ready Money Fountain is, perhaps, the most orchestrated view.*” (Ref. 1-38, p.74). Figure 16 (Ref. 1-38, p.76) in the plan shows key historic and modern views including the broad intervisibility between the park and the historic terraces and lodges. There are no specific views noted of relevance to this assessment.

The setting of the park is characterised by the visibility of taller more modern townscape, to the south-east outside the park, which includes the existing Euston Tower and other development at Regent’s Place, the University College Hospital tower and the BT Tower (Grade II listed), which legibly place the park within the heart of the modern city but contribute in a much more limited way to the appreciation of the heritage significance of the park. The contrast of the park and its enclosing Nash terraces with the now well established cluster of taller post-war and modern buildings in its close setting to the south-east highlights the openness and historic character of the landscape and the fine grain and regularity of the Georgian terraces but the modern setting is not judged to make any material contribution to the appreciation of the heritage significance of the park. The scale and proximity of the modern setting seen above the treeline of the park, and the rooflines of the historic terraces in characterising views across the park, has eroded the

ability to appreciate the pastoral, picturesque intent of the original design and is considered to detract from the ability to appreciate the significance of the park.

The susceptibility to change of the setting to the south-east of the park (including the RPG and conservation area designations) is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the park, this is limited by its integration in an existing tall building cluster and there is also the potential for some of the existing harm (caused in particular by the existing Euston Tower) to be mitigated by the design of the Proposed Development.

Value: High

Susceptibility to change: Low

Sensitivity: Medium

Fitzroy Square

Introduction

As described in the baseline assessment of the Fitzroy Square Conservation Area, Fitzroy Square is enclosed on all sides by Grade I and Grade II* listed, late 18th century and early 19th century buildings – apart from No.14 on the northern side, which is an unlisted, 20th century infill building. The central landscape dates from the 1970s and is not a designated RPG. The listed buildings which surround the Square are as follows:

- Nos.1, 1A and 2-8 Fitzroy Square (Grade I)
- The London Foot Hospital (Nos.33-40 Fitzroy Square) (Grade I)
- Nos.20-32 Fitzroy Square (Grade II*)
- Nos.11, 12 and 15-19 Fitzroy Square (Grade II*)
- History and character*

Fitzroy Square was laid out in 1790. The southern and eastern enclosing terraces, built between 1794-1798, have facades designed by Robert and James Adam (now Grade I listed). The Napoleonic Wars temporarily stopped development of the square and the north and western enclosing terraces were subsequently built between 1827-1835 (now Grade II* listed). The south side suffered bomb damage during World War II and was partly rebuilt in facsimile.

The eastern side of square (Nos.1, 1A and 2-8) designed by the Adam brothers is a range of eight terraces, four storeys in height with basements. It was the first side to be built in c.1792-1794 and was one of the last major works of Robert Adam, who died in 1792. The symmetrical appearance of the range was designed to address the square itself, and the plan form behind the elevation does not correspond with the main architectural features of the façade. The eastern elevation to the square is clad in Portland stone with a rusticated ground floor with round arched ground floor openings. Five centre bays and three bays at each end are projecting. Each end has a recessed semicircular central section with a tripartite window,

and Diocletian window above. All first floor windows have cast iron balconies. The return to Grafton Way is faced in London Stock Brick Pevsner remarks that the unified composition of the elevation with subdued relief is more reminiscent of Adam’s Edinburgh work than his earlier London terraces (Ref. 1-28A, p.336). Nos. 1 and 1A were restored following WWII bomb damage.

The elevation to the southern side of the square (Nos.33-40) built in c.1792-1798, is also designed by the Adams brothers. It is similarly a symmetrical terrace of eight four-storey houses with basements clad in Portland stone, with rusticated ground floors, and shallow projecting bays in the centre and to each end. Round arched ground floor openings. Sash windows in shallow, plain recesses. The central projecting bay has two recessed columns in antis and a Diocletian window above a tripartite window akin to the eastern side. The central bay has an attic storey with five oculi, two enriched with swags. There is a decorative cornice with enriched moulding above the second floor, with a parapet above the third floor smaller openings. Two further Diocletian windows at either end projection at the attic storeys. Cast-iron balconies span the whole first floor. The returns to Conwy street and Fitzroy Street are faced in London Stock Brick with some blind windows. Parts of the terrace were converted to use by the London Foot Hospital from 1929, originally expanding from No.33. The terrace was badly damaged in WWII and the facades to Nos.36, 37 and 38 are post-WWII restorations in facsimile by the Rolfe Judd dating from c.1980. The London Foot Hospital closed in 2003 and since then the buildings have been partly returned to residential use and some remain in private clinical use.

The northern and western sides of the square date from the 1820s following a long hiatus in construction caused by the Napoleonic Wars. The HE List Descriptions for the northern and western sides of the Square note that “*These houses complement the Adam blocks, though very different in design.*” (Ref. 1-25, List Entry Numbers: 1112995 and 1112996 respectively).

Enclosing the northern side is a terrace of seven houses, constructed in c.1827-1828. Originally symmetrical in composition, it now includes a slightly taller projecting a 20th century replacement at Nos.13-14, which Pevsner describes as “*an intrusion*” (Ref. 1-28A, p.336). Nos. 11, 12 and 15-19 are Grade II* listed; No.13-14 is unlisted. The listed buildings are four storeys, with basements, simpler in composition than the earlier Adam facades on the south and east sides of the square. They are faced in stucco rather than Portland Stone, but with projecting central and end bays, rusticated ground floors round arched openings to the ground floor and cast-iron balconies to first floor to complement the Adam facades. The returns to Fitzroy Street and Conway Street are faced in London Stock Brick above ground level and windows are largely blind. The unlisted Nos.13-14 was built in the 1920s for St Luke’s Hospital for the Clergy and is taller at five storeys with a noticeably larger mansard roof extent and projects forward of the building line of the original terrace. It is clad in stone with slender vertical windows.

The western side of the square (Nos.20-32) comprises a terrace of thirteen houses, built c.1832-1835. Like the north side the terrace is four storeys with basement, and again simpler in composition than the earlier Adam elevations and faced in stucco with rusticated ground floors. It forms a symmetrical composition with a slightly

projecting central bay with Ionic columns and projecting end pavilions. Cast-iron balconies span below the entire first floor. The return to Grafton Way is faced in London Stock Brick above ground level and windows are largely blind.

Heritage significance

4.112 The heritage significance of the Fitzroy Square Conservation Area lies in the relatively intact survival of a coherent Georgian Square. It is an excellent example of Georgian town planning. Whilst there are subtle variations between the individual terraces and changes in materiality and richness between the earlier Adam facades to the south and west of the square and the later terraces on the north and west sides, there is a general uniformity and consistency in their character and detailing. The terraces have significant group value and have therefore been considered as a group.

4.113 The key characteristics of the square are the uniformity of design of its terraces. It is not so much the individual buildings, but the overall effect of their uniform design, colour, appearance and massing that characterises the square. Although many of the individual houses have been altered, their heritage significance comes largely from the completeness of the wider square, and from the ability therefore to appreciate a relatively intact example of late Georgian urban planning, which exhibits the rhythm and repetition of the typical urban streetscape of the early 19th century.

4.114 The south and west sides of the square have significance for their association with the Adam brothers, in particular Robert Adam. Robert Adam (1728-92) was a significant and influential British neoclassical architect and interior designer and furniture designer. His development of the neo-classical style drew inspiration from Ancient Greece and Rome based on his classical architectural studies in Europe, including under Piranesi. He was the developer of the distinctive ‘Adam style’ which was applied to all elements of interior decoration.

4.115 The square has had a number of other associations with notable residents, some marked by blue plaques, including No.29 which was the home of George Bernard Shaw from 1887 until 1898 and later of Virginia Woolf from 1907 to 1911. No.19 belonged to architect James Lockyer until 1875 and was the home of Bloomsbury Group artist Duncan Grant in the early 20th century.

Setting and its contribution to significance

4.116 The square forms part of a swathe of Georgian townscape with the remainder of the Fitzroy Square Conservation Area and the Cleveland Street and Harley Street Conservation Areas to the west and the Bloomsbury Conservation Areas to east. These congruent areas of contemporary setting contribute particularly strongly to the appreciation of the significance of the square within a coherent wider Georgian townscape of the early 19th century.

4.117 The setting of the square is also characterised by the visibility of taller more modern townscape, to the north along Euston Road and to the south with the visibility of the BT Tower (Grade II listed), which is adjacent to the southern edge of the conservation area, which legibly place the square within the heart of the modern city

but contribute in a much more limited way to the appreciation of its heritage significance. The northern setting of the conservation area comprises a very mixed group of much larger scale post-war buildings lining Euston Road. This includes the existing Euston Tower and other buildings in Regent’s Place, and the University College Hospital.

4.118 The contrast of the square with parts of its now well established post-war and modern setting highlights the fine grain and historic character of the Georgian townscape but the modern setting is not judged to make any material contribution to the appreciation of the heritage significance of the listed building group. The scale and proximity of the modern setting seen above the rooflines of the terraces in characterising views across Fitzroy Square, has eroded the ability to appreciate the uniformity of the townscape and the formal set piece quality of the square as a complete composition and is considered to detract from the ability to appreciate the significance of the listed buildings.

4.119 The susceptibility to change of the setting to the north of the listed buildings forming the square is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the square there is also the potential for some of the existing harm (caused in particular by the existing Euston Tower) to be mitigated by the design of the Proposed Development.

Value: High

Susceptibility to change: Low to medium

Sensitivity: Medium

BT Tower

Introduction

4.120 The Grade II listed BT Tower is approximately 430m to the south of the Site. It was commissioned by the General Post Office (GPO) as a microwave aerial for transmission of telecommunications between London and the rest of the UK, and was originally known as the Museum Radio Tower or GPO Tower, and subsequently as the Post Office Tower. When completed it was tallest structure in London, and remained so until 1980 when the NatWest Tower in the City of London was completed. The BT Tower remains a prominent landmark building seen across much of central London’s West End. The tower was listed Grade II in 2003.

History and character

4.121 The BT Tower is a 177m radio tower, originally proposed in 1954 as the centre for national and international telephone communications via ultra-high frequency (UHF) microwave transmission. It was constructed between 1961-1965 and designed by architects Eric Bedford and G. R. Yeats of the Ministry of Public Buildings and Works Architect’s Department, alongside engineers SG Silhan, JJ Taylor and Kenneth Holloway. It was opened by Prime Minister Harold Wilson in October 1965 and officially opened to the general public in May 1966 by Postmaster General Tony Benn. The building was a classified

location covered by the Official Secrets Act; it is thought that it was part of a planned microwave telecommunications network designed to provide secure communications between strategic government locations and resilient communications in the event of nuclear war.

4.122 The BT Tower is a reinforced concrete cylinder, with a 40ft mast on top. Its height was based on the need for it to be taller than other tall buildings being erected in London at the time. Its distinctive form was largely the result of the technical requirements for transmission, particularly the need for a very stable structure; the circular form provides less wind resistance and minimises wind deflection. It has a central chimney-like shaft of reinforced concrete which tapers outwards at the base. The lower 17 floors of the structure contain equipment rooms, ventilation plant and offices with a triple curtain wall, which is clad externally with stainless steel with anti-sun glazing. Above this, aerials were mounted on circular galleries fixed to the concrete core. Until 1980 there were six larger publicly accessible floors above which included an observation floor and a revolving restaurant and cocktail lounge run by Billy Butlin – the tower was a popular tourist attraction. In October 1971 an IRA bomb exploded in the restaurant toilets. The restaurant remained closed for several months afterwards and the observation deck was permanently closed. The tower was entirely closed to the public in 1981 when the restaurant’s lease expired.

4.123 The ground floor entrance to the tower is on Maple Street. The office building at the base of the tower, which fronts onto Cleveland Street and Maple Street and forms the plinth to the tower is not considered to be of special interest by Historic England and is therefore excluded from the Grade II listing. The interiors have been entirely refurbished.

4.124 Today the BT Tower remains a key part of the UK’s modern communications infrastructure though most of the tower's original microwave aerials have been removed as digital transmissions replaced microwave. It is mainly used for the transmission of digital TV signals and also used to measure London’s air quality. A 360-degree coloured LED screen, the ‘infoband’, displaying news and the BT logo at the top of the tower was installed in 2009, when it started showing the countdown to the 2012 Olympics; it is the largest the largest display of its type in the world. In 2011 the last remaining satellite dishes were removed from the tower.

Heritage significance

4.125 The architectural and historic interest of the BT Tower derives from its distinctive form, representative of its use and function as a transmission tower. It is an iconic and widely recognised structure which quickly became a symbol of London, both in the UK and overseas. It is widely visible across central London, including in broad panoramic views of the London skyline from Regent’s Park and Primrose Hill, and closer street views through Bloomsbury Marylebone and Fitzrovia in particular, where it is a distinctive instantly recognisable landmark.

4.126 The BT Tower is significant for its representation of twentieth century communications infrastructure. It was innovative for its telecommunications technology for example in comparison to similar contemporary communications towers in Dortmund and Stuttgart.

The tower also required a structurally innovative solution to the need to minimise deflection in challenging foundation conditions. It remains in use as part of the UKs communications infrastructure.

4.127 The tower has multiple associations with notable people and events: it was a symbol of London associated with the ‘Swinging Sixties’ visited by many famous names of the era, the IRA mainland bombing campaign from the 1970’s to the early 1990’s and more recently the London 2012 Olympics.

Setting and its contribution to significance

4.128 The BT Tower can be seen across London and, since its construction, has been and continues to be, one of the most prominent landmarks in the West End. It is seen in conjunction with London’s tall buildings as part of the iconic skyline in panoramic views across the city. Its instantly recognisable landmark status contributes to its significance.

4.129 The base of the BT Tower is surrounded by historic townscape including the Fitzroy Square Conservation Area adjacent to the north, the Cleveland Street Conservation Area adjacent to the west, the Bloomsbury Conservation Area which is close to the east, the Charlotte Street Conservation Area close to the south and the Harley Street Conservation Area close to the west. The singular form of the BT Tower has always stood in stark and intentional contrast to its local townscape context as result of its scale and its functional modern design. The historic late 17th and 18th century townscape forms the original close setting of the listed tower and the intentional contrast in character with the historic setting contributes to its significance.

4.130 The Euston Tower was completed in 1970, just five years after the BT Tower, so is broadly contemporary with the listed building. The existing Euston Tower has been a long-standing part of the BT Tower’s setting to the north. It is often seen in conjunction with the BT Tower in views from the north and north-east from Primrose Hill and Regents Park, the two buildings being the tallest elements in the townscape of this part of London. The two buildings define the landmark Viewing Corridor of the Protected Vista in LVMF View 2A.2 – indicative of their paired appearance on the skyline seen from the north. The contrast between the distinctive slender silhouette of the BT Tower and the broader simpler form of the existing Euston Tower contributes to the legibility of the Protected Vista from Assessment Point 2A.2 but otherwise does not contribute meaningfully to the significance of the listed tower. The susceptibility to change of the setting to the north of the listed building is judged to be low.

Value: High

Susceptibility to change: Low

Sensitivity: Medium

Table 4.1: Baseline Listed Structures

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
Regent’s Park Group				
Grade I				
1	Holy Trinity Church Grade I	Church of 1825-7 designed by Sir John Soane with an added apse and remodelled chancel of 1878 by G. Somers Clarke. One of three Soane churches designed for the Church Commissioners which was set up in 1818 in order to build new churches; this being the most expensive of those built, with a budget of £25,000 which included extra funding from the local landowner, the Duke of Portland. The church is in Portland stone, with its principal elevation to the south, with a slightly projecting Ionic four column portico and no pediment. The tower above the portico has a square belfry and pairs of Corinthian columns, terminating with a stone cupola and weathervane. Notably also used as the headquarters for the new Penguin Books Company in 1936. The building was converted to offices in 1955-6. The building has remodelled interiors; only some of the original Soane interiors are readable.	Exceptional architectural and historic interest: Sir John Soane is internationally famous as one of Britain’s most significant architects, known for influential neo-classical buildings including the Bank of England, Dulwich Picture Gallery and his former home at No.13 Lincoln’s Inn Fields – all also Grade I listed. Holy Trinity is noted in the listing description as being “...of exceptional special interest as an outstanding church by one of the greatest British architects, Sir John Soane.” (Ref. 1-25, List Entry Number: 1267658). Its landmark quality, close to Regent’s Park and at a prominent site on the Marylebone Road opposite the distinctive Great Portland Street Station (Grade II listed) contributes to its significance.	The listed building is at the SE corner of the WCC Regent’s Park CA on the busy Marylebone Road close to its junction with Euston Road. The built context of the listed building is very varied, including both neighbouring listed Nash terraces and landscape of Regent’s Park to the W (which is contemporary with the church), the C20 and C21 commercial buildings of Regent’s Place (and formerly the post-war development of the Euston Centre) close to the E, the early C20 Great Portland Street Station and the Harley Street CA to the S and the distinctive backdrop of early C20 White House to the N. Tall buildings with a contrasting architectural character have been long-standing elements of the established E setting of the church. The relationship of the Church to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The development of the Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area. The most significant landmark views of the church in which the Soanian features of the primary façade can be best appreciated are those to its S facing portico and tower from Bolsover St, the N end of Great Portland St and from outside Great Portland St Station across Marylebone Road. From the N the church is largely screened by the tall White House and its visibility is more localised. The distinctive tower is a landmark on Euston Road seen from the E, but all but the very top is screened by foreground foliage in views from the W and where visible is seen against the backdrop of mid-rise and tall modern commercial development, which includes the very top of the existing Euston Tower (as seen in View 32). While the setting to the E makes a limited contribution to significance there is potential for further erosion of the ability to recognise the landmark tower in views from Marylebone Road to the W, the susceptibility to change of the E setting is considered to be low to medium. <i>Value:</i> High <i>Susceptibility to change:</i> Low - Medium Sensitivity: Medium to high

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
2	Nos.1-3 Albany Terrace and attached railings <i>Grade I</i>	Short symmetrical terrace of three 4-storey stucco houses with basements, rusticated ground floors, continuous cast iron balcony at first floor level, and slightly projecting end bays with ionic pilasters, c.1823-25 by John Nash. The terraces were originally part of a longer version of Albany Terrace; however, Nos. 4-6 have since been converted into one building – No.2 Marylebone Road (Grade II*). The cast-iron forecourt railings, c.1823-25 are also listed at Grade II.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. Nash was commissioned by the Prince Regent to design Regent St and ‘Marylebone Park’. Nash created a masterplan for the area, which was realised by property developer James Burton. Regent’s Park and its surrounding buildings took 21 years to construct. Work began in 1811 for a residential estate set in private parkland, with the design continuing to evolve during this period. With Regent Street this was an early example of large scale masterplanning in England. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. The terraces contribute to a high surviving level of historic coherence to the park perimeter. The terraces are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE listing description to Nash himself.	The listed building is at the SE corner of the LBC Regent’s Park CA on the busy Marylebone Road close to its junction with Euston Road. The built context of the listed building is very varied, including both neighbouring contemporary listed Nash terraces and landscape of Regent’s Park to the N and W the C20 and C21 commercial buildings of Regent’s Place (and formerly the post-war development of the Euston Centre) to the E, the early C20 Great Portland Street Station and the WCC Regent’s Park and Harley Str CAs to the S. Tall buildings with a contrasting architectural character have been long-standing elements of the established E setting of the listed building. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The development of the Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area – separated from the listed building by the adjacent Holy Trinity Church and its tree-ed setting. The most significant views of the terrace are from Marylebone Rd where the composition and detailed design of the terrace can be appreciated in relation to its listed neighbours as it is seen in relation to the contemporary close setting of the LBC and WCC Regent’s Park CAs. The modern E setting (including limited visibility of the very top of the existing Euston Tower) is peripheral to the terrace and does not intrude on the ability to appreciate the terrace within its contemporary historic close setting. The susceptibility to change of the E setting is considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
3	Nos.13-24 Park Square East including The Diorama and attached railings <i>Grade I</i>	Symmetrical terrace of 12 stucco houses, c.1828-35 by John Nash fronting Park Square, a large garden square to the SE of Regent’s Park. Nos. 13-16 and 20-24 were converted to flats in the 1980s, destroying original features. The terrace is symmetrical with three bays at each end, and a central seven window projecting bay. The central bay is four storeys, flanked by lower three storey bays. The central bay was once The Diorama, a rear polygonal building on Peto Place which housed a picture show designed by Augustus Charles Pugin, later a Baptist Chapel before being converted in 1922 to hospital usage.		The listed buildings are at the SE corner of the LBC Regent’s Park CA on E side of Park Square. The built context of the listed buildings is largely characterised by the neighbouring contemporary listed Nash terraces, the landscape of Park Square to the W and Regent’s Park to the N, and the WCC Regent’s Park and Harley St CAs to the S and W. The C20 and C21 commercial buildings of Regent’s Place (and formerly the post-war development of the Euston Centre) are to the E and tall buildings with a contrasting architectural character have been long-standing elements of the established E setting of the listed building. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The development of the Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area of the setting. The most significant views of the terrace are close ones from Park Square East where the composition and detailed design of the terrace can be appreciated in relation to its listed neighbours as it is seen in relation to the contemporary close setting of the LBC and WCC Regent’s Park CAs. In these views the modern setting is not visible and does not intrude on the ability to appreciate the terrace within its contemporary historic close setting. The taller modern E setting (including the existing Euston Tower) is more visible in the aligned views E along Outer Circle where the Euston Tower and One Osnaburgh St are visible in the backdrop of the park peripheral to the listed building. Buildings in Regent’s Place are also visible in views across Park Square from Park Square West and from the W side of the garden square, particularly in winter, but the dense planting of the square at the lower levels screens the terrace itself which cannot be appreciated easily from here. The susceptibility to change of the E setting is considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
4	Nos.31 and 33 Albany Street and attached railings <i>Grade I</i>	Two terraced houses, c.1826, built by George Thompson. Originally connected with No.19 Albany Street to the rear of Nos.9-10 St Andrew’s Place. Four storeys, with basements, a six window main range with flat pediment above the four leftmost windows on the second floor. Round-arched ground floor openings, recessed sash windows.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. Nash was commissioned by the Prince Regent to design Regent St and ‘Marylebone Park’. Nash created a masterplan for the area, which was realised by property developer James Burton. Regent’s Park and its surrounding buildings took 21 years to construct. Work began in 1811 for a residential estate set in private parkland, with the design continuing to evolve during this period. With Regent Street this was an early example of large scale masterplanning in England. Thanks to their age and distinctive elegant composition, the houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. The terraces contribute to a high surviving level of historic coherence to the park perimeter. Albany Street was laid out by Nash to divide the prestigious homes fronting Regent’s Park from the working-class housing and commercial district servicing them to the E (the majority of which was redeveloped after WWII). The design of the listed building is attributed in the HE listing description to George Thompson, architect and builder, but not an architect of particular renown in the period.	The listed building is at the SE edge of the LBC Regent’s Park CA on. The built context of the listed building on Albany St is very varied, including both neighbouring simpler contemporary listed Nash terraces to the S, the austere rear of the modernist Royal College of Physicians and later C19 terraces to the N, the and the early C20 10-storey White House and beyond that Regent’s Place to the E. Taller buildings with a contrasting architectural character have been long-standing elements of the established E setting of the listed building. The relationship to the contemporary Regent’s Park scheme to the W contributes strongly to the contribution of setting to significance. The development of the White House and Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area of the setting. The most significant views of the terrace are close ones from Albany St where the composition and detailed design of the listed building can be appreciated in relation to its listed neighbours as it is seen in relation to the contemporary close setting of the LBC Regent’s Park CA. In these views the modern setting is behind the viewer and does not intrude on the ability to appreciate the terrace within its contemporary historic close setting to the south. The taller modern E setting is visible in views from the listed building but with a limited impact on the ability to appreciate the significance of the listed building. The susceptibility to change of the E setting is considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
5	Nos.1-8 St Andrew’s Place and attached railings; Nos.9 and 10 St Andrew’s Place <i>Grade I</i>	Nos. 1-8: symmetrical terrace of eight 3-storey houses with attics and basements, dating from c.1823 and designed by John Nash. The terrace has distinctive paired bowed bays of 3 windows each at either end and a slate mansard roof. Nos.9 and 10: two terraced stucco houses, with a rusticated ground floor and five window composition, c.1826 by George Thompson. A symmetrical arrangement over three storeys, with a pedimented Corinthian portico above the base. The rear was originally formed by Nos.19, 31 and 33 Albany St.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. Nash was commissioned by the Prince Regent to design Regent St and ‘Marylebone Park’. Nash created a masterplan for the area, which was realised by property developer James Burton. Regent’s Park and its surrounding buildings took 21 years to construct. Work began in 1811 for a residential estate set in private parkland, with the design continuing to evolve during this period. With Regent Street this was an early example of large scale masterplanning in England. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. The terraces contribute to a high surviving level of historic coherence to the park perimeter. Nos.1-8 are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE listing description to Nash himself. The design of Nos.9 and 10, like Nos.31 and 33 Albany St, are attributed in the HE listing description to George Thompson, architect and builder, but not an architect of particular renown in the period.	The listed buildings are at the SE corner of the LBC Regent’s Park CA on to the NE of Park Square. The built context of the listed building is largely characterised by the landscape of Regent’s Park and Park Square to the W and the sculptural form and landscape of the post-war Royal College of Physicians to the N. The C20 and C21 commercial buildings of Regent’s Place (and formerly the post-war development of the Euston Centre) are to the E and tall buildings with a contrasting architectural character have been long-standing elements of the established E setting of the listed buildings. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The development of the Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area of the setting. While it is Grade I listed in its own right, the Royal College of Physicians replaced contemporary historic townscape with modern development of strongly contrasting character and has also eroded the contribution of the contemporary setting to the significance of the listed buildings. The most significant views of the listed buildings are close ones from St Andrew’s Place where their composition and detailed design can be appreciated in relation to each other and within the contemporary close setting of the LBC and WCC Regent’s Park CAs. The taller modern E setting is visible in views E along Outer Circle and St Andrew’s Place where the Euston Tower, the closer One Osnaburgh St and the top of Bucklebury on the Regent’s Park Estate are visible in the backdrop of the listed buildings, with the modern Royal College of Physicians seen to the N. While the setting to the N and E makes a limited contribution to significance there is potential for further erosion of the ability to appreciate the significance of the listed buildings, through additional infilling and coalescence of the skyline behind them, and the susceptibility to change of the E setting is considered to be low to medium. <i>Value: High</i> <i>Susceptibility to change: Low to medium</i> Sensitivity: Medium to high

Table 4.1: Baseline Listed Structures (continued)

[illegible]

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
8	No.1-42 Chester Terrace and attached railings and linking arches <i>Grade I</i>	Palace-style long terrace of 37 houses and five semi-detached houses, c.1825 by John Nash for the Commissioners of Woods, Forests and Land Revenues. Crema stucco with slate mansard roofs and attic dormers, over three to four storeys in the main block, with three windows to each house. Chester Terrace is the longest unbroken façade in Regent’s Park. To either end are projecting pavilion blocks which connect via thin triumphal arches. A complex alternating system of 99 bays are marked by giant Corinthian columns attached and detached in groups which rise from ground floor level. Balconies run continuously between and behind the columns.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. The terraces contribute to a high surviving level of historic coherence to the park perimeter. They are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE listing description to Nash himself.	The listed terrace is within the LBC Regent’s Park CA on the park’s eastern perimeter. The context of the listed building is characterised by the Grade I landscape of Regent’s Park to the W and the varied scale and contrasting architectural style of the post-war Regent’s Park Estate to the E beyond Albany St. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The development of the Regent’s Park Estate with the Euston Centre to the S after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area of the setting. However the scale of the E setting has left the roofline relatively unaltered in views from the park, contributing to the ability to experience and appreciate the terrace as part of the original composition of the Regent’s Park scheme without post WWII intrusions. The most significant views of the listed buildings are formal long channelled views from Chester Road and close ones from the Outer Circle where their composition and detailed design can be appreciated in relation to the contemporary close setting of the LBC and WCC Regent’s Park CAs. The Euston Tower is not visible in relation to the terrace from Chester Road. While the relatively unaltered skyline of the terrace makes a contribution to significance the existing Euston Tower is peripheral to the alignment and not visible in these views – and the susceptibility to change of the E setting is considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
9	Nos.1-6 Park Crescent, 8-14 Park Crescent and 98 Portland Place; Nos.18-26 Park Crescent (including the former No.27), 83 Portland Place <i>Grade I</i>	Park Crescent is a crescent of stucco town houses, c.1812. It was originally designed as the southern half of a circus, with its northern half later replaced by Park Square. Nos.1-14 and 98 Portland Place were restored following WWII war damage. The terraces are four storeys with basements and attics, each with a three window wide front. A ground floor colonnade spans both sides of the crescent. The houses have simple Grecian detailing. The end houses vary with slightly projecting fronts.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The crescent has additional interest as the earliest feature within Nash’s Regent’s Park development, and its entrance from the SW; Pevsner describes this as the “<i>ideal introduction to the grand display to follow. The gesture of its two wide, embracing, one-storeyed Ionic colonnades is irresistible</i>” (Ref. 1-28B, p.618). John Summerson describes Park Crescent as “<i>very lovely, unpretentious, neatly detailed</i>” (Ref. 1-34, p.183). The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. The crescent, with Park Square contributes to a high surviving level of historic coherence to the SW edge of the park. It is significant for its association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE listing description to Nash himself. The post-war restoration is also of architectural interest: the elevations to the crescent were reconstructed in facsimile in 1960-3 with new interiors, which Pevsner describes as a ‘trail blazer’ (Ref. 1-28B, p.618) for the post-war reconstruction of other terraces damaged during WWII.	The listed buildings are at the SE corner of the WCC Regent’s Park CA. The built context of the listed building is largely characterised by the landscape of Regent’s Park and Park Square to the N and the contemporary Georgian townscape of the Harley St CA to the S The C20 and C21 commercial buildings of Regent’s Place (and formerly the post-war development of the Euston Centre) are to the E and tall buildings with a contrasting architectural character have been long-standing elements of the established E setting of the listed buildings. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The development of the Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area of the setting. The most significant views of the listed buildings are close ones from Park Crescent itself where their composition and detailed design can be appreciated in relation to each other and within the contemporary close setting of the LBC and WCC Regent’s Park CAs. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The development of the Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the close setting to the E, which has eroded the contribution of setting to significance in this area of the setting. The most significant views of the terrace are close ones from Park Crescent where the composition and detailed design of the terraces can be appreciated. The top of the existing Euston Tower is glimpsed fleetingly above the roofline of the E side of the crescent from the junction of Portland Place and Park Crescent and is visible with the BT Tower through winter trees in views across the gardens as part of the modern E backdrop to the E crescent. While the setting to the N and NE makes a limited contribution to significance there is potential for further erosion of the ability to appreciate the significance of the listed buildings, on the east side of the crescent through additional height and infilling and coalescence of the skyline behind them, and the susceptibility to change of the NE setting is considered to be low to medium. <i>Value: High</i> <i>Susceptibility to change: Low to medium</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
10	14-26 Ulster Place <i>Grade I</i>	Terrace of town houses, c.1824 by John Nash as part of the Regent’s Park Estate development. Four storeys in stucco with rusticated ground floors. Nos.14-22 are part of a balanced row, with the end houses marked by Greek Ionic pilasters, Nos.24 and 26 are set back as a plain extension to the W. They have three to four window wide frontages, with square headed doorways and window openings, with sash windows with glazing bars. Continuous first floor Grecian cast iron balcony across the whole row. Chimneys visible above a parapet. Converted to offices in 1975 with a large rear extension.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The terraces contribute to a high surviving level of historic coherence to the park perimeter. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. They are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE listing description to Nash himself.	The listed terrace is at the S edge of the WCC Regent’s Park CA fronting onto the busy Marylebone Road where it passes between Park Crescent and Park Square. To the south is the contemporary townscape of the WCC Harley St CA. The immediate setting is varied dating from the early and later C19 and including the busy post-war highway. The wider setting to the E is more varied and includes the modern commercial townscape of Regent’s Place and the existing Euston Tower. The relationship to the neighbouring contemporary historic Regent’s Park scheme close to the E contributes strongly to the contribution of setting to significance. The development of the Euston Centre (with the Regent’s Park Estate to the N) after WWII comprehensively altered the townscape character of a large swath of the setting to the E, which is visible lining Euston Road to the E. The most significant views of the terrace are from Ulster Place and Marylebone Rd where the composition and detailed design of the terrace can be appreciated in relation to its listed neighbours as it is seen in relation to the contemporary close setting of the LBC and WCC Regent’s Park CAs. The wider modern E setting (including visibility of the existing Euston Tower) is peripheral to the terrace but clearly visible in oblique views in the more distant E setting along Euston Road. While the relatively unaltered skyline of the terrace makes a contribution to significance the existing Euston Tower is peripheral to the alignment and not visible in these views – and the susceptibility to change of the E setting is considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
11	Nos.1-12 Park Square West <i>Grade I</i>	Terrace of town houses, 1823-25 by John Nash as part of the Regent’s Park Estate development. Three to four storeys, in stucco with a symmetrical character in mirror to the opposite Park Square East, and part of the formal approach to Regent’s Park also alongside Park Crescent.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The terraces contribute to a high surviving level of historic coherence to the park perimeter. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. They are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE listing description to Nash himself.	The listed terrace is at the SE corner of the WCC Regent’s Park CA at the W side of Park Square. The built context of the terrace is characterised by the neighbouring contemporary listed Nash terraces, the landscape of Park Square to the E and Regent’s Park to the N, and the WCC Regent’s Park and Harley St CAs to the S and W respectively. The relationship to the neighbouring contemporary historic Regent’s Park scheme, in particular the townscape of Park Square (the E part in the LBC CA) and Park Crescent to the S, contributes strongly to the contribution of setting to significance. The most significant views of the terrace are close ones from Park Square West where the composition and detailed design of the terrace can be appreciated in relation to its listed neighbours and the green landscapes. In these views the modern setting is not visible and does not intrude on the ability to appreciate the terrace within its contemporary historic close setting. The existing Euston Tower is visible from the listed terrace in views from Marylebone Road and through trees looking west across Park Square but does not impact on the ability to appreciate the significance of the listed terrace. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
12	Nos.1-17 Ulster Terrace <i>Grade I</i>	Terrace of town houses, c.1824 by John Nash as part of the Regent’s Park Crown Estate development. Symmetrical character with an Ionic colonnaded ground floor, with pairs of three storey bows at the end pairs of terraces. Three storeys with mansards and basements, round arched openings at ground floor and square headed windows to second and third floors. Identical to St Andrew’s Place to the E of Park Square.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The terraces contribute to a high surviving level of historic coherence to the park perimeter. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. They are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE Listing description to Nash himself.	The listed terrace is within the WCC Regent’s Park CA on the park’s S perimeter fronting the Outer Circle. The context of the listed building is characterised by the Grade I landscape of Regent’s Park to the N, the contemporary GI listed terraces to the S and W and the taller modern backdrop seen within the treeline in the wider setting to the E of the park. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The most significant views of the listed buildings are close ones from the Outer Circle where their composition and detailed design can be appreciated in relation to the contemporary close setting of the LBC and WCC Regent’s Park CAs and views from the SE on the path between the main park and Park Square in which the relationship to the Park Square terraces can be appreciated. The taller modern E setting is visible in longer views from the Outer Circle through and between foreground trees where the Euston Tower, the Regent’s Park Estate and the BT Tower are visible in the peripheral setting of the terrace and do not intrude on the most significant views. The modern setting to the E makes no meaningful contribution to significance and due to the dense planting and scale of the visibility of the modern wider setting from this part of the park susceptibility to change to the E is very limited. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
13	Nos.21 and 22 York Terrace East; Doric Villa; Nos.1-18 York Terrace East; Nos.1-33 York Terrace West; No.34 York Terrace West; Nos.35-46 York Terrace West <i>all Grade I</i>	Nos.21 and 22 York Terrace East are a pair of houses, rebuilt following the Second World War in exact facsimile of the original c.1821 John Nash design. Channelled stucco with a Graeco-Roman Corinthian composition, four storeys and 13 windows wide with a central three bays and advanced penultimate bays. Listed for the facsimile facades only. The Doric Villa is a semi-detached, two storey stucco villa, c.1821-1826 by John Nash as part of the Regent’s Park Crown Estate development. The main elevation fronts the park, entrances to the rear on York Terrace East - a unified temple composition with a Greek Doric pedimented portico. Nos.1-18 and 1-33 are long terrace blocks, c.1820-6 by John Nash. They are four storeys in stucco with an attic storey and slate roofs and designed as “palace” illusions – the entrances are hidden from park view to the rear. No.34 York Terrace West is a terraced town house of four storeys, c.1824-26 by John Nash and adjoining but recessive to Nos.35 to 46. It is in stucco with a slate roof, part of a balanced composition with Nos.35-47 when viewed from a distance - the entrance is hidden from park view to the rear. Nos.35-46 comprise the centre of the Nash terrace flanked on either side by recessed adjoining single townhouses. Similarly in stucco, over four storeys.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The terraces contribute to a high surviving level of historic coherence to the park perimeter. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. They are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash – but these are attributed in the HE listing description to Nash himself.	The listed terraces are within the WCC Regent’s Park CA on the park’s S perimeter fronting the Outer Circle. The context of the listed buildings is characterised by the Grade I landscape of Regent’s Park to the N, the contemporary GI listed terraces to the E and W and the taller modern backdrop seen within the treeline in the wider setting to the E of the park. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. The most significant views of the listed buildings are close ones from the Outer Circle where their composition and detailed design can be appreciated in relation to the contemporary close setting of the LBC and WCC Regent’s Park CAs and the continuity of the early C19 built form to the S perimeter of the park. The taller modern E setting is visible in longer views from the Outer Circle through and between foreground trees where the Euston Tower, the Regent’s Park Estate and the BT Tower are visible in the peripheral setting of the terrace and do not intrude on the most significant views. Moving W the modern setting increases in relative height and becomes more prominent on the skyline but still distant and peripheral to the terraces The modern setting to the E makes no meaningful contribution to significance and due to the distance, dense planting and scale of the visibility of the modern wider setting from this part of the park susceptibility to change to the E is very limited. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
14	1-5 Regent’s Park (York Gate) <i>Grade I</i>	Unified stucco terrace block of four storeys, c.1821-22 by John Nash as part of the Regent’s Park Crown Estate development. Since rebuilt internally as one building, with entrances to the rear to maintain the illusion as one big building. Grecian details with giant Ionic orders, matching those at York Terrace. 11 window frontage onto York Gate, with slightly projecting end bays. Balustraded at first floor between the projecting bays and cast iron balconies at either end. Balanced by the identical block opposite at Nos.8-12. Galleried interior.	Exceptional architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The terraces contribute to a high surviving level of historic coherence to the park perimeter. Further architectural interest as key elements in the sequence of buildings channelling towards the park and the Church of St Marylebone to the south. John Nash refined the layout of the Regent’s Park scheme to include views towards the portico of the Church to the south. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate.	The listed terraces are within the WCC Regent’s Park CA on the park’s S perimeter lining the route from the park to the Church of St Marylebone. The context of the listed buildings is characterised by the Grade I landscape of Regent’s Park to the N, the contemporary neighbouring GI listed terraces and the Grade I listed church to the S. The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. John Nash refined the layout of the Regent’s Park scheme to include views towards the portico of the Church to the south. These designed views contributes strongly to significance The taller modern E setting is visible in long channelled aligned views along York Terrace East to the N where the Euston Tower, and One Osnaburgh St are visible. However the modern setting does not intrude on the most significant views of the Church of St Marylebone framed by the listed buildings along York Gate. The modern setting to the E makes no meaningful contribution to significance and due to the distance and scale of the visibility of the modern wider setting susceptibility to change to the E is very limited. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
15	8-12 Regent’s Park (York Gate) <i>Grade I</i>	Unified stucco terrace block of four storeys, c.1821-22 by John Nash as part of the Regent’s Park Crown Estate development. Since rebuilt internally as one building, with entrances to the rear to maintain the illusion as one big building. Grecian details with giant Ionic orders, matching those at York Terrace. 11 window frontage onto York Gate, with slightly projecting end bays. Balustraded at first floor between the projecting bays and cast-iron balconies at either end. Balanced by the identical block opposite at 1-5.	Architectural and historic interest as an early C19 church by Thomas Hardwick. Further historical interest as a result of the contemporary townscape relationship with John Nash’s Regent’s Park scheme – views towards the church’s portico were planned in relation to York Gate and the view N towards the Park.	The listed church is within the WCC Regent’s Park CA on the park’s S perimeter. The context of the listed building is characterised by the Grade I landscape of Regent’s Park and the GI listed Nash Terraces to the N, and the busy Marylebone Rd which separates the church from Regent’s Park The relationship to the neighbouring contemporary historic Regent’s Park scheme contributes strongly to the contribution of setting to significance. John Nash refined the layout of the Regent’s Park scheme to include views towards the portico of the Church to the south. These designed views contributes strongly to the appreciation of the significance of the church. The existing Euston Tower is not visible in designed views of the church from Regent’s Park along York Gate and is peripheral to views of the church – and largely screened by trees – from this part of Marylebone Road. The modern setting to the E makes no meaningful contribution to significance and due to the distance, and limited visibility of the modern wider setting susceptibility to change to the E is very limited. The susceptibility to change to the E is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
<i>Grade II*</i>				
17	No.2 Marylebone Road and attached railings <i>Grade II*</i>	Three stucco terraced houses, over four storeys, dating from the early C19 with later alterations and now amalgamated into one property with a large, C21 extension to the rear. The houses have a symmetrical façade with slightly projecting end bays and bowed corners, a projecting Doric loggia at ground floor and continuous cast-iron balconies on the first floor either side of stucco balcony above the entrance loggia.	Important architectural and historic interest: the terraces are contemporary with Nash’s Regent’s Park scheme and contribute to a high surviving level of historic coherence to the park perimeter. They are listed for their group value with the Nash Terraces (Ref. 1-25, List Entry Number: 1113114).	The element of setting which contributes to the heritage significance and ability to appreciate its significance arises from the group value provided by the neighbouring Regent’s Park Estate, and buildings to the N along Albany Street which also date from the early C19. The wider setting, which is more varied in architectural character and age, includes larger scale buildings such as the 1930s The White House and tall buildings to the E - the post-war Euston Tower and redeveloped post-war Euston Centre buildings, inform a taller context to the E. This has been a long-standing element of the close setting of No.2 Marylebone Road and does not inform or detract from its heritage significance. The susceptibility to change to the E is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
18	St Mary Magdalene Church <i>Grade II*</i>	Built between 1849 and 1852 by R. C. Carpenter with later alterations by the same architect in 1866-7 and a crypt added in 1883-4. The building is constructed from snecked Kentish ragstone with Bath stone dressings. It has a tiled pitched roof with ornamental ridge tiles. The church is large, with a six-bay nave with two aisles on the interior. The building is highly ornamental, with an octagonal bell turret terminating in gabled louvres under a conical roof with finial. The aisles are defined by buttresses with traceried windows. The E window is of particular interest being one of Pugin’s last designs before his death. Further windows include two memorial windows to Sir Edward Hall Anderson (1857) by Clayton and Bell, under the supervision of William Butterfield.	Important architectural and historic interest: The plan of the church with its nearly equal nave, aisles and intended tall tower, together with the English Gothic Revival style, are of the influence of Pugin. On its consecration in 1852, the magazine The Ecclesiologist described the church as “<i>the most artistically correct new church yet consecrated in London</i>”; Norman Shaw worshipped here for 42 years and described the church as the “<i>beau ideal of a town church</i>”. The church has associations with Pugin and Butterfield in both its design and the windows attributed to their hands. Richard Cromwell Carpenter was a prolific English architect chiefly known for his ecclesiastical work and association with Anglo-Catholicism; a large number of his new church designs and restorations are listed; St Mary Magdalene is considered to be one of his finest works; the north aisle and north chapel were added by his son.	The immediate setting has changed significantly since the church’s inception when this part of London was at the NW edge of a rapidly expanding London. On its completion, the building was described as a “town church”. The setting of the Church changed dramatically in the second half of the C20, the modest stucco cottages that lined Munster Square to the N were bomb damaged in WWII and redeveloped as part of the Regent’s Park Estate in 1957-59 with four-storey precincts of maisonettes designed by Armstrong & McManus; the 18 and 19 storey towers Bucklebury and The Combe are located just outside the square. To the E side of the Church and School, the Euston Tower and BT Tower are visible to the SE. The Church was listed in 1954 prior to the redevelopment of Muster Square. The loss of the contemporary early C19 townscape setting of the church has reduced the ability to appreciate its heritage significance within its original C19 setting. The Church and School form a group with a functional historic relationship that contributes to the heritage significance of both buildings. Built to serve the new working class quarter proposed as part of Nash’s masterplan for Regent’s Park and its environs the church and school also have a historic relationship to the Park and Nash Terraces to the W and are included within the LBC Regent’s Park CA. The predominantly post-war setting to the N, S and E however makes no material contribution to the appreciation of the church’s heritage significance. Given the existing character of the setting to the E and SE at Regent’s Place, and its lack of contribution to the appreciation of heritage significance, the susceptibility of the setting in the direction of the Site, whereby a tall building is already well-established, the susceptibility to change is low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
19	The Holme <i>Grade II*</i>	Villa of c.1819 by Decimus Burton when aged only eighteen for his father, noted builder James Burton. Stucco with a four column Corinthian portico. Described in Pevsner as “ <i>chaste in design</i> ” (Ref. 1-28B, p.624). Wings, a ballroom, billiard room and gazebo added in 1911 by Bertie Crewe and further alterations by Paul Phipps in 1935. The original central dome has been lost and the original staircase which had been removed in 1930s was reinstated during restoration of the 1980s by Donald Insall & Partners. It has notable 1935 Boudin decoration in the dining room. The 1930s garden terrace is by Geoffrey Jellicoe. Occupied during the Second World War and then by Bedford College. It is today a private residence.	Important architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. One of the Regent’s Park Villas, one of only two to have been built. The HE listing description notes that The Holme “<i>most faithfully preserves the Repton-esque landscape setting for the villas intended by Nash</i>” in its sloping lawn to the lake below (Ref. 1-25, List Entry Number: 1231804). The villa derives a high level of group value from its relationship to and intervisibility with other buildings and the designed landscape of the park. Significant for its associations with John Nash, one of the most notable British architects of the Georgian and Regency periods, builder James’s Burton and his son, Decimus Burton.	The setting of The Holme is primarily informed by its location within Regent’s Park itself, and more specifically adjacent to the Inner Circle within the Park. It maintains its near original setting as designed by Nash, with very minimal changes to the Park since its creation. However, it was once to be one of many more villas within the Park, and as such has been somewhat anomalous since its construction. There is an element of group value therefore with St John’s Lodge, also at the Inner Circle and the only other individual Park villa to be built. To the S of The Holme is the Bedford College and the Regent’s University London campus, both more modern educational buildings of larger scale, but similar height. The existing Euston Tower is seen close to the backdrop of The Holme in views E from the opposite side of the lake (View A13), through the thick tree cover. In winter months this visibility is more prominent. It appears as a recessive, distant element however and does not impact the ability to appreciate the heritage significance of The Holme within its immediate contemporary setting of Regent’s Park. The susceptibility to change to the existing Euston Tower at the Site to the SE is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
20	St John’s Lodge <i>Grade II*</i>	Villa of 1818-1819 by John Raffield for Charles Augustus Tulk MP, with alterations by Decimus Burton, 1831-32 for Lord Wellesley which added wings, entrance and attic storey. Further remodelling by Charles Barry and Ambrose Poynter 1846-48 for Isaac Goldsmith, including the extension of the wings to add a library and ballroom, and further interior alterations by Robert Weir Schulz and H. W. Lonsdale for the 3rd Marquis of Bute 1892-95. One of just two surviving villas from Nash’s Regent’s Park Scheme. Stucco with a slate roof, a Grecian style villa with a three bay entrance front between wings and a west front with a central bow. The ground floor and entrance are screened by a colonnaded loggia, with a large Venetian entrance porch framed by panelled piers and a pediment. The interiors largely date to the work of Barry and Lonsdale. Following the Second World War the house was used as the Institute of Archaeology and latterly Bedford College until 1985. It is today a private house and was remodelled as such in the 1990s	Important architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. One of the Regent’s Park Villas, one of only two to have been built. The HE listing description notes that The Holme “<i>most faithfully preserves the Repton-esque landscape setting for the villas intended by Nash</i>” in its sloping lawn to the lake below (Ref. 1-25, List Entry Number: 1231804). The villa derives a high level of group value from its relationship to and intervisibility with other buildings and the designed landscape of the park. Significant for its associations with John Nash, one of the most notable British architects of the Georgian and Regency periods, Decimus Burton, and with Charles Barry, architect of the Palace of Westminster.	The setting of St John’s Lodge is primarily informed by its location within Regent’s Park itself. It maintains its near original setting as designed by Nash, with very minimal changes to the Park since its creation. However, it was once to be one of many more villas within the Park, and as such has been somewhat anomalous since its construction. There is an element of group value therefore with The Holme, also at the Inner Circle and the only other individual Park villa to be built. The existing Euston Tower is not seen in the backdrop of close views towards St Jonn’s Lodge from the NW. It appears as a recessive, distant element however in views from the Inner Circle and the wider Park to the NW - it does not impact the ability to appreciate the heritage significance of St John’s Lodge within its immediate contemporary setting of Regent’s Park. The susceptibility to change to the SE is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
<i>Grade II</i>				
21	St Mary Magdalene School Annexe and attached railings <i>Grade II</i>	Aschool associated with the neighbouring church of the same name, designed by Philip Robson, and dating from 1901. The building is built with Art Nouveau and Queen Anne influences, with red brick and stone dressings detailing the façade. It is two storeys with a semi-basement. It is three windows wide, with the entrance to the left, with a full height canted oriel window above. Other details include cast-iron balustrades in an Art Nouveau style. The school has a modern red brick extension to the E.	Architectural and historic interest: It has architectural interest in its successful fusion of what were at the time contemporary and historically imagined designs. There is also a historic and functional relationship to the Grade II* listed church and the two buildings form a pocket of historic townscape in an otherwise post-war and C21 townscape.	St Mary Magdalene School is to the S of Grade II* St Mary Magdalene Church at Longford Street. It is to the S of the Regent’s Park Estate, the C20 redevelopment of the previous early C19 estate of worker’s accommodation built to support Nash’s Regent’s Park Crown Estate. It is comprised of low-rise elements and 19-storey tower elements. The S side of Longford Street is informed by larger buildings, of a more modern date, namely The White House to the SW, 20-storey One Osnaburgh Street opposite to the S, the wider Regent’s Place campus to the SE which includes the 36-storey 1970s Euston Tower at the Site to the furthest E. To the E, the recently constructed Longford House at six to nine storeys also informs a slightly taller context to the street. The element of setting which contributes to, and impacts the heritage significance of the School Annexe, is its relationship to the Church, which provides group value. Changes to the SE, at the Site, the other side of Regent’s Place within the area of long-established larger buildings of a C20 and C21 architectural character and scale, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
22	The White House <i>Grade II</i>	Former block of luxury serviced flats, nine storeys, now operational as a hotel. Designed by Robert Atkinson and dating from 1936. A steel frame clad in pale cream faience tiles, with darker tiling to ground floor and bands. A distinct star shaped plan to provide optimal lighting and ventilation without the use of light wells. Originally with Crittal windows, some survive although many replaced by UPVC in the early 1990s. Main entrance to Osnaburgh Terrace, with a subsidiary entrance on Albany Street.	Architectural and historic interest as a large-scale block of luxury flats from the 1930s. Degree of further architectural interest as a work by the architect Robert Atkinson (designer of RIBA Medal award winning (1946) Barber Institute of Fine Arts, University of Birmingham and the interior lobby of the Daily Express Building, London).	The setting of The White House is informed by the LBC Regent’s Park Conservation Area and the largely Nash buildings to the W, and by the contrasting in scale, tall and large floorplate buildings of Regent’s Place to the E, including the existing Euston Tower at the Site. The White House is a distinctive 1930s building in an otherwise late C18 and early C19 group of buildings in the environs of Regent’s Park. More modern buildings in its close setting do not inform its heritage significance. A tall building at the Site, at the easternmost edge of Regent’s Place is a long-established element in the E setting of The Whtie House. The susceptibility to change to the E is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
23	Great Portland Street Underground Station <i>Grade II</i>	Underground Station in a Free Classical style with shops, 1929-1931 for the Metropolitan Line, designed by the Metropolitan Railway architect C. W. Clark. Cream faience tiled faced exterior with a slate mansard roof, on an elliptical plan with entrances in slight projecting pavilions. Perimeter shops surround the booking hall concourse. Below ground station dating from the C19.	Architectural and historic interest as an Underground Station representative of the 1920s and 30s programme of station upgrading and modernisation.	The setting of Great Portland Street Underground Station is principally informed by its location on Euston Road, at the junction between several main routes. It lies within the WCC Regent’s Park CA. The Station occupies an island site and its distinctive form is therefore prominently appreciable within the local townscape. It has an element of group value with the 1930s building The White House to the N, as a pair of earlier C20 buildings within an otherwise late C18/early C19 and later C20/21 townscape context. To its rear, to the S, are the large mid-C20 buildings of The Portland Hospital, and smaller scale, finer grain, red and stock brick buildings of a two storey scale more similar in height to the Underground Station. The tall and larger scale buildings of Regent’s Place on the opposite side of Euston Road are an established part of the Underground Station’s setting. The susceptibility to change to the E is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
24	Nos.1-17 Albany Street and attached railings; No.19 Albany Street <i>Grade II</i>	Terrace of 17 houses in stucco, c.1826 by M Crake. All four storeys with basements and two windows per terrace. Round-arched doorways and pilaster jambs with cornice heads, radial fanlights above panelled doors, recessed sash windows, and a first floor continuous cast-iron balcony. Main cornice at the third floor. Terraced stucco house, over four storeys and a basement, two windows wide, formerly an individual residence with No.31 Albany Street, built c.1826 by George Thompson. Round-arched doorways and ground floor openings, radial fanlight and a panelled door. Recessed sash windows, cornice and a blocking course.	Architectural and historic interest: the terraces are contemporary with Nash’s Regent’s Park scheme and contribute to a high surviving level of historic coherence to the park perimeter. They have group value with the Nash Terraces	Nos.1-17 Albany Street and No.19 Albany Street form the W side of the street, opposite is The White House (also Grade II listed) – a much larger scale apartment block of the 1930s. Further E, beyond The White House is Regent’s Place, the campus of tall, modern buildings of the C20 and C21 formerly known as the Euston Centre. This includes the existing 36-storey Euston Tower at the Site. To the W of the Nos.1-19, are further early C19 buildings of a similar scale, those of the Nash Estate and neighbouring Regent’s Park. The element of their setting which contributes to their heritage significance is the contemporaneous setting of the Nash and Burton buildings within the Regent’s Park Estate. These Albany Street buildings have lost their original context to the E, whereby there was once a large area of townscape also informed by early C19 terraces - although of a less grand typology, these were the houses for the workers who supported the Park side development. This area to the E is occupied by the mid-C20 Regent’s Park Estate which includes taller buildings. Likewise, The White House introduced a large step-up in scale on the E side of Albany Street and the C20/C21 Regent’s Place campus beyond is of an entirely different scale and character. The susceptibility to change at the Site to the E, where taller and contrasting buildings form a long-standing part of the eastern setting of the Albany Street early C19 buildings, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
25	Walton House <i>Grade II</i>	1906 Free Arts and Crafts style block of flats designed by Percy Burnell Tubbs; four storeys in red brick with a terracotta oriel window to the main elevation fronting Longford Street. Mullion and transom fenestration, three large tripartite windows with semi-circular heads with brick and terracotta voussoirs.	Architectural and historic interest as a good example of the Edwardian ‘free style’, as well as for its group value with The White House (1936) to the S which demonstrates a later, larger-scale speculative apartment building design.	Walton House is within the LBC Regent’s Park CA on Longford Street close to the junction with Albany Street. Its setting is very varied, with early C19 terraces of Albany Street to the W, much larger scale The White House to the S, similar scale late C20 buildings to the immediate E and much larger scale, more modern buildings to the E and SE at Regent’s Place. One Osnaburgh forms the X-storey NW corner of the campus of taller buildings, and introduces the step-up in scale and contrast in architectural style from the finer grain, older buildings such as Walton House to the W, and the glazed, commercial buildings of Regent’s Place, including also the tall residential Triton Building and the existing 36-storey Euston Tower at the Site further E. The susceptibility to change to the E within Regent’s Place is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
26	No.34 Albany Street and attached railings; Nos.36-48 Albany Street and attached railings <i>Grade II</i>	No.34 is a yellow stock brick, with stucco ground floor, a four storey terraced house, c.1812, noted in the listing description as ‘ <i>altered</i> ’. Round-arched doorway and fanlight, gauged flat brick arches to the sash windows, recently added cast iron balcony to first floor. Nos.36-48 constitutes a late C20 altered row of early C19 row of six terraced houses. Brick and stucco, all four storeys with basements.	Architectural and historic interest: the terraces are contemporary with Nash’s Regent’s Park scheme and contribute to a high surviving level of historic coherence to the park perimeter. They have group value with the Nash Terraces.	Nos.34-48 Albany Street are on the E side of the street, N of The White House and Walton House and opposite the Royal College of Physicians (Grade I). They form part of the relatively consistent streetscape on Albany Street characterised by a three to five storey datum, with some notable outliers such as The White House to the S. The buildings all sit within the LBC Regent’s Park Estate CA. Looking towards the buildings from the W pavement of Albany Street – the best view of these buildings, the wider setting is minimally visible. Contrasting, more modern architectural buildings are seen on Albany Street to the N, S and W and to the E and SE at the mid-C20 Regent’s Park Estate and Regent’s Place (formerly the Euston Centre). The White House to the S introduced a large step-up in scale on the E side of Albany Street and the C20/C21 Regent’s Place campus beyond is of an entirely different scale and character. The susceptibility to change at the Site to the SE, where taller and contrasting buildings form a long-standing part of the SE setting of this part of Albany Street, is therefore considered to be low . <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
27	Nos.1-10 Cambridge Gate and attached railings <i>Grade II</i>	Terrace of ten houses, 1875-1877 designed by T. Archer and A. Green, built by Stanley G. Bird. The terrace was built on the site of Burton’s 1827 Colosseum (1824-26), which once housed Thomas Hornor and E. T. Parris’ huge-scale painted panorama of London, and which was demolished in 1875 following financial difficulties. The terrace is built from Bath stone with slate mansard roofs, large slab chimney stacks in a French Renaissance style with projecting end bays.	Architectural and historic interest as later C19 townscape, contrasting in architectural style with the stucco neo-classical buildings of earlier Regent’s Park scheme by Nash.	The Cambridge Gate terraces are on the Outer Circle at the W of Regent’s Park, neighboured by Cambridge Terrace to the N, the Royal College of Physicians to the E, St Andrew’s Place to the S and the landscape of Regent’s Park to the W. The terraces is within the LBC Regent’s Park CA. The heritage significance of the Cambridge Gate terraces is enhanced by the group value with its neighbouring Nash buildings, the datum of which informed the treatment of the later C19 Cambridge Gate. The wider setting of Cambridge Gate to the E is informed by taller and tall buildings of the C20 and C21, including the existing 36-storey Euston Tower at the E edge of Regent’s Place. In closer proximity, One Osnaburgh and the commercial buildings at the E side of Regent’s Place inform a step-up in height from the Park side buildings. At a mid-rise height, The White House of the 1930s similarly contrasts to the SE. There is a long-established contrasting context to the wider setting of the Regent’s Park buildings. The susceptibility to change to the E within Regent’s Place is therefore considered to be low . <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
28	South East Lodge in Park Square <i>Grade II</i>	Single storey lodge with openings on each side, part of John Nash’s original Estate, c.1812-1925. Cream stucco with a slate roof, a pair with the South West Lodge; identical also to the Park Crescent Lodges. The listing description mentions the South East Lodge as having been repositioned in 1961 (Ref 1-25, List Entry Number: 1265994).	Architectural and historic interest: buildings of John Nash’s original Regent’s Park scheme. With Regent Street this was an early example of large scale masterplanning in England. The elegantly composed well-proportioned houses have significance in their own right but derive a high level of group value from their relationship to and intervisibility with other buildings and the designed landscape of the estate. They are significant for their association with John Nash, one of the most notable British architects of the Georgian and Regency periods. He did not design all the buildings within the masterplan – many of these were designed by James’s Burton’s son, Decimus Burton, overseen by Nash.	The setting of the Park Square Lodges is informed by their location in Park Square, which is at the SE corner of Regent’s Park, N of Marylebone Road. They stand at the SW and SE corners respectively, adjacent to Marylebone Road. The element of setting which relates to their significance is their position within Park Square and the association with Regent’s Park as part of John Nash’s original Estate development. The modern busy-ness of Marylebone Road and the view towards tall and modern buildings both to the NE, E, W and S, including the existing Euston Tower at the Site, does not detract from the ability to appreciate their significance as part of the Nash Park and Estate. The susceptibility to change to the E within Regent’s Place is therefore considered to be low . <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
29	South West Lodge in Park Square <i>Grade II</i>			The setting of the Crescent Gardens Lodges is informed by their location in Crescent Gardens, which lies to the S of Marylebone Road, below Park Square Gardens and Regent’s Park. It forms the centrepiece of the grand Park Crescent at the N end of Portland Place. The two lodges are at the NW and NE corners, opposite the respective Park Square Lodges to the N. As above, the element of setting which informs their heritage significance and ability to appreciate this significance is their immediate location within the Gardens, the Nash Estate and Park. Visibility more widely, in particular to the E and the existing Euston Tower at the Site beyond the other larger-scale buildings of Regent’s Place, does not impact their heritage significance. The susceptibility to change to the E within Regent’s Place is therefore considered to be low . <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
30	East Lodge in corner of Crescent Gardens <i>Grade II</i>			
31	West Lodge in corner of Crescent Gardens <i>Grade II</i>			
32	Royal Academy of Music <i>Grade II</i>	Five storey, grand-scale building housing the Royal Academy of Music. The building has a symmetrical composition, with a large central bay and projecting wings in the manner of an English baroque country house. Red brick, with stone dressings and a channelled stone ground floor and a stone faced centrepiece topped with a segmental pediment. Many chimneys in red brick with stone bands. The building was designed by Sir Ernest George and Alfred B Yeates and built in 1910-1911. The Duke’s Hall is housed in the right wing.	Architectural and historic interest as a grand scale building of the early C20, purpose built as the Royal Academy of Music by the renowned architect Sir Ernest George and his former pupil Alfred B. Yeates.	The Royal Academy of Music is slightly set back from Marylebone Road, behind a small forecourt drive. It sits between the Nash terraces of York Gate to the W and Harley House to the E, a late C19 mansion block. To the N is York Terrace East and the Outer Circle at the S end of Regent’s Park. To the S is Ferguson House, a mid-C20 block of a similar height and to the SW the Church of St Marylebone, although set back and screened by large trees. The width of the seven lane Marylebone Road largely truncates the townscape to either side., this separation further realised by the thick tree cover. There are minimal views E towards the Site, as a result of the large trees lining both sides of Marylebone Road. However, the tall and more modern buildings of Regent’s Place are glimpsed at the termination of this view E from outside of the Academy. They are background elements of the wider townscape. The susceptibility to change to the E, at Regent’s Place is therefore considered to be low . <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
33	Nos.42-48 York Terrace East <i>Grade II</i>	A terrace of modest houses designed in c.1822 by Decimus Burton as service accommodation for Nash’s Regent’s Park scheme. Stucco elevations to the front, brick to the rear. A unified composition for monumentality, with a slightly recessed central portico (once the former York Baths), and slightly projecting end pavilions which have small rectangular tripartite attic windows. Two storeys, with dormered mansards.	Architectural and historical interest in their embodiment of typical modest Georgian residential buildings of their period, as early C19 auxiliary elements of Nash’s Regent’s Park scheme, and for their association with architect Decimus Burton.	Nos.42-48 York Terrace East lie to the S of the street, adjacent to the Royal Academy of Music which is to the immediate S, and the principal York Terrace East buildings to the N which address the Outer Circle. The buildings lie within the WCC Regent’s Park CA. Their setting is informed principally by their inclusion within the original Nash Estate, these Burton terraces were built to accompany the higher status and quality Nash buildings. As such, they have a strong group value with their Nash neighbours. The S setting, informed by the Edwardian Academy building informs a step-up in height towards Marylebone Road. There are clear views E along York Terrace East towards the existing 36-storey 1970s Euston Tower which occupies the Site within the Regent’s Place campus of tall and taller buildings, formerly the Euston Centre. The susceptibility to change in the direction of the Site further to the E is therefore considered to be low . <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
Fitzroy Square Group				
<i>Grade I</i>				
34	Nos.1, 1A and 2-8 Fitzroy Street and attached railings <i>Grade I</i>	<i>See main text (p25-26)</i>		
35	The London Foot Hospital and attached railings <i>Grade I</i>	<i>See main text (p25-26)</i>		
<i>Grade II*</i>				
36	Nos.11, 12 and 15-19 Fitzroy Square N and attached railings <i>Grade II*</i>	<i>See main text (p25-26)</i>		
37	Nos.9-10 Fitzroy Square and attached railings <i>Grade II*</i>	<i>See main text (p25-26)</i>		
38	Nos.20-32 Fitzroy Square W and attached railings <i>Grade II*</i>	<i>See main text (p25-26)</i>		

Table 4.1: Baseline Listed Structures (continued)

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Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
41	Nos.39-45 Fitzroy Street and attached railings; Nos.46, 48 and 50 Fitzroy Street and attached railings <i>Grade II</i>	Nos. 39-45 Fitzroy Street is a terrace of four storey houses on the W side of the street, all of a late C18 date. They are built from a darkened multi-coloured brick, with areas of later infill. A plain stucco band to the first floor, and cast-iron individual balconies at the first floor. Nos. 46, 48 and 50 on the E side of Fitzroy Street, are further late C18 terraces. Also in multi-coloured stock brick with a plain stucco sill band at first floor to Nos. 46 and 48. They have round-arched doorways. Nos.46 and 48 have cast-iron balconies at the first floor windows, and Nos.50 has a continuous first floor cast-iron balcony.	Architectural and historic interest as surviving late C18 terraces and as part of the wider Georgian streetscape surrounding Fitzroy Square.	The setting of these Fitzroy Street buildings is informed by Fitzroy Square to the S, and Warren Street to the immediate N – both areas of contemporary Georgian townscape. Alongside this close setting of further historic buildings, prominent buildings in the wider setting informs a more modern context. Buildings are more varied at Warren Street and include some larger floorplate C20 buildings, particularly at the W end of the street. The BT Tower is very prominent to the S, and the glazed and larger-scale character of the commercial buildings at Euston Road and Regent’s Place are seen to the N beyond Warren Street. The existing 36-storey Euston Tower at the Site is close by to the NE of these Fitzroy Street buildings. These larger scale, more modern buildings in the close and wider setting of Fitzroy Street do not detract from the heritage significance and group impact of the Fitzroy Square and environs Georgian streetscape. It is this element of their setting which contributes to the ability to appreciate their group value and heritage significance, reading as they do as a complete C18 and early C19 piece of townscape. Susceptibility to changes at the Site to the N, whereby there is already a tall, juxtaposing 36-storey building, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
42	Indian Young Men's Christian Association, 41 Fitzroy Square <i>Grade II</i>	1952 building designed by Ralph Tubbs as the YMCA Indian Students Union and hostel. A five storey concrete and red brick building clad partly in in Portland stone, with a largely flat roof and curved corner feature. Circular piloti at the ground floor, the first floor has a continuous band of windows, middle floors with expressed square windows and upper floor with a recessed windows within a concrete box frame. Described by Historic England as “ <i>A well-designed early post-war building with adventurous internal spaces</i> ” (Ref.1-25, List Entry Number: 1113000).	Architectural interest as a good example of a 1950s designed building, also by the architect Ralph Stubbs, known for his Dome of Discovery at the Festival of Britain in 1951. Historical interest for the connection with the Indian Students Union, which was founded in 1902 by K. T. Paul. The foundation stone was laid by V. K. Krishna Menon, of the India League and campaign for Independence. An important location for high profile cultural and political events since its completion, continuing in this role from the previous site of the YMCA in Gower Street.	The setting of the Indian YMCA Student’s Union and Hostel is informed by its location at the SE corner of Fitzroy Square, at the junctions with Fitzroy Street and Grafton Way onto which the building fronts. The similar heights of the neighbouring C18 and C19 buildings, whilst contrasting in architectural design and expression, allows the 1950s building to sit comfortably within the generally low-rise local streetscapes of the historic square. The BT Tower is close by to the SE of the YMCA and contributes a contrasting character and height context to the local setting of the hostel. Likewise, the existing Euston Tower at the Site to the N, informs a much larger scale wider setting at Euston Road and Regent’s Place, outside of the Fitzroy Square Conservation Area. Susceptibility to changes at the Site to the N, whereby there is already a tall, juxtaposing 36-storey building, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium
43	Nos.131-137 Whitfield Street and attached railings <i>Grade II</i>	A terrace of four houses and shops, dating from the late C18 although altered. Stock brick with areas of later infill evident. Each terrace is two windows wide, with gauged flat brick arches. Parapets to the roof. No.131 has a wooden double shopfront, with small windowpanes and a modillion cornice - altered and restored. No.133 is evidently a later rebuilding, without a shopfront and with a round-arched door opening with fanlight; the listing description notes that No.133 is “ <i>mostly rebuilt late C20; included for group value</i> ” (Ref.1-25, List Entry Number: 1379191). No.135 has a bowed double fronted shop front with a central shop door, and side residential door; dentil cornice above shop front and side entrance. No.137 has another double wooden shop front, restored and altered, with C20 infill glazing.	Architectural and historic interest as surviving late C18 terraces representative of the speculative development of this area of London. The listing description notes “ <i>these houses and shops are, with Nos. 159 and 161 Whitfield Street, the only original buildings to survive of a terraced street, all with early shopfronts, associated with the former Fitzroy Market.</i> ” (Ref.1-25, List Entry Number: 1379191).	Nos. 131-137 Whitfield Street are within the LBC Fitzroy Square CA, to the W of Fitzroy Square itself. Whitfield Street is a lined within terraces of the same scale along its W side, with a more varied E side, including a large gap informed by a small park and a sports court. The strong element of group value afforded by the proximity to other late C18 and early C19 terraces enhances the heritage significance of the individual terraces, and increases the ability to appreciate their heritage significance as a set-piece of surviving Georgian townscape. To the N beyond Warren Street is Euston Road, and the Site at Regent’s Place. Tall buildings are a long-established element of the wider setting of Whitfield Street, and there is prominent visibility of the existing 36-storey 1970s Euston Tower in views N along Whitfield Street from the S especially in the winter months when the trees at the pocket park on the E side of the Street are without foliage. The susceptibility to change in the direction of the Site to the NE, of a similar scale to the existing northern and wider context, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
Remaining Listed Structures				
<i>Grade I</i>				
44	University College London and attached railings to N and S wings Grade I	The institution opened in 1828. The complex comprises stone-clad buildings in a Neo-Grecian style enclosing a quadrangle. The central range (the Wilkins Building) was designed by William Wilkins and John Peter Gandy-Deering and built c.1827-29. The main façade is of two storeys with an attic; it has a Corinthian pedimented portico on a tall podium approached by Imperial steps and a solid stone balustrade and piers. An enriched copper dome behind the pediment, with a blind stone lantern. The Flaxman Gallery and Library dates from c.1848 by T. L. Donaldson. The library block is of three storeys in brick, with a stone arcade of paired columns to the ground floor. The South Wing, c.1869-76 and North Wing c.1870-1881 both by Thomas Hayter Lewis. North and South wings are of two storeys, with projecting semi-rotundas with Corinthian columns in the centre bays. The NW wing by F. M. Simpson dates from 1912-13, the SW Wing by Albert E. Richardson dates c.1923. The NW and SW Wings are in a similar style to the North and South Wings but without the rotundas. The South Junction Block, North Junction Block and the Physics Building are also by Richardson with Eric Arthur Scholefield Houfe, all dating from 1950-52.	Exceptional architectural and historic interest: Neo-Classical educational building of the early C19 on a grand-scale, with connections to many eminent architects of the C19 and early C20 as the buildings expanded and evolved. It was the first of the colleges of London University and the first college founded to provide university education without religious bias or connection. The Grecian neo-classical style of the early buildings was at the time associated with religious non-conformity and Pugin pointedly noted that the architecture of the college was in character with the principles of the institution (Ref. 1-28A, p.271)	The UCL buildings lie within the LBC Bloomsbury CA, at its northern end close to Euston Road. To the N is the large-scale Wellcome Trust building and neighbouring early C20 Wellcome Collection building. To the E, and in contrast to both the scale and style of the UCL building, are the late C20 and early C21 buildings of the University College London Hospital (UCLH). The existing Euston Tower is visible in the wider setting of the listed building from the SE part of the quadrangle seen in relation to and beyond the closer more prominent tower of UCLH and long lower form of the Welcome Trust building, which characterise the close N setting of the building. The impact of the existing Euston Tower on views from Gower Street is peripheral to the listed building and very limited. The interrelationships of the various parts of the listed building and their relationship to the complementary contemporary townscape of the northern part of the Bloomsbury CA contributes to the ability to appreciate heritage significance The most significant views are those formal designed axial views from the street entrance on Gower Street across the quad to the grand composition of steps, portico and dome of the Wilkins Building, in which the existing composition is seen against open sky, framed by the N and S ranges enclosing the quad. The existing Euston Tower is not visible in these views. The tall modern N and NW setting of the listed building along Euston Road makes a limited contribution to significance and susceptibility to change to the NW in the area of the site is therefore considered to be low. <i>Value:</i> High <i>Susceptibility to change:</i> Low Sensitivity: Medium
45	Church of St Pancras Grade I	Church (also known as St Pancras New Church) by William and Henry William Inwood built 1819-22 to serve the expanding suburb of Bloomsbury, and restored following bomb damage by R. N. Vanes 1951-3. Portland stone with stone coloured terracotta details in a Greek Revival style, a single storey on a rectangular plan. Enriched hexastyle Ionic portico at the west end. Four stage tower above the vestibule, which is a free adaptation of the Tower of the Winds, with an octagonal ashlar drum, and columns supporting an octagonal entablature. W front combination of portico and tower likely modelled on the similar arrangement by Gibbs at St Martin in the Fields. Four terracotta caryatids to the rear tribunes, copies from the Erechtheum in Athens by John Rossi. 1860s and 1880s stained glass by Clayton and Bell. When it was built its grand west front faced into the SE corner of Euston Square.	Exceptional architectural and historic interest for its age and rarity and as the earliest Greek Revival church in London. John Summerson describes the church as “ <i>a brilliant building which stands today very much as it was left by Inwood</i> ” (Ref. 1-34, p.217). It is significant for its association with local architect William Inwood who was surveyor to Kenwood and other estates in the area, and his elder son, with whom he also designed Westminster Hospital on Broad Sanctuary (now converted to flats) and 3 other churches in Camden. Summerson considers the younger Henry Inwood to be the more skilful designer of the pair and attributes the design primarily to him. The landmark effect of the church’s grand portico and tower has been somewhat eroded by the loss of the S half of Euston Square in 1923.	The church is within the LBC Bloomsbury CA, at its northern end close to Euston Road. To the S of Euston Road the setting of the church is generally within the CA but includes the 10-storey post-war Somerton House immediately to the E. To the N is the busy Euston Road, with the large-scale Euston Station, tall post-war commercial buildings (Evergreen House and One Eversholt Street) and the Grade II* listed Euston Fire Station dating from the early C20 close to the N of the church. The existing Euston Tower is visible in the wider setting of the church when viewing its W end from Euston Road, seen in relation to the closer more prominent Evergreen House directly N of the church and the UCLH tower to the W. The W end of the church is set within trees and well screened even in winter. The relationship to the complementary contemporary townscape of the northern part of the Bloomsbury CA contributes to the ability to appreciate heritage significance. The most significant views of the church are those from Upper Woburn Place and the E end of Endsleigh Gardens to the grand composition of the entrance portico and tower at the E end of the church, originally addressing Euston Square, in which the existing composition is seen against open sky, framed by mature trees. The existing Euston Tower is not visible in these views. The tall modern NW setting of the listed building along Euston Road makes a limited contribution to significance and susceptibility to change to the NW in the area of the site is therefore considered to be low. <i>Value:</i> High <i>Susceptibility to change:</i> Low Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

[illegible]

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
<i>Grade II</i>				
49	No.48 (Lord Nelson PH); No.50 Stanhope Street; No.52 Stanhope Street <i>Grade II</i>	Terraced former public house, c.1899 of 4 storeys in red brick with stucco ground floor and first floor, Nos.50 and 52 are adjoining modest 3-storey terraced houses dating from c.1804.	Architectural and historic interest as a group of three C19 buildings, particular group value in the pair of c.1804 residential terraces at Nos.50 and 52. Overall historic interest in their age – now relatively rare survivors of historic fabric in this location. The Lord Nelson PH has architectural interest in its flamboyant exterior façade, and as an example of the more distinctive public house design of the later C19 of which it is a good example. Nos. 50 and 52 have architectural interest in their embodiment of typical modest Georgian residential buildings of their period. They are primarily listed for their age and have no further known associations with any architect or builders of note, they are typical pattern book designs.	The setting of these Stanhope Street buildings is characterised by the mixed character of Stanhope Street. They lie outside of any conservation areas and are appreciated as a fragment of the former C19 townscape of the area now within a predominantly modern setting. There is a strong element of group value between the individual C19 buildings, which as a group contrast to the mid-C20 buildings of the Regent’s Park Estate to the W and the larger scale commercial buildings of Regent’s Place, formerly the Euston Centre, to the S. The interrelationships of the listed buildings on Stanhope St contribute to their significance but the wider setting makes a limited contribution to the ability to appreciate their significance. The tall modern S setting of the listed buildings which includes the existing Euston Tower and other large scale modern development makes no contribution to significance and susceptibility to change to the S in the area of the site is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change: Low</i> <i>Sensitivity: Medium</i>
50	Prince of Wales PH <i>Grade II</i>	The Prince of Wales is a public house located at the corner of Prince of Wales passage and Hampstead Road. There has been a pub in this location since at least 1807 although the current building was constructed in the mid-1860s from stock brick, with stucco bands and dressings. The building is four bays wide with sash windows punctuating architraved surrounds and pilasters to each side articulating the verticals in the elevation. At ground floor there is projecting ground floor bar to Hampstead Road with a carriage entrance to its N. The building is topped out by a slate roof and party wall stacks to create a distinctive roofline. These pilasters rise to visually support a curved pediment with the Prince of Wales’s feathers central to the piece. On the first floor, there is a large projecting bow supported by a cornice line below which extends to the right and over the original carriage entrance which remains.	Architectural and historic interest: the PH has historic interest in illustrating the growth and development of the Euston Area in the C19. It retains an original carriage entrance, evidence of its use as a coaching inn on this major route into London from the north. The pub also has architectural interest, and is noted for its interior, which the listing description refers to as being a “ <i>remarkable survival... Included as an example of a mid-C19 public house which retains an unusual number of later C19 fittings.</i> ” (Ref.1-25, List Entry Number: 1378717).	The PH has two unlisted buildings to its south that appear to date from the C19, though they are much altered. Other buildings in the close setting of this part of Hampstead Road are very varied and date largely from the C20. The listed building is appreciated as an isolated C19 survival and is best appreciated in closer views directly across Hampstead Road from the E. The appreciation of its interior which contributes significantly to its heritage significance would not be affected by any changes to the wider setting. Views S along Hampstead Road from the location of the listed building are terminated by the Triton Building and the existing Euston Tower at the Site, with the BT Tower seen more distantly beyond marking the northern edge of central London in this important approach from the N. Changes to the existing Euston Tower at the Site, which already informs a 36-storey tall building context to the S would not alter the taller modern character of the PH’s setting and would not impact on the most significant close views of the pub; or the historical significant interior. Change at the Site to the S of Hampstead Road would not alter the character of the PH’s long-established existing wider setting, and the landmark quality of the Euston Tower at the S extent of Hampstead road; the susceptibility to change is therefore considered to be low . <i>Value: High</i> <i>Susceptibility to change in the direction of the Site: Low</i> <i>Sensitivity: Medium</i>

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
51	Nos.211-229 North Gower Street and attached railings; The North Gower Hotel, Nos.190-198 and 200-204 North Gower Street and attached railings <i>Grade II</i>	Nos.211-229 North Gower Street is a terrace of ten four-storey, two bay Regency houses with basements dating from the early C19. The houses are constructed in yellow stock brick with incised stucco to the ground floors that gives a rusticated appearance. The round-arched doorways have fanlights; Nos.211 and 213 have arched ground floor windows; above ground floor window openings have gauged brick flat arches; the first floors have cast iron balconies (except No. 211). The attached cast-iron railings enclosing basement areas have acorn finials. All except No.211 have had their original ‘London’ roofs replaced with modern flat roofs. Nos.190-198 is a terrace of eight four-storey two bay Regency houses with basements dating from the early C19, built by I. Bryant. The houses are constructed in multi-coloured stock brick with incised stucco to the ground floors that gives a rusticated appearance. The round-arched doorways have fanlights and there is a mixture of round and square headed windows at ground floor level; above ground floor window openings have gauged brick flat arches; the first floors have cast iron balconies (except No.204). The attached cast-iron railings enclosing basement areas have acorn and spear head finials. All retain a butterfly ‘London’ roof form. Number 204 fronts North Gower Street, but to Starcross Street has a three bay return with a round headed door and blind windows above. Nos.20-204 have taller floor to floor heights and a higher parapet than the remainder of the terrace.	Architectural and historic interest: Although the N end of Nos. 211-229 (Nos.231-233) has been lost, both terraces contribute to what Pevsner describes as a “<i>surprisingly complete residential area built up by the Southampton Estate c.1820 with modest terraces and small shops</i>” (Ref. 1-28A, p.378). Both terraces have historic interest in illustrating the growth and development of the Southampton Estate in the Euston Area in the early C19. Both terraces have architectural interest in their embodiment of typical modest third rate pattern book Georgian houses of the period. The houses are plainly detailed but elegantly proportioned They are not considered to be significant or innovative examples of the type. They retain a significant proportion of their original fabric and, dating from earlier than 1850, the buildings will have been listed primarily for their age and rarity and their group value with each other and other terraces and partial terraces to the south, also Grade II listed, and on Drummond Street to the east, parts of which are Grade II listed.	The terraces are not within a conservation area. The terraces are part of a relatively complete section of early C19 streetscape along North Gower Street. The group value of these individual terraces together, which are viewed in relation to each other in the views N and S along North Gower Street contributes to the appreciation of their heritage significance. The North Gower Hotel at nos.190-198 and nos.200-204 on the E side of the street are neighboured by the Maria Fidelis Convent School to the N, on a diagonal plan, and more contemporary C19 fabric to the S at Drummond Street. The Site, and the existing Euston Tower and Regent’s Place, lie to the rear of the viewing positions which looked towards these listed buildings on the E side of North Gower Street. The 26-storey Triton Building lies approximately 140m to the SW of the terraces and the 36-storey Euston Tower, at the Site, is approximately 180m to the SW. Tall buildings contrast with the historic townscape but do not interrupt the historic streetscape of North Gower Street, or neighbouring Drummond Street to the E, or prevent the appreciation of the interrelationships of the various terraces and listed buildings. The backdrop of Nos.211-229 is already characterised by tall buildings to the W in longer views. Changes at the Site to the W, which has bene occupied by the 36-storey Euston Tower since the early 1970s, would not alter the taller modern character of the W setting and would not impact on the most significant views up and down North Gower Street; susceptibility to change of the setting of the listed buildings to development of the scale proposed in the area of the Site is therefore low. <i>Value: High</i> <i>Susceptibility to change in the direction of the Site: Low</i> Sensitivity: Medium
52	No.116 Drummond Street and attached railings; No.131 Drummond Street and attached railings <i>Grade II</i>	Three storey terraced house, with basement, partly also forming the entrance to Charles Place to the rear, c.1802-25. Stock brick built with a channelled stucco ground floor, two window range to the house with a further window above the entrance passage, one on both the second and third floors, recessed within a shallow segmental brick arch. Round arched entrance with fanlight and round arched window openings at first floor, gauged brick heads at the upper floors, sash windows throughout. Three storey terraced house, with basement, c.1820-25. Yellow stock brick built; the listing description notes “<i>later patching</i>” (List Entry Number: 1342085). Two window frontage, with a wooden shopfront at ground floor.	Architectural and historic interest as surviving early C19 terraces and part of the group of surviving early C19 buildings to the E of Hampstead Road, W of Euston Station, and N of Euston Road. Collectively there is strong group value.	The setting of these terraces is largely informed by their close setting on Drummond Street, a street comprised of largely three storey brick buildings. The wider setting is informed by the Euston Centre, with views towards the Euston Tower and surrounding tall buildings to the W. To the E the setting is in flux as part of the Euston Station redevelopment. The more modern buildings to the SW, at Regent’s Place and Euston Road, are a long-established part of the close setting of the Drummond Street listed buildings. They are in total contrast to the fine grain, brick character of the early C19 street and as such are appreciated as background elements, which do not prevent eh ability to appreciate the obvious heritage interest of the foreground terraces and PH. The susceptibility to change at the Site, where the 36-storey existing 1970s Euston Tower already provides a juxtaposing backdrop to North Gower Street, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change in the direction of the Site: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
53	Crown and Anchor PH <i>Grade II</i>	The Crown and Anchor is an early C19 public house, although much altered. Three storey stucco building with a wooden C20 ground floor pub frontage. A two window front to North Gower Street and a three window return to Drummond Street. Architraved sash windows, dentil cornice and blocking course. The ground floor interiors were modified in the 1990s.	Architectural and historic interest as an early C19 pub and part of the group of surviving early C19 buildings to the E of Hampstead Road, W of Euston Station, and N of Euston Road. Collectively there is strong group value.	The setting of The Crown and Anchor PH and neighbouring Nos. 184, 186 and 188 North Gower Street, and just to the S Nos.168-170 and 185-191 can be considered together due to their close proximity and group value as a pocket of surviving older townscape to the E of Hampstead Road and the W of Euston Station, N of Euston Road. Nos. 184, 186 and 188, and nos.168-170 and 185-191 are on the E side of North Gower Street. Nos.185-191 North Gower Street are on the W side of the street, to the immediate N of the large-scale commercial building at 250 Euston Road which wraps around the 1980s Tolmers Square development. Together these buildings are appreciated as a group of historic buildings, each individual terrace’s heritage significance positively informed by the cohesive context of the early C19 townscape viewed and appreciated as a broad group. The existing Euston Tower at the Site lies to the SW, and the other tall C20 and C21 buildings of Regent’s Place inform a contrasting scale and architectural style in the wider setting of these surviving early C19 buildings. To the S are the similarly contrasting in scale buildings of UCLH, seen across Euston Road in the termination of the views S along North Gower Street. The Euston Road truncates North Gower Street from Gower Street to the S and as such these listed buildings are largely appreciated separately from the more contemporary townscape in their wider setting to the S.
53	Nos.184, 186 and 188 North Gower Street and attached railings <i>Grade II</i>	Nos.184, 186 and 188 North Gower Street are three early C19 yellow stock brick terraces on North Gower Street adjoining The Crown and Anchor PH. Four storeys, with a basement, each terrace is two windows wide with round-arched ground floor openings, doorways with fanlights. Channelled stucco ground floors. Nos. 184 and 186 have fluted quarter columns with cornice heads. Gauged flat brick arches above windows, windows are recessed sash windows with glazing bars. Cast-iron balconies to the first floor windows. Parapet to roof.	Architectural and historic interest as early C19 terraces to the E of Hampstead Road, the W of Euston Station, and N of Euston Road. They inform a pocket of surviving historic townscape within an otherwise redeveloped C20 area close to the junction of Hampstead Road and Euston Road, collectively there is strong group value. Further historic interest at No.185 North Gower Street as a result of the association to former resident Giuseppe Mazzini (1805-1872), a key political figure of the Risorgimento.	
54	Nos.168-170 North Gower Street and attached railings; Nos.185-191 North Gower Street and attached railings <i>Grade II</i>	Nos. 168-170 are two terraced houses, four storeys in yellow stock brick with channelled stucco ground floors, dating from the early C19. Round arched ground floor openings, fanlights and panelled doors. Nos. 185-191 are a row of five terraces dating from the early C19, in stock brick with channelled stucco ground floors. Round-arched doorways at nos. 185 and 187, square-headed at nos.189 and 191, some with surviving fan lights. Square headed window openings across all floors and terraces, with sash windows. Shop fronts at nos. 187 and 191. First floor continuous cast-iron balconies.		To the E is the ongoing redevelopment of Euston Station, and the E setting is one in flux. However, prior to the station site are the perpendicular Drummond Street and Euston Street which in parts further contribute to the early C19 townscape character and positively contribute to the ability o appreciate the North Gwer Street buildings within a more complete original context. The more modern buildings to the W, at Regent’s Place, and to the S at Euston Road, are a long-established part of the close setting of the North Gower Street listed buildings. They are in total contrast to the fine grain, brick character of the early C19 street and as such are appreciated as background elements, which do not prevent eh ability to appreciate the obvious heritage interest of the foreground terraces and PH. The susceptibility to change at the Site, where the 36-storey existing 1970s Euston Tower already provides a juxtaposing backdrop to North Gower Street, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change in the direction of the Site: Low</i> Sensitivity: Medium
55	Friends House, Drayton House, walls, railings, and garden to E <i>Grade II</i>	Quaker Meeting House with offices and the library of the Quakers in Britain. Built in 1924-28 to designs by Hubert Lidbetter in a neo-Georgian style it also includes Drayton House, a lettable accommodation building. A three storey, steel building clad in grey Luton brick with Portland stone dressings and basement. Awarded the RIBA Bronze Medal in 1927. A number of evolutionary alterations, namely following bomb damage in 1941 whereby the building was directly hit. Further internal rearrangements in the latter decades of the C20 and into the C21. Drayton House currently occupied by UCL.	Architectural interest and significance as a distinguished work by Hubert Lidbetter, on a monumental scale in a restrained detailed design, and the good survival of the original fixtures and fittings both internally and externally. Historical interest and significance as the administrative centre of the Quakers in Britain, importance as the location for the Yearly Meeting, the Quaker Library and its archive. Also, for the group value “<i>with the two listed late-C19 Classical lodges belonging to Euston Station, opposite, and with 30 Euston Square, Beresford Pite’s office building of 19086-8, listed Grade II*</i>” (List Entry Number: 1078321).	The setting of Friends House today is informed by large-scale buildings on Euston Road and is surrounded by buildings of a wide range of architectural styles and ages. The more modern buildings to the W at Regent’s Place, and along Euston Road, are a long-established part of the close setting of these listed buildings. The development of the Eustpn Centre in the 1960s alongside the widening of the road and the construction of the underpass all changed the setting of these earlier C20 buildings, informing a more giant-scale townscape. The relationship to the group of late C19 and early C20 buildings at this section of the Euston Road informs a more broadly contemporary close setting, with references to the neo-classical architectural style. The susceptibility to change at the Site to the W, where the 36-storey existing 1970s Euston Tower already provides a landmark building of a much larger scale, is therefore considered to be low. <i>Value: High</i> <i>Susceptibility to change in the direction of the Site: Low</i> Sensitivity: Medium

Table 4.1: Baseline Listed Structures (continued)

Ref.	Designated structure	Summary description	Heritage significance	Setting and contribution of setting to heritage significance; resulting sensitivity
56	Two Lodges in Euston Square Gardens <i>Grade II</i>	Two single storey detached lodges to the former Euston Station, c.1870 and designed by J. B. Stansby a London and North Western Railway company engineer. In Portland Stone with leaded roofs, on rectangular plans with symmetrical facades on each face. Plain ashlar podiums with blind central arches. Rusticated quoins decorated with the names of the stations served by the railway. Allegorical figures in the N and S façade pediments pertaining to England, Scotland, Ireland and Wales by Joseph Putts. A statue of Robert Stephenson, formerly located between the Lodges and now located within the C20 station, is also listed as Grade II.	Architectural and historic interest as belonging and corresponding to the former C19 Euston Station; now, alongside the relocated statue of Robert Stephenson, the only remaining built fabric relating to the historic 1870s layout of the former station.	The setting of the two lodges is informed by the partially surviving layout of the approach landscaping to Euston Station, i.e. the relationship between Euston Road and the station. These two lodges formerly related to the C19 station and as such their original context has been lost. Nevertheless, it is the enduring station element of their close setting which most contributes to their heritage significance. There is added group value with the Grade II* listed War Memorial between the two lodges. More modern, and taller buildings, inform their wider setting, most closely Evergreen House to the E, One Eversholt Street above the station and until recently several other taller buildings which once stood to the W of the main station building. The lodges sit within a broadly C20 built environment which varies in scale but includes several tall buildings, including the landmark Euston Tower to the further W. The lodges are best seen in close views towards the station from the S, they are considerably obscured in longer range views from the E and W. As such changes to the W at the Site would not impact this close setting and the significance of these heritage assets, nor the ability to appreciate them. Regent’s Place to the W, and the existing Euston Tower which occupies the Site, are more distant elements in the wider townscape. The susceptibility to change at the Site, which is already occupied by a landmark 36-storey building and which sits within a group of larger-scale, C20 and C21 buildings is resultingly considered to be low. <i>Value: High</i> <i>Susceptibility to change in the direction of the Site: Low</i> Sensitivity: Medium
57	University College Hospital General Block only and attached railings <i>Grade II</i>	Hospital block of 1897-1906 designed by Alfred and Paul Waterhouse. Red brick with horizontal terracotta bands and dressing, four main storeys with steeply pitched slate roofs and dormers on a distinctive cross shaped plan diagonal to Gower Street. A central entrance lodge of three bays over two storeys with terracotta bands. Bell tower with a spire, lancet windows to staircase projection. Tall chimney stacks and pots. Wings terminating in bays of balconies to each floor, and towers with turrets at the end of each wing. Operating theatres at the centre, with the wards in the wings as part of Dr G. V. Poore’s promotion of the isolation and ventilation of wards. No longer a hospital, the building was refurbished in 1997 by HLM Architects and is now a teaching space.	Architectural and historic interest and significance as the first English hospital design which went against Florence Nightingale’s long-standing pavilion hospital plan design theory. It was the first representation of the American ideology of “towers of healing” at city locations. Further architectural interest as a building by the renowned C19 architects Alfred and Paul Waterhouse. Pevsner describes the building as “ <i>spectacular</i> ” (Ref. 1-28B, p.264).	The setting of the University College Hospital General Block is informed by similar scale buildings between Tottenham Court Road and Gower Street which also occupy whole urban blocks, and by the taller UCLH building to the N at Euston Road. The setting is also informed by further C19 fabric, most notably the main UCL buildings to the immediate E of the Hospital Block and the terraces to the S on Gower Street. The diagonal form of the UCL Hospital block has group value with neighbouring UCL main campus building, not only in its institutional relationship but in the contrasting but considered plan forms and the meeting of the diagonal Hospital building with the gates and Gower Street front of the UCL courtyard to the immediate E. The Site is close to the NW on the opposite side of the Euston Road, it is currently occupied by the 36-storey 1970s Euston Tower. This setting of tall buildings to the N and NW of the listed building is an established one. The cruciform building remains a striking element within its local setting. The Euston Tower is not seen in relation to the building as a result of the tight gridded street pattern around the building, and the neighbouring intermediary mid-rise buildings. The susceptibility to change at the Site, in an area of existing large-scale C20 and C21 buildings, which includes the 36-storey existing Euston Tower at the Site, is considered to be low. <i>Value: High</i> <i>Susceptibility to change in the direction of the Site: Low</i> Sensitivity: Medium
58	BT Communication Tower <i>Grade II</i>	<i>See main text (p26)</i>		
Registered Park and Gardens of Special Historic Interest				
<i>Grade I</i>				
59	Regent’s Park <i>Grade I</i>	<i>See main text (p23)</i>		

Townscape Baseline

- 4.131
- The Site is located on the north-west corner of the junction between Euston Road, a major east-west route within central London, and Hampstead Road/ Tottenham Court Road, which together form an important north-south central London route. It lies within the Regent’s Place area of post-war and modern development, as previously described, at its eastern edge and south-east corner.
- 4.132
- The townscape in the locality of the Site as it stands today can be broadly separated into a number of areas, Townscape Character Areas (TCAs), which are identified on Figure 4.13. These TCAs are assessed in Table 4.2, typically up to a distance of about 500m from the Site, in terms of the quality and distinctive character of their townscape and their sensitivity to change. Heritage assets that have been scoped in for the Built Heritage Assessment are noted in the table under the TCAs within which they fall. Views which are relevant to the assessment of effect on the TCA are also identified.
- 4.133
- The characterisation of the TCAs is based on desk top research and site survey. The LB Camden’s Euston Area Plan produced in 2015 (Ref. 1-14) has been consulted and drawn on where appropriate in the characterisation of the TCAs; however, while similar, the identified TCAs in this assessment have been altered compared to those in the EAP to reflect the particular relationship of the Site to its surroundings, and changes to the local area since 2015. It should be noted that townscape character invariably forms part of a continuum and that the TCA boundaries are not always distinct.
- 4.134
- The townscape baseline assessment also extends the townscape characterisation beyond the boundary of the EAP to include the full extent of the study area considered appropriate for the Proposed Development; in particular, the study area extends south of Euston Road, and the TCA covering Regent’s Park and its surroundings extends considerably beyond the main 500m study area. The considerable size of the Regent’s Park TCA is due to the fact that this TCA is largely formed by public space with a relatively high degree of openness (as shown by the ZVI, see Appendix C) and the coherent character of the included area as a largely planned design including the park and surrounding buildings.

Fig. 4-13: Map of Townscape Character Areas (TCAs)

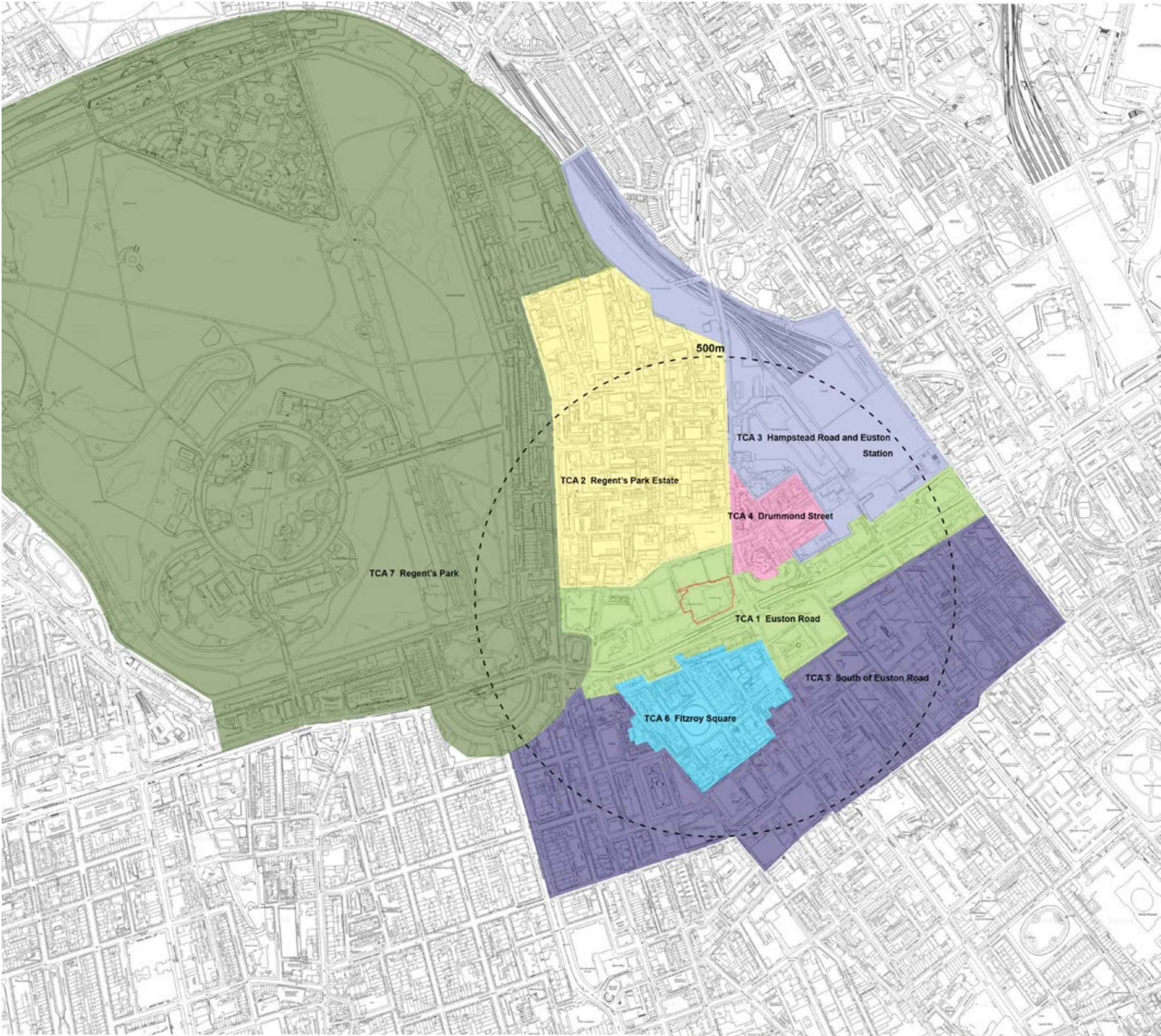


Table 4.2: Assessment of Townscape Character Areas (TCAs)

Ref.	Character Area	Description	Value and Susceptibility to change	Sensitivity
TCA 1	Euston Road	<u>Heritage designations (assets scoped in for built heritage assessment)</u> <i>Conservation areas</i> – Bloomsbury Conservation Area (LB Camden). <i>Listed buildings (Grade II unless otherwise stated)</i> – The White House; No.30 Euston Square and attached railings (II*); Friends House and Drayton House, with walls, railings and garden to east; Two Lodges in Euston Square Gardens; War memorial (II*). <u>Relevant views</u> Views: 14, A23, A24. <u>TCA character</u> Euston Road is a major route in central London, set on an approximately east-west alignment and forming part of a longer route leading out of London (via the Westway and the A40, further west of the TCA). This TCA takes in the section of Euston Road between Euston Station at its eastern end and the junction with Great Portland Street/ Osnaburgh Street at its western end, and the largely commercial or institutional development to the north and south of it. This section of Euston Road is wide, up to nine lanes in front of the Site (including an underpass), and heavily trafficked, such that it is a dominant presence within the townscape, as well as a generally hostile environment for pedestrians. The important north-south route of Hampstead Road/ Tottenham Court Road forms a major junction with Euston Road towards the centre of the TCA, and immediately south-east of the Site. The development to the north and south of Euston Road is varied but largely comprises medium-rise early 20th century commercial buildings, tall post-war and modern commercial buildings, and a few fragments of historic terraced development. At the eastern end of the TCA, Euston Square Gardens form an open space on the northern side of Euston Road, south of Euston Station, albeit it is currently in use as a construction site and surrounded by hoardings. A group of early 20th century buildings is located at this eastern end of the TCA, all in brick and/ or stone, from four to six storeys in height, and sharing a linear form with long frontages to Euston Road. This group includes Friends House and Drayton House (Grade II listed) - a brick and stone building in neo-Georgian style which dates from 1924-8 - and the Wellcome Building, constructed in 1931-2 with stone frontages in classical style. The Gibbs Building adjoins the Wellcome Building to its west – this dates from 2004 and was designed by Hopkins Architects. It is ten storeys tall, in glass and grey cladding and topped with a curved roof, and it marks the beginning of a run of modern and post-war buildings heading west along Euston Road. The University College Hospital, opened in 2005 and including a tower of 17 storeys and a podium to Euston Road of five floors, lies to the west of the Gibbs Building. A large building clad with mirrored glass, 250 Euston Road, lies on the opposite side of the road and is also occupied by University College London Hospital. Regent’s Place, which includes the Site, occupies the urban block to the north-west of the Euston Road and Hampstead Road/ Tottenham Court Road junction and forms the most comprehensively redeveloped part of the TCA. It is entirely occupied by large scale, medium to high rise modern or post-war development, set within a series of pedestrianised routes and incorporating a significant open space, Regent’s Place Plaza, to the west of the Site. These modern developments include the 16 storey 10 Brock Street development - an extensively glazed commercial building designed by Wilkinson Eyre - and the 26 storey residential tower of the Triton Building on Drummond Street. The Grade II listed White House lies to the north-east of Regent’s Place. This is a nine storey building from the 1930s with a robust appearance, originally built as an apartment block and now in use as a hotel. The southern side of Euston Road, opposite Regent’s Place, includes a mixture of medium rise 20th century commercial buildings and fragments of low scale terraces, and the seven storey apartment block of Lizmans House. Other than the open space in front of Euston Station, the TCA has a relatively enclosed quality, with the main opportunity for long views along Euston Road; the tall building on the Site, and that of the UCL Hospital, are prominent from many points along it.	<i>Value</i> While this TCA includes some listed buildings and the eastern end lies within the Bloomsbury Conservation Area, the townscape overall is varied in character and of mixed quality, with the busy Euston Road dominating through the centre of it. Overall, the value of the TCA is low-medium. <i>Susceptibility to change:</i> The character of the TCA is mixed and includes numerous modern buildings, with several that are tall and seen in close proximity to historic buildings within the TCA, including the existing Euston Tower. As such the susceptibility to change of the TCA in respect of the Site is judged to be low.	Low-medium

Table 4.2: Assessment of Townscape Character Areas (TCAs) (continued)

Ref.	Character Area	Description	Value and Susceptibility to change	Sensitivity
TCA 2	Regent’s Park Estate	<u>Heritage designations (assets scoped in for built heritage assessment)</u> <i>Conservation areas</i> - Regent’s Park Conservation Area (LB Camden). <u>Listed buildings (Grade II unless otherwise stated)</u> – St. Mary Magdalene Church (II*); St. Mary Magdalene School Annexe and attached railings; Walton House; No. 34 Albany Street and attached railings; Nos. 36-48 Albany Street and attached railings; Lord Nelson Public House; No. 50 and attached railings (Stanhope Street); No. 52 and attached railings (Stanhope Street); The Prince of Wales Public House. <u>Relevant views</u> Views: A16, B6, B7. <u>TCA character</u> This TCA covers an area north of Longford Street/ Drummond Street, south of the Regent’s Park Barracks, east of Albany Street and west of Hampstead Road. It is largely occupied by the Regent’s Park Estate, an area of post-war local authority housing. The housing takes a number of different forms, including two storey terraces, low to mid-rise linear blocks, taller ‘T’ shaped blocks, and tower blocks. These buildings are typically set within open space or around courtyard spaces. The differences in the forms of the buildings, and of their arrangements in respect of streets and spaces, makes for a townscape which lacks overall coherence. Many of the buildings are drab in appearance, and some of the linear blocks have a relentless quality due to the length and unrelieved nature of their frontages. More positively, infill apartment blocks built in relatively recent years - such as the Caudale, Kirkfell and Kentmere buildings by Mae Architects and the Roswick, Ravenglass, Bowfell, Lindale and Mardale blocks by Matthew Lloyd Architects - are of considerably higher architectural quality than the post-war blocks preceding them. Numerous mature street trees in the TCA also add to the overall quality of the environment. An area in the northern part of the TCA falls within the Regent’s Park Conservation Area – this covers allotments located in a former canal basin and early 20th century neo-Georgian housing blocks within the Cumberland Market Estate. There is also a small area in the south-west of the TCA which falls within Regent’ Park Conservation Area which includes a low scale historic terrace and corner public house on Albany Street, a church on Osnaburgh Street, and various other buildings. The southern edge of the TCA includes mid-rise post-war and modern commercial buildings along the western section of Drummond Street. Long views from within the TCA are possible along the main north-south routes of Hampstead Road, Stanhope Street and Albany Street, and the east-west route of Robert Street. Elsewhere, however, the irregular street pattern, large scale of many of the buildings and mature trees tend to prevent such views and give the TCA a largely self-contained quality.	<i>Value</i> The townscape includes pockets of historic townscape (including two areas within the Regent’s Park Conservation Area) and some high quality new architecture. It is largely dominated by drab post-war buildings, however, arranged in an irregular manner, and the townscape lacks a general sense of cohesion. The overall value of the townscape is low-medium. <i>Susceptibility to change:</i> Large scale modern and tall buildings are an established feature of the area to the south of the TCA, including the Site. As such the susceptibility to change of the TCA in this direction is judged to be low.	Low-medium
TCA 3	Hampstead Road and Euston Station	<u>Heritage designations (assets scoped in for built heritage assessment)</u> <i>Conservation areas</i> – none. <u>Listed buildings (Grade II unless otherwise stated)</u> – none. <u>Relevant views</u> Views: 9, 10, A17, A18, B8, B9. <u>TCA character</u> This TCA lies north of TCA 1 and development along Euston Road, and east of TCAs 2 and 4. It includes Euston Station, which is a major terminus for National Rail services and incorporates a London Underground Station on the Victoria and Northern lines. At the time of writing (November 2023), it is expected to form the London terminus for HS2, and much of the land around it - including almost the entirety of the rest of the TCA - has been cleared in anticipation of associated redevelopment. The existing development at Euston Station includes a short post-war tower and linear range in front of the forecourt, platforms and train sheds, all set back from Euston Road, such that the station and associated buildings do not have a great visual impact from it. The remaining built development elsewhere in the TCA includes the former Euston London Underground Station, set on the corner of Melton Street and Drummond Street and faced in glazed red brick; the Exmouth Arms pub and the red brick Maria Fidelis Convent School on Starcross Street; and the red brick 108 Hampstead Road to their north-west (former Saint Pancras Female Orphanage). While these buildings have a coherent context to their south and west (TCAs 4 and 2), the vacant land to their north and east is such that they currently appear as isolated fragments of development in these directions. The vacant nature of much of the TCA is such that the TCA has a relatively open character, with frequent opportunities for medium to long range views out of it. The existing tower on the Site, together with the UCL Hospital tower and the Triton Building, are prominent in many such views.	<i>Value</i> This TCA is currently an area in flux, dominated by cleared land awaiting redevelopment, and building sites. The overall value is very low. <i>Susceptibility to change:</i> Large scale modern and tall buildings are an established feature of the area to the west of the TCA, including the Site. As such the susceptibility to change of the TCA in this direction is judged to be low.	Low

Table 4.2: Assessment of Townscape Character Areas (TCAs) (continued)

Ref.	Character Area	Description	Value and Susceptibility to change	Sensitivity
TCA 4	Drummond Street	<u>Heritage designations (assets scoped in for built heritage assessment)</u> <i>Conservation areas</i> – none. <i>Listed buildings (Grade II unless otherwise stated)</i> - Nos. 211-229 North Gower Street and attached railings; the North Gower Hotel (Nos. 190-198), and Nos. 200-204 North Gower Street and attached railings; No. 116 Drummond Street and attached railings; No. 131 Drummond Street and attached railings; the Crown and Anchor Public House; Nos. 184, 186 and 188 North Gower Street and attached railings; Nos. 168 and 170 North Gower Street and attached railings; Nos. 185-191 North Gower Street and attached railings to Nos. 185 and 189. <u>Relevant views</u> Views: 11, 12 <u>TCA character</u> This is a small area bounded by Cobourg Street to the east, Hampstead Road to the west, Starcross Street to the north, and buildings along the southern side of Euston Street to the south. The streets within the eastern part of the TCA are set on a grid and are largely lined by historic terraced development, of three or four storeys and in brick and stucco, accommodating residential and commercial uses. Many of these buildings are listed. There are post-war buildings set within these largely historic terraced streets, most notably on Euston Street and the southern part of North Gower Street; these buildings follow the prevalent height and building lines of the older terraced properties such that the overall townscape is coherent in nature. There are also post-war red brick apartment blocks at the western edge of the TCA, at Tolmer’s Square and George Mews, which are of a low to medium scale and include considerable articulation of form such that they are relatively sympathetic with the historic terraced development near them. The relatively low height of the buildings in this TCA and the gridded layout of part of it allow for numerous views out of the TCA, with the existing Euston Tower on the Site, Triton Building, 10 Brock Street and the UCL Hospital tower highly visible from many points.	<i>Value</i> This TCA contains a considerable number of listed buildings and, due to the grid layout of part of it and the relative uniformity of the scale and building line of the development, it has a high degree of coherence within its townscape. It is of medium value. <i>Susceptibility to change:</i> This TCA is relatively open and there is widespread visibility of tall and modern large scale development, including on the Site and within Regent’s Place to the west. As such the susceptibility to change of the TCA in this direction is judged to be low.	Low-medium
TCA 5	South of Euston Road	<u>Heritage designations (assets scoped in for built heritage assessment)</u> <i>Conservation areas</i> – Bloomsbury Conservation Area (LB Camden), Charlotte Street Conservation Area (LB Camden), Harley Street Conservation Area (Westminster City Council). <i>Listed buildings (Grade II unless otherwise stated)</i> - University College London and attached railings to north and south wings (I); University College Hospital General Block only and attached railings; BT Communication Tower. <u>Relevant views</u> Views: 17, 22, 23, B17, B21. <u>TCA character</u> This TCA lies south of the development along Euston Road, east of Portland Place, west of Tavistock Square and north of New Cavendish Street/ Torrington Place/ Gordon and Tavistock Squares. It is characterised by a grid layout, with historic terraces and more modern buildings forming perimeter blocks fronting streets, and with garden squares in places. Much of the eastern part of the TCA is occupied by large scale institutional buildings occupied by University College London. While of a larger scale than many other buildings within the TCA, and in some cases of post-war or modern origin, these buildings nonetheless remain set within the same gridded layout seen elsewhere in the TCA, such that they contribute to a relatively coherent streetscape. Large footprint buildings continue west through the TCA, interspersed with pockets of smaller scale historic buildings. The BT Communication Tower is a notable landmark set towards the centre of the TCA. Development with a finer grain and of more consistently historic origin becomes more prevalent towards the western edge of the TCA, between Great Portland Street and Portland Place, albeit typically medium scale. The gridded layout of the TCA allows for medium and long range views along many streets, although the medium scale of many buildings makes for a strong sense of enclosure in many places. Post-war and modern development beyond the TCA is apparent in many views, including the existing tower on the Site and the UCL Hospital tower.	<i>Value</i> A substantial part of this TCA lies within one of three conservation areas, most notably the Bloomsbury Conservation Area. While the TCA includes many modern large footprint buildings, the arrangement of development on grid layouts lends the townscape a high degree of coherence overall. It is of medium value. <i>Susceptibility to change:</i> The TCA includes many modern large scale buildings which are robust in appearance, and the tall structure of the BT Communication Tower. Tall and modern development along Euston Road, beyond the TCA, is seen in many views looking north. As such the susceptibility to change of the TCA in this direction is judged to be low.	Low-medium

Table 4.2: Assessment of Townscape Character Areas (TCAs) (continued)

Ref.	Character Area	Description	Value and Susceptibility to change	Sensitivity
TCA 6	Fitzroy Square	<i>Heritage designations (assets scoped in for built heritage assessment)</i> <i>Conservation areas</i> – Fitzroy Street Conservation Area (LB Camden), Cleveland Street Conservation Area (Westminster City Council). <i>Listed buildings (Grade II unless otherwise stated)</i> – Nos. 63-68 Warren Street and attached railings; Nos. 58-62 Warren Street and attached railings; No. 56 Warren Street; No. 15 Warren Street; Nos. 16 and 17 Warren Street; Nos. 159 and 161 Whitfield Street; Nos. 39-45 Fitzroy Street and attached railings; Nos. 46, 48 and 50 Fitzroy Street and attached railings; Indian Young Men’s Christian Association, 41 Fitzroy Square; Nos. 131-137 Whitfield Street and attached railings; Nos. 11, 12 and 15-19 Fitzroy Square N and attached railings (II*); Nos. 9-10 Fitzroy Square and attached railings (II*); Nos. 20-32 Fitzroy Square W and attached railings (II*); Nos. 1, 1A and 208 Fitzroy Street and attached railings (I); the London Foot Hospital and attached railings (I). <i>Relevant views</i> Views: 19 <i>TCA character</i> This TCA is centred around Fitzroy Square Garden and takes in surrounding streets in all directions. It largely corresponds to the Fitzroy Square and Cleveland Street Conservation Areas. Fitzroy Square comprises a hard landscaped square within which is set an oval shaped central garden, laid to lawn and with mature trees and shrubs arranged around its perimeter. The streets addressing the square are lined with stucco and stone terraced buildings. The square forms a coherent and attractive composition overall. The surrounding streets are largely lined by terraced development with a fine grain, with buildings typically in brick and stucco, and rising to three or four storeys in height. The buildings are typically set on a grid. There are many opportunities for views that take in development beyond the TCA, along the line of the gridded streets and across Fitzroy Square. Such views include tall and modern development, including the existing building on the Site and the BT Communication Tower to the south.	<i>Value</i> This TCA is almost entirely covered by conservation areas and includes many listed buildings, and the townscape has a high degree of coherence and attractiveness. It is of medium value overall. <i>Susceptibility to change:</i> While this TCA has a coherent and composed quality, a number of modern large scale buildings beyond the TCA are prominent from it, including the existing Euston Tower on the Site to the north. As such the susceptibility to change of the TCA in this direction is judged to be low-medium.	Medium

Table 4.2: Assessment of Townscape Character Areas (TCAs) (continued)

Ref.	Character Area	Description	Value and Susceptibility to change	Sensitivity
TCA 7	Regent’s Park	<i>Heritage designations (assets scoped in for built heritage assessment)</i> <i>Conservation areas</i> – Regent’s Park Conservation Area (LB Camden), Regent’s Park Conservation Area (Westminster City Council). <i>Listed buildings (Grade II unless otherwise stated)</i> – Holy Trinity Church (I), Nos. 1-3 Albany Terrace and attached railings (I); Nos. 13-24 Park Square East including the Diorama and attached railings (I); Nos. 31 and 33 Albany Street and attached railings (I); Nos. 1-8 St. Andrew’s Place and attached railings (I); 9 and 10 St Andrew’s Place (I); Royal College of Physicians (I); Nos. 1-10 Cambridge Terrace (I); Nos. 1-42 Chester Terrace and attached railings and linking arches (I); Nos. 1-6 Park Crescent, Nos 18-26 Park Crescent (I); Nos. 14-26 Ulster Place (I); Nos. 1-12 Park Square West (I); Nos. 1-17 Ulster Terrace (I); Nos. 21 and 22 York Terrace East (I); Doric Villa (I); Nos. 1-18 York Terrace East (I); Nos. 1-33 York Terrace West (I); No. 34 York Terrace West (I); Nos. 35-46 York Terrace West (I); Nos. 1-5 Regent’s Park (York Gate) (I); Nos. 81- Regent’s Park (York Gate) (I); Church of St. Marylebone (I); No. 2 Marylebone Road and attached railings (II*); Great Portland Street Underground Station; Nos. 1-17 Albany Street and attached railings; No. 19 Albany Street; Nos. 1-10 Cambridge Gate and attached railings; South East Lodge in Park Square; South-west Lodge in Park Square; East Lodge in corner of Crescent Gardens; West Lodge in corner of Crescent Gardens. <i>RPGSHI</i> – Regent’s Park (I) <i>Relevant views</i> Views: 4, 5, 6, 7, 8, 16, A13, A14, A15, A20, A21, B2, B3, B4. <i>TCA character</i> This TCA lies north of Marylebone Road, east of the western part of the Outer Circle, west of Albany Street/ Osnaburgh Street/ Park Village East and south of Prince Albert Road. It is largely occupied by Regent’s Park and development immediately to the east and south of it. The TCA lies entirely within two conservation areas, the LB Camden’s Regent’s Park Conservation Area and the Westminster City Council’s Regent’s Park Conservation Area. Regent’s Park covers 147 hectares, largely enclosed by the highway of the Outer Circle. It is largely laid to grass, including areas for sports, with a network of paths across it. A boating lake is located towards the south-west corner of the park, and London Zoo occupies a site in the northern part of it. While largely designed in a naturalistic manner, there are a number of distinct areas within Regent’s Park, including formal Italian gardens. The eastern part of Regent’s Park within the LB Camden Conservation Area is bounded by the north-south path of Broad Walk to the west. It largely comprises large open grassed areas, with trees along the edges of the park and in pockets elsewhere. The area south of Chester Road is notably more filled with trees throughout it than that to the north. The Broad Walk is the widest path within the park and it is lined by continuous rows of trees which form a significant visual barrier between the rest of the park to the west and the townscape to the park’s east (albeit there are areas to the west from which longer range views out of the park are possible). As a result, and due to its closer proximity, it is this part of the park which is of greatest relevance to development to the east, including on the Site. Regent’s Park and much of the adjoining development to the east and south on the Outer Circle, and to the south on Park Square East, Park Square West, and York Terrace, form part of a comprehensive planned development, dating from the early 19th century and designed by John Nash. The buildings facing the park are largely grand terraces with a palatial appearance. While there are obvious differences in the form and appearance of the terraces, the overall impression is one of coherence and of very high visual quality in respect of the individual buildings. There are also stucco villas set between the north-east part of Regent’s Park and the railway lines into Euston, at Park Village West and Park Village East. More modest terraces are located on Albany Street, further east of the park than the Outer Circle. These include Nos. 30-48 Albany Terrace (a stucco terrace of four storeys above basement) and the red brick terrace of Colosseum Terrace (four storeys above basement). While not on the scale or ambition of the buildings directly facing the park, the buildings along Albany Street are nonetheless coherent and attractive. Holy Trinity Church and Great Portland Street Underground Station sit at the eastern edge of the TCA on Euston Road/ Marylebone Road. While marking a change in the scale and appearance of the townscape at the entrance to the TCA, they are seen more widely in the context of large scale modern development to their east, with Regent’s Place directly opposite the Church. In terms of townscape context, the palatial terraces along and adjoining the Outer Circle, and on Park Square East/ West, form the principal element of townscape visible from the park looking east, and they can clearly be appreciated as part of a coherent composition with it from the part of the park to the east of the Broad Walk. There is considerable visibility of the existing Euston Tower on the Site further in the middle distance, as well as other buildings within Regent’s Place and the BT Communication Tower, looking in this direction. From other parts of the park, the wider context of central London is visible from many points.	<i>Value</i> Regent’s Park and the surrounding terraces form a planned composition of outstanding quality, entirely covered by conservation areas and including many listed buildings, as well as the Grade I listed RPGSHI of Regent’s Park. It is of high value. <i>Susceptibility to change:</i> The wider context of dense and varied modern development within central London, including tall modern development, is evident from many places within the park and wider TCA, including looking east in the direction of the Site. Nonetheless, the composed quality of the park and surrounding terraces in combination with each other is such that they do not have a high ability to accommodate further change without negatively impacting their character. As such, the TCA is of medium susceptibility to change overall.	Medium-high

Visual Baseline

LVMF Views

4.135 The LVMF SPG (Ref. 1-11) sets out the regionally important views which are protected by the GLA. It was updated and published in March 2012. It was created to provide additional clarity and detail to the sections of The London Plan (Ref 1-6) that deal with the management of important London views. The LVMF SPG includes 13 Protected Vistas - of St Paul’s Cathedral, the Palace of Westminster and the Tower of London. The Protected Vistas are geometrically defined and place additional consultation and referral requirements on development which exceeds the defined threshold plane. The Protected Vistas are included within views from a total of 27 Viewing Places identified in the LVMF SPG. The views are separated into four categories: ‘London Panoramas’, ‘River Prospects’, ‘Townscape Views’ and ‘Linear Views’. All of the views in the LVMF SPG are subject to Qualitative Visual Assessment, as outlined in the Management Plan for each designated view provided in the Framework.

4.136 The existing Euston Tower is clearly visible in the following LVMF views and therefore the Proposed Development would also be clearly visible:

- LVMF 2A.2: Parliament Hill: the summit; defining the left hand site of the Protected Vista
- LVMF 2B.1: Parliament Hill: east of the summit; outside the Protected Vista
- LVMF 4A.2: Primrose Hill: the summit; outside the Protected Vista

4.137 Development on the Site is also potentially visible, and highly sensitive, in views upstream from Lambeth Bridge, in which the Westminster WHS is within a Protected Silhouette. There are two assessment points upstream from the bridge 19A.1 and 19A.2. A Protected Silhouette of the Palace of Westminster is applied at and at all points between Assessment Points 19A.1 and 19A.2. The existing Euston Tower is technically visible but not perceptible close to the east of Assessment Point 19A.1; the very top of the existing Euston Tower is technically visible at a low point between pinnacles on the Palace of Westminster, but is seen at a distance of approximately 3.5km, and the potential visibility is well screened by foreground trees even in winter.

4.138 The existing Euston Tower is also glimpsed at distance, but is not a noticeable element of the composition, from the following LVMF Assessment Points in which there is potential for additional impact as a result of the Proposed Development:

- LVMF 5A.2: Greenwich Park
- LVMF 11A.1: London Bridge
- LVMF 12A.1: Southwark Bridge
- LVMF 21B.1: Jubilee Gardens

Borough and Local Views

4.139 LBC does not have a list of designated borough-wide viewpoints. However, Section 7 of the LBC Local Plan 2017 (Ref. 1-12) lists ‘*locally important views that contribute to the interest and character of the borough*’. The locally important views are as follows:

- *Views of and from large public parks and open spaces, such as Hampstead Heath, Kenwood Estate, Primrose Hill and Regent’s Park, including panoramic views, as well as views of London Squares and historic parks and gardens;*
- *Views relating to Regent’s Canal;*
- *Views into and from conservation areas; and*
- *Views of listed and landmark buildings, monuments and statues[sic] (for example, Centrepont, St Stephen’s, Rosslyn Hill and St George’s Bloomsbury).*

4.140 Such ‘locally important views’ have been considered in the selection of the views for assessment and with other representative townscape views have been agreed in pre-application consultation with LBC officers. A selection of views has been assessed in the visual assessment. Other supplementary views have informed the visual, townscape and built heritage assessments but have not been individually assessed in the visual assessment.

Visual Receptors

4.141 This assessment, as recommended in the GLVIA (Ref. 1-18), considers the visual receptors to be the people experiencing the view. The susceptibility to change of potential viewers for each of the assessed view are described as part of the baseline characteristics of that view in Section 6. The baseline character, value and susceptibility to change of the designated and representative local views agreed for assessment is described in Section 6, alongside the assessment.

5 Visual Characteristics of The Proposed Development

The Proposed Development

- 5.1
- This planning application seeks approval for the redevelopment of the existing Euston Tower into a new office-led mixed-use development with associated public realm improvements.
- 5.2
- The redevelopment of the existing Euston Tower would include the retention of existing core, foundations and basement, and disassembly, reuse and extension of the existing building, to provide a 32-storey building. At the upper levels the building would provide office and research and development floorspace. At ground, first and second floors, and associated external terraces, there would be office, retail, café and restaurant space and learning and community space.
- 5.3
- The Proposed Development would include enhancing the public realm to Regent’s Place Plaza to the west, Euston Road to the south, Hampstead Road and Brock Street to the east and north of the Site.
- 5.4
- An increase in height in comparison to the existing Euston Tower is limited by the LVMF Protected Silhouette of the Westminster WHS in views from Lambeth Bridge. Through careful detailed testing in the LVMF views from Lambeth Bridge it was established that, while very small changes of less than 1m would not be perceptible at this distance (approximately 3.5km), no material increase in height would be possible without impacting on the Protected Silhouette. The proposed increase in height of 0.92m would not be perceptible in relation to the Protected Silhouette. Wider testing has demonstrated that this would not result in a perceptible increase in height in longer views of the Proposed Development. The Proposed Development is 125.470m in height (+153.300m AOD) compared to the existing Euston Tower at 124.550m (+152.380m AOD).
- 5.5
- The Proposed Development would expand the floorplate of the existing Euston Tower to create usable modern office floorspace.
- 5.6
- The massing of Proposed Development comprises four quadrants, connected and tapering in form breaks down the massing into vertical sections, emphasizing the building’s verticality through its form. The early adoption of the four quadrants approach to the expanded floor plate was inspired by the pinwheel floor plate of the existing Euston Tower and was designed to minimise the impact of the increased breadth of the expanded tower’s form. Differentiation across the elevations is proposed through applying double-height cuts in the massing at the heights of adjacent buildings to allow each quadrant a contextual response. This creates four subtly different elevations that respond to their immediate surroundings.
- 5.7
- The three-storey podium allows the Proposed Development to relate to the local context at a more human scale and acts as a transition between the tower and the ground level and the division between the workspaces and the public realm. Aligning the expanded east side of the proposed massing with the angle of Hampstead Road was designed to improve the continuity in the streetscape along Hampstead Road.
- 5.8
- In contrast to the generic post-war design of the existing Euston Tower, the Proposed Development would have a tactile and sculpted façade, inspired by Camden’s architectural heritage. An increase in solidity and a finer grain of façade treatment would

more effectively anchor the Proposed Development in its immediate context. A carefully crafted façade in glass reinforced concrete (GRC), detailed to accentuate a cast three-dimensionality, would reflect the architectural language found elsewhere in Camden (for example Centre Point) and therefore create a landmark building with a tangible Camden identity.

- 5.9
- Taking cues from the warm colour palette and tactile materiality of the local red and brown brick, the Proposed Development’s approach to materiality would relate to the architectural history and townscape character of the area. The aggregate size in the GRC would vary between the podium and tower introducing subtle shifts in perceived colour and texture at different distances.

- 5.10
- The connection between Euston Tower and the public realm of the existing Regent’s Place Plaza would be enhanced by the introduction of a terraced landscape at the first level of the podium to the west of the tower, which acts as an extension to the plaza. The public realm to Euston Road and Hampstead Road would be widened. Landscape mounds placed to respond to micro-climatic conditions would buffer pedestrians from the adjacent traffic. Brock Street would become a gateway to the Regent’s Place Plaza, with landscape mounds acting as bookends to the street.

Embedded Mitigation

- 5.11
- During the design development process the following key changes were made in response to visual impact testing and stakeholder engagement:
- A series of two-storey elements were added to provide additional amenity space that would further break down the mass and provide points of visual focus and interest in longer views.
 - The tower footprint was pulled back by approximately 2.8m from the west side of the Site boundary to remove any perceptible impact on the LVMF Protected Vista from Parliament Hill.
 - Vertical ‘Breathing Spines’ were introduced at the junction of each quadrant, to express the building’s natural ventilation strategy and the reinforce the legibility of the four massing quadrants.
 - The alignment of the tower was altered along Hampstead Road to reduce the length of the northern elevation and consequently reduce the breadth of the Proposed Development seen from the north and north-west and minimise the impact on the legibility of the BT Tower in views from Hampstead Road.
 - The façade composition was changed to enhance the difference between the two quadrants on each elevation. A straight pattern was maintained on the inclined facades with a staggered pattern introduced on the vertical facades, which follows the bracing to the vertical facades.
 - Various treatments of the crown were tested as this element of the design evolved; slight variation in height of the quadrants and the levels of solidity and articulation at the top of the tower were tested. Following testing and discussion with LBC, a top edge frame was introduced the two top floors were standardised in height across all four quadrants minimize complexity. The enhanced solid edge is echoed at podium level, tying the building together from top to bottom.
 - Initial podium designs featured a single box massing for the upper levels of the podium. This design evolved into a series of four floating boxes with a push and pull of their front faces so that the boxes stood apart from one another. The proposed design for the podium features a simplified massing with the upper floor boxes aligned on their front faces and lifted up on the northeast corner at Hampstead Road and on the northwest corner facing Regent’s Place Plaza to express public entrances more legibly. The ground floor glazing is pushed in strategically at entrances along both Euston Road and Hampstead Road, again to enhance the legibility of the entrances.
 - The podium articulation was simplified so that the geometry of vertical elements and the horizontal slab lines reflect the geometrical principles of the tower façade design above.
 - The light terracotta tone proposed for the facades was desaturated to reduce the contrasts with areas of lighter stucco and Portland stone materiality in the Camden context, for example at Fitzroy Square Conservation Area and the Nash Terraces on the edges of Regent’s Park.

6

Assessment of Effects

Deconstruction and Construction

- 6.1

The deconstruction and construction proposed works are set out in detail in ES Volume 1, Chapter 5: Deconstruction and Construction.
- 6.2

The construction of the Proposed Development would have the potential to affect townscape character, views and the settings of built heritage assets as a result of the following processes:

• Movement of heavy plant and material both within, to and from the Site;

• Erection of construction infrastructure e.g., scaffolding, application site lighting and siting of workers welfare facilities; and

• Construction of the buildings.
- 6.3

In accordance with standard practice, mitigation measures relevant to effects on townscape character and views would be employed, including hoarding and other measures set out in a Construction Environmental Management Plan (CEMP) submitted with the planning application. An outline of these measures is presented in ES Volume 1, Chapter 5: Deconstruction and Construction.
- 6.4

The likely magnitude of impact to townscape character, views and settings of built heritage assets would vary according to the nature of the enabling, deconstruction and construction works over time, with certain operations having more perceptible effects than others. The likely scale and nature of effects identified as part of this assessment represent a precautionary worst-case based on the maximum potential effect on each receptor across the deconstruction and construction process as a whole, including the assumption that under-construction buildings have the same magnitude of impact as that of the finished buildings. The appearance of under-construction buildings is taken to be without full external cladding, and therefore generally adverse in nature.
- 6.5

Due to the transient nature of deconstruction and construction activities, all deconstruction and construction related effects are considered to be temporary and short-term, lasting for the duration of the deconstruction and construction only.
- 6.6

In respect of the heritage assets, there would be no effects on the heritage significance or appreciation of the heritage significance of the heritage assets as a result of the deconstruction and construction process.
- 6.7

Deconstruction and construction activity would have a temporary moderate scale of effect (significant) on TCA 1 (Euston Road), TCA 4 (Drummond Street) and TCA 6 (Fitzroy Square). These effects would be adverse in nature. There would not be significant effects (i.e. the effects would be lower than moderate in scale) for all other TCAs. For TCAs 2 (Regent’s Park Estate) and 7 (Regent’s Park), the scale of effect would be minor-moderate (not significant) and adverse in nature. For TCA 3 (Hampstead Road and Euston Station), the scale of effect would be minor (not significant) and adverse in nature. For TCA 5 (South of Euston Road), the scale of effect would range from ‘no effect’ and ‘neutral’ where there is no visibility of the deconstruction and construction process, to ‘negligible’ and ‘neutral’ in respect of open spaces in the east of the TCA, and to a ‘minor-moderate’ effect that would be ‘adverse’ in nature for Tottenham Court Road.

- 6.8

In terms of views, for Views 5, 11, 12, 14, 19, 21, 22 and 23, the scale of effect would be moderate (significant) and ‘adverse’ in nature. For Views 3, 4, 6, 7, 8, 9, 10, 13, and 20, the scale of effect would be minor-moderate (not significant) and ‘adverse’ in nature. For Views 2, 15, 16 (winter), 17 (winter), the scale of effect would be minor (not significant) and ‘neutral’ in nature. For Views 1, 16 (summer), 17 (summer) and 18, the scale of effect would be negligible or negligible-minor (not significant), and neutral in nature.

The Completed Proposed Development

- 6.9

All likely effects from the completed and operational Proposed Development would be long-term and permanent.

Built Heritage Assessment

- 6.10

The built heritage assessment considers the magnitude of potential impacts on the heritage significance or appreciation of heritage significance of each heritage asset (as a result of the changes to the heritage asset or setting of that heritage asset made by the Proposed Development) and the resulting effect on heritage significance or appreciation of heritage significance, when the magnitude of impact is combined with the sensitivity of that heritage asset (as assessed in Section 4).
- 6.11

The potential effects on local conservation areas, Regents Park (as an RPG and its conservation area designations in LBC and WCC) the listed building group forming Fitzroy Square and the BT Tower are set out below. The potential effects on the remaining listed buildings within the study area of 500m are assessed in Table 6.1.
- 6.12

The assessments have been informed by consideration of the visual assessment that follows, and by the assessment of the architectural and urban design qualities of the Proposed Development, and aspects of embedded mitigation as set out in Section 5. The Proposed Development is judged to be of high architectural quality in Section 5, with materials including and architectural detail and articulation which relate sympathetically to local historic buildings, and it is considered to have a positive urban design impact at street level through its provision of more visually rich and active street frontages to its perimeter.
- 6.13

In respect of heritage assets, the effect of the Proposed Development in the cumulative situation would be the same as that considered on its own for each heritage asset, as the cumulative developments would not change the relationship between the Proposed Development and the heritage assets.
- 6.14

In summary, the built heritage assessment concludes that, while there would be noticeable visual changes to the settings of some of the heritage assets assessed as a result of the proposed change in the form and architectural appearance of the tower, there would be no resulting changes to the heritage significance or appreciation of heritage significance of those heritage assets. The effects on these built heritage assets would not be significant in EIA terms. Heritage significance would be preserved and there would be no additional ‘harm’ caused in NPPF terms.

Fitzroy Square Conservation Area (LBC)

- 6.15

Congruent areas of contemporary setting contribute particularly strongly to the appreciation of the significance of the conservation area as part of the coherent wider Georgian townscape. However, the setting of the conservation area is also characterised by the visibility of taller more modern townscape, to the north along Euston Road (which includes the existing Euston Tower and other buildings in Regent’s Place, and the University College Hospital), and to the south with the visibility of the BT Tower.
- 6.16

The sensitivity to the north of the conservation area is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the conservation area there is also the potential for some of the existing harm to be mitigated by the design of the Proposed Development. The sensitivity as assessed in Section 4 is **Medium**.
- 6.17

As the ZVI in Appendix C indicates the Proposed Development would be visible, as the existing Euston Tower is, from the majority of Fitzroy Square at the heart of the conservation area, where there is the greatest concentration of listed buildings. As demonstrated by View 19, as for the existing Euston Tower, the Proposed Development would be a prominent feature in views across the square, partly screened by trees in winter and more heavily obscured by foliage in spring autumn and winter. It would also be visible from Tottenham Court Road on the eastern edge of the conservation area (as demonstrated by View 22), where the existing Euston Tower already forms a strong termination to views northwards. Like the existing Euston Tower, it would be partly visible above the existing townscape in views north from Whitfield Street and its top would appear above the foreground terraces on the north side of Warren Street seen from the south side of the street on the northern edge of the conservation area.
- 6.18

Where visible, the Proposed Development would appear at close range in views from the conservation area. It would contrast with the scale, grain and character of the historic townscape of the conservation area. It would however be consistent with the existing character of northerly setting of the conservation area, appearing as part of the background group of post-war and modern development within Regent’s Place, separate and distinct from the lower scale historic buildings of the conservation area.
- 6.19

The Proposed Development would appear slightly broader than the existing Euston Tower. Its height would be equivalent to that of the existing building but would appear slightly greater due to its enlarged footprint at the upper levels. While the proposed increase in mass would be perceptible, the Proposed Development would appear of equivalent scale to the existing Euston Tower from the conservation area and the architectural approach to the massing and its sub-division into four slender quadrants would help to mitigate the visual impact of the increased breadth.
- 6.20

There would be a clear change in the visual impact of the Proposed Development on the conservation area in comparison to the existing

Euston Tower as a result of its marked difference in architectural appearance. The treatment of the Proposed Development’s facades would be appreciated in detail at this relatively short distance; the fine grained, regular bays would provide the facades with a strongly ordered quality and human scale, and the projection of the gridded façade beyond the glazing would provide substantial depth and articulation, giving the facades a sculptural, carved character. The proposed solidity and modulation of the facades, and the material palette and light terracotta tone of the solid elements, have drawn inspiration from the materials and architectural context of Camden and would be indicative of its location within that Borough. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine grained historic facades within the conservation area – in contrast to the flat and generic International Style architectural treatment of the existing building.

6.21 While the enclosing building facades to Fitzroy Square itself are in Portland Stone and stucco, warmer brick tones characterise the flanks of the listed terraces and numerous terraces within the conservation area outside Fitzroy Square. The material palette of the Proposed Development has been tested during the design development and as a result of discussion with LBC and HE officers its tone has been desaturated to a neutral earthy appearance that would complement the existing townscape in the borough – but would have a sense of increased warmth drawn from the local context in contrast to the grey highly glazed commercial palette of the existing ‘international style’ building. The light terracotta tone of the Proposed Development would be complementary to the warmer tones of the stock brick terraces within the conservation area. In views from Fitzroy Square the distinction between the light-coloured listed terraces and the Proposed Development beyond would remain clear through the change in tone.

Resulting effect on significance

6.22 As described in Section 4, the modern setting to the north of the conservation area is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. The scale and proximity of the modern setting seen above the rooflines of the terraces in characterising views through the conservation area, particularly across Fitzroy Square, has eroded the ability to appreciate the uniformity of the townscape and the formal set piece quality of the square as a complete composition and is considered to detract from the ability to appreciate the significance of the conservation area.

6.23 The Proposed Development would not alter the taller modern character of the setting visible from the conservation area and would not noticeably increase the scale of the tall building.

6.24 The Proposed Development would noticeably differ in appearance. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine-grained historic facades within the conservation area – in contrast to the flat and generic International Style architectural treatment of the existing building. The tone of the Proposed Development’s façade materiality has been tested in sensitive views and desaturated appropriately to ensure a neutral but warm appearance and a tone that would complement

rather than contrast with the conservation area, and one that would not increase the level of visual distraction that the existing tower has already created. The appearance of the tower would be enhanced by the Proposed Development but, given the scale and proximity of visibility, particularly from the square at the heart of the conservation area, this would not make a meaningful difference to the impact of the tower on the ability to appreciate the significance of the conservation area.

6.25 While the Proposed Development would not enhance the ability to appreciate the significance of the conservation area it would also not further erode the ability to appreciate the significance of the conservation area. There would be no material impact on the significance of the conservation area and therefore no increased effect. While the Proposed Development would make a change to the setting of the conservation area, its significance would be preserved.

Sensitivity: Medium

Magnitude of impact: None

Effect: no effect

Bloomsbury Conservation Area (LBC)

6.26 Generally Bloomsbury was not planned to create formal vistas to architectural set pieces. Congruent areas of contemporary setting contribute particularly strongly to the appreciation of the significance of the conservation area as part of the coherent wider Georgian townscape. However, the setting of the conservation area is also characterised by the visibility of taller more modern townscape, including to the north-west along Euston Road. The existing Euston Tower is a visible element to the north-west of the conservation area and is prominent in views westwards through the northern part of the conservation area along Euston Road. Its visibility is much more limited from within the heart of the conservation area. The sensitivity to the north-west of the conservation area is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the conservation area there is also the potential for some of the existing harm to be mitigated by the design of the Proposed Development. The sensitivity as assessed in Section 4 is **Medium**.

Impacts on setting

6.27 As shown in the ZVI in Appendix C, the Proposed Development, like the existing Euston Tower, would be visible in westerly views from Euston Road at the northern end of the conservation area including views to the Grade I listed St Pancras Church identified in the CAAMS (Ref 1-X, para.3.15). It would also be visible from Tottenham Court Road on the eastern edge of the conservation area (as demonstrated by Views 20, 21 22) , where the existing Euston Tower already forms a strong termination to views northwards. While its visual impact on the majority of the conservation area would be much more limited, the Proposed Development, like the existing Euston Tower would be visible in views across several of the conservation area’s garden squares including Bedford Square and from South Crescent on Store

Street.

6.28 Where visible, the Proposed Development would appear at medium range in views from the conservation area. It would contrast with the scale, grain and character of the historic townscape of the conservation area. It would however be consistent with the existing character of north-westerly setting of the conservation area, appearing as part of the background group of post-war and modern development within Regent’s Place, separate and distinct from the lower scale historic buildings of the conservation area.

6.29 As demonstrated by View 29, the Proposed Development would be clearly visible in views east along Euston Road to the south of Euston Square at the northern end of the conservation area. As for the existing Euston Tower, the Proposed Development forms part of the backdrop to views of the Grade I listed St Pancras Church seen from the edge of and from outside the conservation area. As shown by View 29, the Proposed Development would appear slightly broader than the existing Euston Tower. Its height would not exceed that of the existing building but would appear slightly greater due to its enlarged footprint. While the increase in scale would be perceptible, the Proposed Development would appear of equivalent scale to the existing Euston Tower. The increase in scale would be barely perceptible and not noticeable: the Proposed Development would appear of equivalent scale to the existing Euston Tower and the architectural approach to the massing and its sub-division into four slender quadrants would break up the mass – echoing the pinwheel form of the existing building. There would be a marked difference in architectural appearance of the Proposed Development in comparison to the existing Euston Tower as demonstrated by the rendered views. The fine grained well-modulated facades would appear visually rich and site specific – in contrast to the flat and generic International Style architectural treatment of the existing building.

6.30 As demonstrated by View 18 from the south-west corner of Bedford Square, the Proposed Development, like the existing Euston Tower, would be visible with the tensile roof of the Imagination Building to its left, but would not be a noticeable element of the setting of the square. As shown by View 18, while the Proposed Development would be equivalent in height to the existing building, it would appear slightly taller, thanks to its larger footprint, infilling a little more of the roofline between existing foreground chimney stacks. However this very slight increase in visibility would not draw the eye, intrude above the predominant roof line or otherwise interrupte the ordered enclosure of the square. The visibility from Bedford Square would be localised: moving eastwards along the southern edge of the square the visibility of the Proposed Development would quickly disappear behind the foreground roofline as demonstrated by View A22. Moving southwards out of the square there is fleetingly greater visibility of the top of the existing Euston Tower, and therefore also the Proposed Development, beyond the Imagination Building, which recedes moving into the square itself as demonstrated by View 18.

6.31 As demonstrated by views from Tottenham Court Road, the Proposed Development would appear slightly broader than the existing Euston Tower. Its height would not exceed that of the existing building but would appear slightly greater due to its enlarged footprint. While the increase in scale would be perceptible, the Proposed Development

would appear of equivalent scale to the existing Euston Tower and the architectural approach to the massing and its sub-division into four slender quadrants would help to mitigate the visual impact of the increased breadth. There would be a clear change in the visual impact of the Proposed Development on the conservation area in comparison to the existing Euston Tower as a result of its marked difference in architectural appearance. The fine grained, regular bays would provide the facades with a strongly ordered quality and human scale, and the projection of the gridded façade beyond the glazing would provide substantial depth and articulation, giving the facades a sculptural, carved character. The proposed solidity and modulation of the facades, and the material palette and light terracotta tone of the solid elements, have drawn inspiration from the materials and architectural context of Camden and would be indicative of its location within that Borough. The Proposed Development would enhance the architectural quality and legibility of the Euston Tower, marking the major junction of Tottenham Court Road with Euston Road.

6.32 In views from the heavily planted Russell Square, Gordon Square and Tavistock Square, the Proposed Development, like the existing Euston Tower, would be visible in north-westerly views across the squares in relation to the closer UCH Tower. As demonstrated by Views 17 and B21, the Proposed Development would be well screened by trees in views across the square and the impact of its change in form and architectural treatment would not be as noticeable.

Resulting effect on significance

6.33 As described in Section 4, the modern setting to the north of the conservation area is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. The contrast of the conservation area with parts of its now well established post-war and modern setting along Euston Road is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. Where clearly visible, the modern setting seen above the rooflines of the terraces in characterising views through the heart of the conservation area, has eroded the ability to appreciate the uniformity of the townscape and the formal set piece quality of the garden squares and is considered to detract from the ability to appreciate the significance of the conservation area.

6.34 The Proposed Development would not alter the taller modern character of the setting visible from the conservation area and would not noticeably increase the scale of the tall building visible. In the most sensitive views from Bedford Square, the additional visibility of the Proposed Development would be fleeting and very limited; it would not draw the eye or meaningfully impact on the appreciation of the well preserved ordered enclosure to the square – with no effect therefore on its significance.

6.35 Where clearly visible the Proposed Development would noticeably differ in appearance. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine-grained historic facades within the conservation area – in contrast to the flat and generic International Style architectural treatment of the

existing building. The tone of the Proposed Development’s façade materiality has been tested in sensitive views and desaturated appropriately to ensure a neutral but warm appearance and a tone that would complement rather than contrast with the conservation area, and one that would not increase the level of visual distraction that the existing tower has already created. The appearance of the tower would be enhanced by the Proposed Development but, given the scale of visibility, particularly from some of the squares at the heart of the conservation area where it would be well screened by foliage, this would not make a meaningful difference to the impact of the tower on the ability to appreciate the significance of the conservation area.

6.36 While the Proposed Development would not enhance the ability to appreciate the significance of the conservation area it would also not further erode the ability to appreciate the significance of the conservation area. There would be no material impact on the significance of the conservation area and therefore no increased effect. While the Proposed Development would make a change to the setting of the conservation area, its significance would be preserved.

Sensitivity: Medium

Magnitude of impact: None

Effect: no effect

Charlotte Street Conservation Area (LBC)

6.37 The close northern setting of the conservation area comprises taller mid-rise modern development and the Grade II listed BT Tower. Further to the north the Euston Tower is visible with other tall development at Regents Place from Tottenham Court Road and Whitfield Street. The visibility of the Euston Tower is much more limited from within the heart of the conservation area. Where visible, the modern setting seen above the rooflines of the conservation area has eroded the ability to appreciate the fine scale and grain of the townscape and is considered to detract from the ability to appreciate the significance of the conservation area. The sensitivity of the conservation area in relation to its northerly setting is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the conservation area there is also the potential for some of the existing harm to be mitigated by the design of the Proposed Development. The sensitivity as assessed in Section 4 is **Medium**.

Impacts on setting

6.38 As demonstrated by views, from Tottenham Court Road, the Proposed Development would appear slightly broader than the existing Euston Tower. Its height would be equivalent to that of the existing building but would appear slightly greater due to its enlarged footprint at the upper levels. While the increase in mass would be perceptible, the Proposed Development would appear of equivalent scale to the existing Euston Tower and the architectural approach to the massing and its sub-division into four slender quadrants would help to mitigate the visual impact of the increased breadth. There would

be a clear change in the visual impact of the Proposed Development on the conservation area in comparison to the existing Euston Tower as a result of its marked difference in architectural appearance. The fine grained, regular bays would provide the facades with a strongly ordered quality and human scale, and the projection of the gridded façade beyond the glazing would provide substantial depth and articulation, giving the facades a sculptural, carved character. The proposed solidity and modulation of the facades, and the material palette and light terracotta tone of the solid elements, have drawn inspiration from the materials and architectural context of Camden and would be indicative of its location within that Borough. The Proposed Development would enhance the architectural quality and legibility of the Euston Tower, marking the major junction of Tottenham Court Road with Euston Road.

Resulting effect on significance

6.39 As described in Section 4, the modern setting to the north of the conservation area is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. The contrast of the conservation area with parts of its now well established post-war and modern setting along Euston Road is not judged to make any material contribution to the appreciation of the heritage significance of the conservation area. Where clearly visible, the modern setting seen above the rooflines of the terraces in characterising views through the heart of the conservation area, has eroded the ability to appreciate the uniformity of the townscape and the formal set piece quality of the garden squares and is considered to detract from the ability to appreciate the significance of the conservation area.

6.40 The Proposed Development would not alter the taller modern character of the setting visible from the conservation area and would not noticeably increase the scale of the tall building visible.

6.41 The Proposed Development would noticeably differ in appearance. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine-grained historic facades within the conservation area – in contrast to the flat and generic International Style architectural treatment of the existing building. The tone of the Proposed Development’s façade materiality has been tested in sensitive views and desaturated appropriately to ensure a neutral but warm appearance and a tone that would complement rather than contrast with the conservation area, and one that would not increase the level of visual distraction that the existing tower has already created. The appearance of the tower would be enhanced by the Proposed Development but, given the scale of visibility, this would not make a meaningful difference to the impact of the tower on the ability to appreciate the significance of the conservation area.

6.42 While the Proposed Development would not enhance the ability to appreciate the significance of the conservation area it would also not further erode the ability to appreciate the significance of the conservation area. There would be no material impact on the significance of the conservation area and therefore no effect. While the Proposed Development would make a change to the setting of the conservation area, its significance would preserved.

Sensitivity: Medium

Magnitude of impact: None

Effect: no effect

Cleveland Street Conservation Area (WCC)

6.43 The conservation area forms part of the contemporary setting of the Fitzroy Conservation Area to the west of Cleveland Street. This congruent area of contemporary setting contributes particularly strongly to the appreciation of the significance of the conservation area. The existing Euston Tower is not visible from the conservation area. The susceptibility to change of the setting to the north-east of the conservation area is limited by the existing well established taller modern setting and the limited fleeting visibility of the existing Euston Tower on the Site. The sensitivity as assessed in Section 4 is **Medium**.

Impacts on setting

6.44 Like the existing Euston Tower the top of the Proposed Development would be fleetingly visible from the northern edge of the conservation area on Greenwell Street. The Proposed Development would appear slightly broader than the existing Euston Tower. Its height would be equivalent to that of the existing building but would appear slightly greater due to its enlarged footprint at the upper levels. While the increase in mass would be perceptible, the Proposed Development would appear of equivalent scale to the existing Euston Tower. There would be a clear change in the visual impact of the Proposed Development on the conservation area in comparison to the existing Euston Tower as a result of its marked difference in architectural appearance.

Resulting effect on significance

6.45 The Proposed Development would not alter the taller modern character of the setting visible from the conservation area to the north and would not noticeably increase the scale of the tall building visible.

6.46 The Proposed Development would noticeably differ in appearance. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine-grained historic facades within the conservation area – in contrast to the flat and generic International Style architectural treatment of the existing building. The tone of the Proposed Development’s façade materiality would complement the conservation area, and would not increase the level of visual distraction that the existing tower has already created. The appearance of the tower would be enhanced by the Proposed Development but, given the contrast in character with the conservation area, this would not make a meaningful difference to the impact of the tower on the ability to appreciate the significance of the conservation area.

6.47 While the Proposed Development would not enhance the ability to appreciate the significance of the conservation area it would also not further erode the ability to appreciate the significance of the conservation area. There would be no material impact on the significance of the conservation area and therefore no effect. While

the Proposed Development would make a change to the setting of the conservation area, its significance would be preserved.

Sensitivity: Medium

Magnitude of impact: None

Effect: no effect

Harley Street Conservation Area (WCC)

6.48 The existing Euston Tower is not visible from within the conservation area. It is visible in its close setting at the junction of Portland Place and Park Crescent just outside the edge of the conservation area but does not contribute in a meaningful way to the setting of the conservation area. Susceptibility to change of the conservation area’s setting to the north-east is therefore judged to be low. The sensitivity as assessed in Section 4 is **Medium**.

Impacts on setting

6.49 As demonstrated by View A20, the Proposed Development, like the existing Euston Tower, would be visible from Park Crescent at the junction with Portland Place but its visibility would not be noticeably increased in comparison with the existing Euston Tower. The Proposed Development would be visible from the very north-east corner of the conservation area, where the existing Euston Tower is not currently visible, due to the increased footprint of the Proposed Development towards Euston Road and it would be therefore slightly more visible from the very northern end of Great Porland Street in relation to other tall modern development at Regent’s Place, in particular No.338 Euston Road. While there would therefore be a slight increase in the impact of the Proposed Development on the setting of the conservation area this would be a very limited impact on its edge looking out of the conservation area and the vast majority of the conservation area would remain unaffected.

6.50 Where visible the Proposed Development would have an equivalent scale of impact to the existing Euston Tower or be seen beyond the existing well-established taller modern townscape of Regent’s Place to the north of the conservation area and would not materially change the character of its setting. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine-grained historic facades within the conservation area.

Resulting effect on significance

6.51 The Proposed Development would have very limited visibility from the north-eastern edge of the conservation area with very limited impact on its setting.

6.52 There would be no material impact on the significance of the conservation area and therefore no effect. While the Proposed Development would make a change to the setting of the conservation area, its significance would be preserved.

Sensitivity: Medium

Magnitude of impact: None

Effect: no effect

Listed Buildings and Registered Parks and Gardens

Regent’s Park

- 6.53

This assessment covers the landscape of Regent’s Park within both the WCC and the LBC and includes Park Square Gardens and Crescent Gardens to the south-east of the main area of the park.
- 6.54

Beyond the perimeter of the park, modern tall buildings including the Euston Tower and the BT Tower are a clearly legible aspect of the setting to the south-east, signifying the park’s location now in the heart of the modern city. The contrast of the park and its enclosing Nash terraces with the now well-established cluster of taller post-war and modern buildings in its close setting to the south-east is not judged to make any material contribution to the appreciation of the heritage significance of the park. The scale and proximity of the modern setting seen above the treeline of the park, and the rooflines of the historic terraces in characterising views across the park, has eroded the ability to appreciate the pastoral, picturesque intent of the original design and is considered to detract from the ability to appreciate the significance of the park. The sensitivity of the park in relation to its sensitivity to the south-east of the park is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the park, this is limited by its integration in an existing tall building cluster and there is also the potential for some of the existing harm to be mitigated by the design of the Proposed Development.

Impacts on setting

- 6.55

As demonstrated by the ZVI in Appendix C, the Proposed Development, like the existing Euston Tower, would be widely visible across the park, and from Park Square and Park Crescent. The ZVI does not allow for trees but as demonstrated by modelled views from the park, the Proposed Development would screened by trees within and on the perimeter of the park from some locations and would be less widely visible than suggested by the ZVI. The ZVI indicates some potential visibility from the eastern part of the LBC Regents Park Conservation Area to the east of Albany Street.
- 6.56

Where visible, the Proposed Development would appear at medium range in views from the park. As for the existing Euston Tower, it would contrast with the open character of the historic landscape and with scale, grain and character of the historic townscape on the perimeter of the park. It would however be consistent with the existing character of south-easterly setting of the park, appearing as part of the background group of post-war and modern development within Regent’s Place and around the junction of Euston Road and Tottenham Court Road-Hampstead Road, separate and distinct from the historic character of the park and its enclosure.
- 6.57

The Proposed Development would appear slightly broader than the existing Euston Tower. Its height would be equivalent to that of the existing building. In views from the north-west of the Site across Regent’s Park the increased breadth of the northern face of the Proposed Development where the footprint has been extended to address Hampstead Road would be visible and it is from this

direction that the Proposed Development appears at its broadest. The architectural approach to the massing and its sub-division into four distinct and slender quadrants would help to mitigate the visual impact of the increase in breadth – echoing the pinwheel form of the existing tower but, through the strong verticality of the ‘breathing spines’, accentuating the legibility of the vertical sub-division of the form in comparison to the existing building. While the increase in the breadth of the tower would be perceptible, the scale of the impact of the Proposed Development on the park would not be materially increased.

- 6.58

There would be a clear change in the visual impact of the Proposed Development on the park in comparison to the existing Euston Tower as a result of its marked difference in architectural appearance. The sub-division of the mass of the Proposed Development into four slender quadrants, separated by clearly defined vertical ‘breathing spines’, would effectively break up its overall scale and provide a vertical emphasis to the massing. The inclined facades would reduce the mass of the Proposed Development at the upper levels, further differentiate the four quadrants and provide the building with a dynamic form. The larger scale expression of the double height cut-outs would provide additional legible points of visual focus in middle distance views. The fine grained well-modulated facades would appear visually rich and textured – in contrast to the flat and generic International Style architectural treatment of the existing building. The Proposed Development would enhance the architectural quality on the Site.
- 6.59

The sub-division of the form and inclined planes would create a distinctive form on the skyline and the fine grained well-modulated facades would appear visually rich and site specific – in contrast to the flat and generic International Style architectural treatment of the existing building. The Proposed Development would enhance the architectural quality and legibility of the Euston Tower, marking the major junction of Euston Road and Hampstead Road/ Tottenham Court Road.
- 6.60

The Park Villages are set in densely wooded landscape that screens views of development beyond. As demonstrated by View 8, on the eastern edge of the estate there are clear views southwards along Park Village East in which the Proposed Development, like the existing Euston Tower, would be visible seen with the Triton Building and the BT Tower.

Resulting effect on significance

- 6.61

As described in Section 4, the modern setting to the north of the conservation area is not judged to make any material contribution to the appreciation of the heritage significance of the park. The scale and proximity of the modern setting seen above the treeline of the park, and the rooflines of the historic terraces in characterising views across the park, has eroded the ability to appreciate the pastoral, picturesque intent of the original design and is considered to detract from the ability to appreciate the significance of the park.
- 6.62

The Proposed Development would not alter the taller modern character of the setting visible from the park and would not noticeably increase the scale of the impact of the Proposed Development in comparison to the existing Euston Tower.

- 6.63

However, the Proposed Development would noticeably differ in appearance. The fine grained well-modulated facades would appear visually rich and site specific, in contrast to the flat and generic International Style architectural treatment of the existing building. The tone of the Proposed Development’s façade materiality has been tested in sensitive views and desaturated appropriately to ensure a neutral but warm appearance and a tone that would not increase the level of visual distraction that the existing tower has already created. The appearance of the tower would be enhanced by the Proposed Development but, given the scale and widespread visibility of the Proposed Development from the park, this would not make a meaningful difference to the impact of the tower on the ability to appreciate the significance of the park.
- 6.64

While the Proposed Development would not enhance the ability to appreciate the significance of the park it would also not further erode the ability to appreciate the significance of the conservation area. There would be no material impact on the significance of the park and therefore no effect. While the Proposed Development would make a change to the setting of the park, its significance would be preserved.
- Sensitivity: Medium
- Magnitude of impact: None
- Effect: no effect

Fitzroy Square

- 6.65

Congruent areas of contemporary setting contribute particularly strongly to the appreciation of the significance of the listed building group forming the square as part of the coherent wider Georgian townscape within the Fitzroy Square Conservation Area. However, the setting of the square is also characterised by the visibility of taller more modern townscape, to the north along Euston Road (which includes the existing Euston Tower and other buildings in Regent’s Place, and the University College Hospital), and to the south with the visibility of the BT Tower. The sensitivity to the north of the square is limited by the existing well established taller modern setting. While there is the potential for the Proposed Development to further detract from the ability to appreciate the significance of the listed buildings enclosing the square there is also the potential for some of the existing harm to be mitigated by the design of the Proposed Development. The sensitivity of the listed buildings enclosing the square as assessed in Section 4 is **Medium**.

Impacts on setting

- 6.66

As the ZVI in Appendix C indicates the Proposed Development would be visible, as the existing Euston Tower is, from the majority of Fitzroy Square. As demonstrated by View 19, as for the existing Euston Tower, the Proposed Development would be a prominent feature in views across the square, partly screened by trees in winter and more heavily obscured by foliage in spring autumn and winter.
- 6.67

Where visible, the Proposed Development would appear at close range in views from the square rising well above the roofline of the foreground terraces. It would strongly contrast with the scale, grain and character of the late 18th and early 19th century classical terraces enclosing the of the square. It would however be consistent with the existing character of northerly setting of the square, appearing as part of the background group of post-war and modern development within Regent’s Place, separate and distinct from the lower scale historic terraces.
- 6.68

The Proposed Development would appear slightly broader than the existing Euston Tower. Its height would be equivalent to that of the existing building but would appear slightly greater due to its enlarged footprint at the upper levels. While the increase in scale would be perceptible, the scale of the impact of the Proposed Development on the square would be equivalent to that of the existing Euston Tower. The architectural approach to the massing and its sub-division into four slender quadrants would help to mitigate the visual impact of the tower’s increased breadth.
- 6.69

There would be a clear change in the visual impact of the Proposed Development on the square in comparison to the existing Euston Tower as a result of its marked difference in architectural appearance. The treatment of the Proposed Development’s facades would be appreciated in detail at this relatively short distance; the fine grained, regular bays would provide the facades with a strongly ordered quality and human scale, and the projection of the gridded façade beyond the glazing would provide substantial depth and articulation, giving the facades a sculptural, carved character. The proposed solidity and modulation of the facades, and the material palette and light terracotta tone of the solid elements, have drawn inspiration from the materials and architectural context of Camden and would be indicative of its location within that Borough. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine grained historic facades within the conservation area – in contrast to the flat and generic International Style architectural treatment of the existing building.
- 6.70

While the enclosing building facades to Fitzroy Square itself are in Portland Stone and stucco, warmer brick tones characterise the flanks of the listed terraces and numerous terraces within the wider conservation area outside Fitzroy Square. The material palette of the Proposed Development has been tested during the design development and as a result of discussion with LBC and HE officers its tone has been desaturated to a neutral earthy appearance that would complement the existing townscape in the borough – but would have a sense of increased warmth drawn from the local context in contrast to the grey highly glazed commercial palette of the existing ‘international style’ tower. The light terracotta tone of the Proposed Development would be complementary to the warmer
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tones of the stock brick terraces within the wider conservation area. In views from Fitzroy Square the distinction between the light-coloured listed terraces and the Proposed Development beyond would remain clear through the change in tone.

Resulting effect on significance

- 6.71 As described in Section 4, the modern setting to the north of the square is not judged to make any material contribution to the appreciation of the heritage significance of the listed buildings enclosing the square. The scale and proximity of the modern setting seen above the rooflines of the terraces in characterising views across Fitzroy Square, has eroded the ability to appreciate the uniformity of the townscape and the formal set piece quality of the square as a complete composition and is considered to detract from the ability to appreciate its significance.
- 6.72 The Proposed Development would not alter the taller modern character of the setting visible from the square and, while some change would be perceptible, it would not noticeably increase the scale of the tall building visible.
- 6.73 The Proposed Development would noticeably differ in appearance. The fine grained well-modulated facades would appear visually rich and site specific, complementing the fine-grained historic facades of the listed buildings – in contrast to the flat and generic International Style architectural treatment of the existing building. The tone of the Proposed Development’s façade materiality would complement rather than contrast with the listed buildings. The complementary texture and visual richness of the Proposed Development would decrease the level of contrast between the foreground and its setting and would not increase the visual distraction that the existing tower has already created. The appearance of the tower would be enhanced by the Proposed Development but, given the scale and proximity of visibility of the tower from the square, this would not make a meaningful difference to the impact of the tower on the ability to appreciate the significance of the listed buildings.
- 6.74 While the Proposed Development would not enhance the ability to appreciate the significance of the listed buildings enclosing the square it would also not further erode the ability to appreciate the significance of the listed buildings. There would be no material impact on the significance of the conservation area and therefore no increased effect. While the Proposed Development would make a change to the setting of the listed buildings enclosing the square, their significance would be preserved..

Sensitivity: Medium
Magnitude of impact: None
Effect: no effect

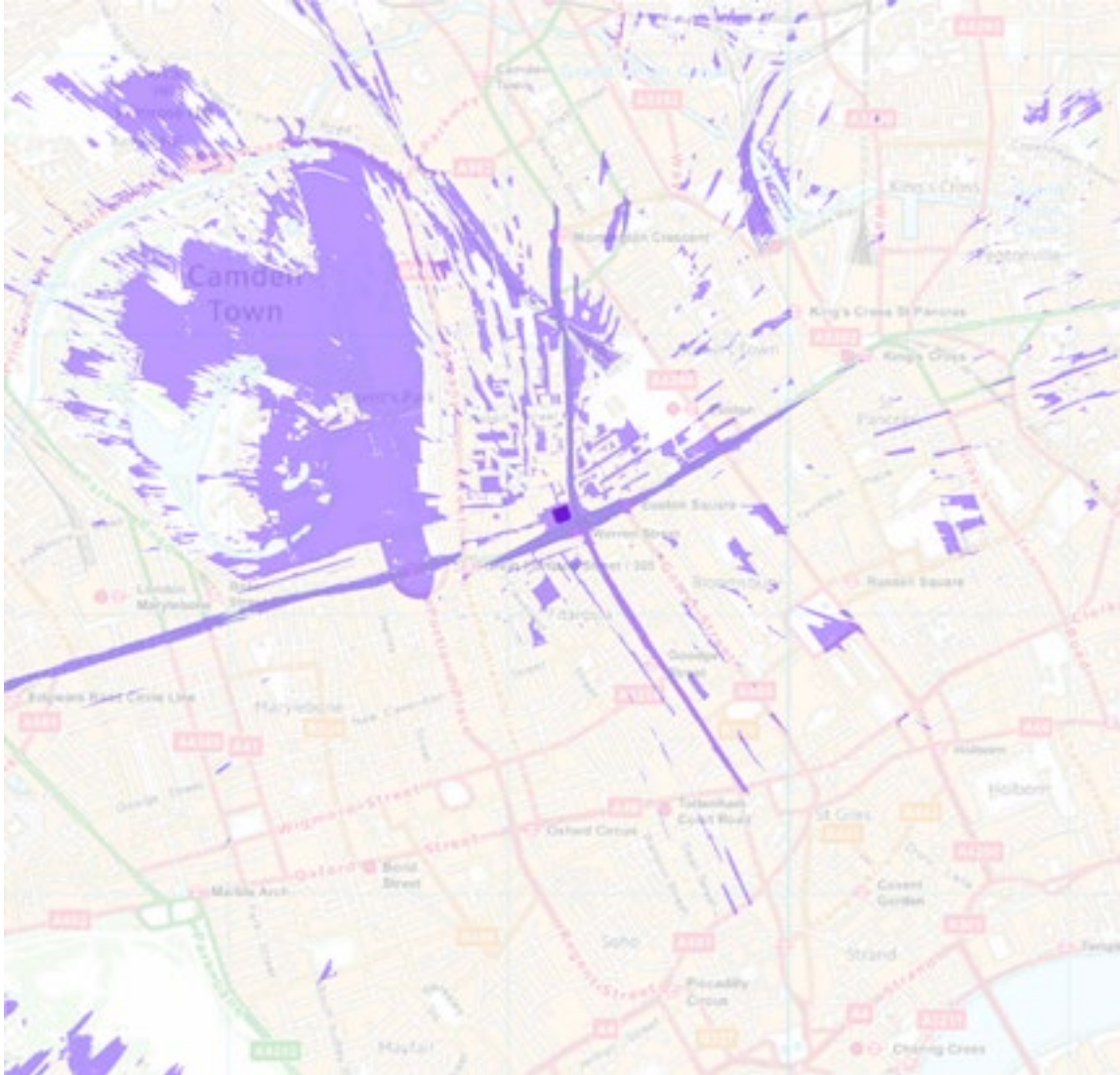
BT Tower (Grade II)

- 6.75 The BT Tower is widely visible across north London, one of the most prominent landmarks in the West End. It is seen in conjunction with London’s tall buildings as part of the iconic skyline in panoramic views across the city. Its instantly recognisable landmark status contributes to its significance. Such is the distinctiveness of the form that the BT Tower is recognisable even when its entire silhouette is not revealed. The existing Euston Tower has been a long-standing part of the BT Tower’s setting to the north. It is often seen in conjunction with the BT Tower in views from the north and north-east from Primrose Hill and Regents Park, the two buildings being the tallest elements in the townscape of this part of London. The two buildings are visible together in views from Hampstead Road.
- 6.76 To the north of the railway line on Hampstead Road the BT Tower is concealed behind the existing Euston Tower. Crossing the railway line, the BT Tower is progressively revealed from behind the silhouette of the closer existing Euston Tower, as demonstrated by the views in Figure 6.1. As demonstrated by the ZVI analysis of the BT Tower in Figure 6.2, the Proposed Development would reduce the visibility of the BT Tower from the northern part of Hampstead Road. The increase in the footprint of the Proposed Development in comparison to the existing tower would reduce the visibility of the BT Tower over a length of about 100m of Hampstead Road and the BT Tower would be progressively revealed in views from Hampstead Road to the south of the railway crossing approximately 100m to the south of where this happens now. The BT Tower would retain its visibility and legibility from the southern end of Hampstead Road at the locations of the likely exit points from the future Euston HS2 Station – as demonstrated by Views 9, 10 and 11 in the visual assessment, selected in agreement with LBC officers.

Figure 6.1: The BT tower is revealed beyond the existing Euston Tower



Figure 6.2: ZVI of the BT Tower with existing Euston Tower on the left and with the Proposed Development on the right



6.77 The form and appearance of the Proposed Development would be altered in views in which the BT Tower and Euston Tower are seen together on the skyline. The loss of the existing form of the Euston Tower, dating from 1970, would remove a contemporary tall building from the setting of the listed tower.

Resulting effect on significance

6.78 The BT Tower would remain widely visible. The loss of its visibility behind the Proposed Development from a short stretch at the railway crossing on Hampstead Road would not affect any significant designated views. The stretch of Hampstead Road at which visibility would be lost is very mixed in townscape quality. The existing BT Tower does not contribute strongly to the composition of the views from this stretch of Hampstead Road, and it is therefore the closer, more prominent, existing Euston Tower which creates the strong focal point in views southwards towards central London.

6.79 There would be a clear change in the appearance of the Proposed Development in comparison to the existing Euston Tower. The proposed solidity and modulation of the facades, and the material palette and light terracotta tone of the solid elements, have drawn inspiration from the materials and architectural context of Camden and would enhance the architectural quality and legibility of the Euston Tower, marking the major junction of Tottenham Court Road with Euston Road. The Proposed Development would be a worthy replacement landmark building.

6.80 At the future HS2 exits from Euston Station, where there will be the greatest need for the legibility of the BT Tower with the Proposed Development, together marking a point of arrival into central London, the BT Tower would remain visible with its full silhouette legible.

6.81 The existing Euston Tower is a mediocre and very late example of an International Style office building; its architectural quality is, at best, unremarkable. The Euston Tower is not critically acclaimed as a distinguished work of architecture, has limited skyline presence and has not achieved the iconic status of other better examples of tall structures from this period. It does not have the instant recognisability of the BT Tower as a landmark for London. The loss of the contemporary relationship between the Euston Tower and the BT Tower would not be significant.

6.82 In conclusion while some visibility of the BT Tower would be lost, its visibility and recognisability at the key wayfinding points of the future HS2 station exits would be maintained. The erosion of visibility to a stretch of Hampstead Road where the existing Euston Tower is actually the focal point and wayfinding marker, is not considered to be significant in the context of the extent of the wider visibility of the BT Tower as a whole and would not be materially harmful to the significance of the BT tower as a listed building.

6.83 While the Proposed Development would make a change to the setting of the BT Tower, there would be no material impact on the significance of the listed building and therefore no effect. The significance of the BT Tower would be preserved.

Sensitivity: Medium

Magnitude of impact: None

Effect: no effect

NPPF Assessment

6.84 For the reasons detailed in the individual assessments, supported by the narrative accompanying the relevant verified views, it is considered that the Proposed Development’s design would minimise the perceptible increase in the footprint of the tower and enhance its architectural appearance to better complement the historic townscape in its setting. While the enhanced architectural treatment would mitigate the visual and townscape effects of the Proposed Development in comparison to the existing Euston Tower, effects on the significance of heritage assets would not be altered in comparison to the existing tower in EIA terms.

6.85 However, the existing levels of ‘harm’ to significance in NPPF terms, caused by the existing Euston Tower, would not be removed or materially reduced by the Proposed Development. The Proposed Development would therefore continue to give rise to ‘harm’ in NPPF terms to the significance of heritage assets in the study area. This harm is in all instances judged to be at the same scale as that caused by the existing Euston Tower, which is ‘less than substantial’, generally at the lower end of the scale but in some instances at the middle of that scale.

6.86 The Proposed Development would continue to give rise to less than substantial harm in the middle of the range to the following assets:

- Fitzroy Square Conservation Area
- Nos.1,1A, 2-8 Fitzroy Square and the London Foot Hospital (Nos.33-40 Fitzroy Square) (Grade I)
- Nos.11, 12, 15-19, 20-32 Fitzroy Square (Grade II*)
- Nos.1-8 and 9 and 10 St Andrew’s Place (Grade I)

6.87 The Proposed Development would continue to give rise to less than substantial harm at the lower end of the range to the following assets:

- LBC Bloomsbury Conservation Area
- LBC Regent’s Park Conservation Area
- WCC Regent’s Park Conservation Area
- Regent’s Park RPG (Grade I)
- Nos.1-10 Cambridge Terrace (Grade I)
- Nos.1-6 Park Crescent (east side) (Grade I)
- Church of St Mary Magdalene (Grade II*)
- Nos.1-10 Cambridge Gate (Grade II*)
- Nos.56, 58-62 and 63-68 Warren Street (Grade II)

6.88 The remaining heritage assets would not be harmed by the Proposed Development.

Table 6.1: Assessment of Listed Structures

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
Regent’s Park Group				
Grade I				
1	Holy Trinity Church <i>Sensitivity: Medium to high</i>	The Proposed Development would be located to the E of the Church, at the eastern edge of Regent’s Place, replacing the existing 36-storey 1970s Euston Tower with a building which would have a slightly increased perceived breadth and height.. However, the Proposed Development would not alter the character of the more modern setting of the Church E along Euston Road at Regent’s Place. This is appreciated in View 16, and View A21, in which the top of the Proposed Development is seen behind the Church from the junction of Marylebone Road and Euston Road, appearing slightly taller than the existing Euston Tower, and seen beyond existing large modern buildings within Regent’s Place which lie closer to the Church. The Proposed Development would introduce a warmer tone building in the backdrop of the view E, the light terracotta tone of the Proposed Development would be more complementary to the local setting within Camden and would introduce greater visual interest, and a more harmonious material palette, in the wider setting of the Church. It would relate more positively to the stone church in comparison to the existing cool, grey tones of the heavily glazed International Style 1970s Euston Tower at the Site. This would be appreciated in the longer range views, such as View B13 which demonstrates how the warmer tone of the building would contrast more calmly in the backdrop of the views E. The close setting of the Church would be unchanged, and in the best and principal views directly towards its front portico, the Proposed Development, as currently, would not be seen. The character of the church’s setting would be maintained.	The relationship between Holy Trinity Church and Nash’s Regent’s Park Estate as part of a contemporary early C19 townscape would be maintained. The Proposed Development, like the existing Euston Tower, would be peripheral to the most significant views of the primary elevation of the church on Euston Road. The slight increase in the perceived height and breadth of the Proposed Development in the more incidental views W to E in comparison to the existing Euston Tower, as a result of the increase in the footprint of the building, would not change the taller modern character of the E setting of the church or the existing relationship between the early C19 church and its more modern, juxtaposing setting to the E on Euston Road, outside of the historic Nash townscape. In View 16, while the increase in scale would be perceptible, the Proposed Development would remain within the treeline and below the height of the cupola. The scale of the impact of the Proposed Development on the Holy Trinity Church would be equivalent to that of the existing Euston Tower. For much of the year, trees on Euston Road would obscure the upper elements of the Church and the Proposed Development to the E when viewed from this position. The ability to recognise and appreciate the key features of Soane’s Holy Trinity Church that contribute to its significance would be preserved. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of Holy Trinity Church, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
2	Nos.1-3 Albany Terrace and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of Nos.1-3 Albany Terrace, at the eastern edge of Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height. The Proposed Development would not alter the character of the more modern setting to the E along Euston Road which has been long-established by the campus of large-scale redeveloped buildings at Regent’s Place, formerly the Euston Centre. The change in width and breadth of the building would not alter that existing character and eastern setting of Nos.1-3 Albany Terrace. The close setting of Nos.1-3 Albany Terrace would be unchanged, and in the best and principal views directly towards the terraces, the Proposed Development, as currently, would not be seen. The character of the setting of Nos.1-3 Albany Terrace would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of Nos.1-3 Albany Terrace, beyond and distinct from these listed buildings, the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park. The relationship between Nos. 1-3 Albany Terrace and Nash’s Regent’s Park Estate as part of a contemporary early C19 townscape would be maintained. The Proposed Development, like the existing Euston Tower at the Site, would be peripheral to the most significant views to the primary elevation of Nos.1-3 Albany Terrace at Euston Road. The slight increase in the perceived height and breadth of the Proposed Development in the more incidental views W to E in comparison to the existing Euston Tower, as a result of the increase in the footprint of the building, would not change the taller modern character of the E setting. The scale of the impact of the Proposed Development on Nos.1-3 Albany Terrace would be equivalent to that of the existing Euston Tower. The ability to recognise and appreciate the key features of No.1-3 Albany Street, and to appreciate the terrace’s relationship with the wider Nash Estate that contribute to its significance would both be preserved. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of Nos. 1-3 Albany Terrace, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
3	Nos.13-24 Park Square East including The Diorama and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of Nos.13-24 Park Square East and The Diorama which line the E edge of Park Square Gardens, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height . Although slightly larger than the existing Euston Tower at the Site, it would not change the character of the wider setting of these Nash Regent’s Park Estate buildings, which has a long-established more modern, and larger scale wider setting. In long views across Regent’s Park, where these terraces are glimpsed through the perimeter trees, the Proposed Development would introduce a slightly broader background element, as it would in View 7 looking along the southern side of the Park and including these listed buildings to a small extent in the middle distance.	The Proposed Development would not alter the existing wider setting of tall and taller post-war and modern buildings to the E of Park Square East and The Diorama, beyond and distinct from these listed buildings, the group of other Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park itself. This is shown in views such as View 7, in which the Proposed Development - as is the case with the existing Euston Tower - would be visible in the middle distance, forming part of a group of post-war and modern buildings which would be clearly separate from Nos. 13-24 Park Square East including the Diorama (seen to a very small extent in this view, in the middle distance through trees), as well as Regent’s Park and the other buildings associated with it. The relationship of Nos. 13-24 Park Square East including the Diorama to these other heritage assets which form an important aspect of their setting would be unaffected by the Proposed Development. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
4	Nos.31 and 33 Albany Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located at Regent’s Place to the E of the Albany Street listed buildings, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height . In direct views looking west towards the main frontages of Nos.31 and 33 Albany Street, the Proposed Development would be to the rear and so not seen in conjunction with the listed buildings. The Proposed Development at the Site would be of an equivalent height to the existing 36-storey 1970s Euston Tower, and as such would not introduce a new tall building to the wider setting of Albany Street. The increased perceived scale of the Proposed Development would introduce a broader building in the Albany Street listed building’s E setting, although this would be within the existing character of a contrasting wider setting. The existing character of the wider setting would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller post-war and modern buildings to the E of Nos.31-33 Albany Street, beyond and distinct from these listed buildings, the group of largely Nash and Burton terraces which comprise the immediate setting of these George Thompson terraces adjacent to the Regent’s Park Crown Estate development of the early C19, and Regent’s Park. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact:</i> None	No effect
5	No.9 and 10 St Andrew’s Place; Nos.1-8 St Andrew’s Place and attached railings <i>Sensitivity: Medium to high</i>	The Proposed Development would be located to the E of St Andrew’s Place at Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height . It would be seen, as the existing Euston Tower is, beyond the area of St Andrew’s Place in views from the Outer Circle and west along St. Andrew’s Place, as well as in more distant views from within Regent’s Park to the W. in the closer views, the Proposed Development would appear directly behind the listed buildings, in the middle distance and beyond the closer modern taller building at One Osnaburgh Street. In longer views, the Park-side and adjacent terraces are glimpsed beyond the perimeter tree line with a backdrop of taller and tall buildings, including the towers of the Regent’s Park Estate, the Triton Building, the existing Euston Tower, One Osnaburgh Street and the BT Tower in the background of the views. The change at the Site would not alter this long-established, existing character of tall, modern buildings in the backdrop to the Park side terraces, which includes St Andrew’s Place.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of St Andrew’s Place, beyond and distinct from these George Thompson and John Nash designed houses, the wider group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park itself. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact:</i> None	No effect
6	Royal College of Physicians <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of the Royal College of Physicians at Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height. . In views from the Outer Circle and St. Andrew’s Place, the Proposed Development would appear in the middle distance, behind the listed building in some cases, seen beyond the closer modern taller building at One Osnaburgh Street. In views towards the College from Albany Street, which is not the principal and best view of the building, the Proposed Development would be to the rear and so not seen in conjunction with the listed building. The change at the Site would be similar to the scale of the existing 36-storey 1970s Euston Tower, and as such would not introduce a new character to the wider setting of the College. The extent of the visual relationship between the setting of the College and the Proposed Development would not differ from that with the existing Euston Tower at the Site.	The Royal College of Physicians is a post-war building of robust appearance, already seen in the wider context of tall modern development. The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of the Royal College of Physicians, beyond and distinct from the listed building’s immediate setting within the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park itself. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact:</i> None	No effect
7	Nos.1-10 Cambridge Terrace <i>Sensitivity: Medium</i>	The Proposed Development would be located to the SE of Cambridge Terrace at Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height It would be seen, as the existing Euston Tower is, from points to the south of the Terrace on the Outer Circle - where it would be seen in the middle distance, with a considerably lower apparent height than the Terrace and further away than One Osnaburgh Street - and would be seen beyond the roofline of the Terrace in more distant views from Regent’s Park. In these latter views, the Park terraces are glimpsed beyond the perimeter tree line with a backdrop of taller and tall buildings, including the towers of the Regent’s Park Estate, the Triton Building, the existing Euston Tower, One Osnaburgh Street and the BT Tower. As such the changes at the Site, would not alter this long-established, existing character of tall, modern buildings in the backdrop to the Park side terraces, which includes Cambridge Terrace. This relationship is seen in View 5.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the SE of Cambridge Terrace, beyond and distinct from these listed buildings, the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact:</i> None	No effect
8	No.1-42 Chester Terrace and attached railings and linking arches <i>Sensitivity: Medium</i>	The Proposed Development would be located to the SE of Chester Terrace at Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height. It would be seen, as the existing Euston Tower is, beyond the roofline of the Terrace in more distant views from Regent’s Park. In these views, the Park terraces are glimpsed beyond the perimeter tree line with a backdrop of taller and tall buildings, including the towers of the Regent’s Park Estate, the Triton Building, the existing Euston Tower, One Osnaburgh Street and the BT Tower. As such the changes at the Site, would not alter this long-established, existing character of tall, modern buildings in the backdrop to the Park side terraces, which includes Chester Terrace. This relationship is seen in View 5.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the SE of Chester Terrace, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these are part, and Regent’s Park. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact:</i> None	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
9	Nos.1-6 Park Crescent, 8-14 Park Crescent and 98 Portland Place; Nos.18-26 Park Crescent (including the former No.27), 83 Portland Place <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of Park Crescent, at Regent’s Place. It would be visible in the backdrop of some views of these listed buildings, in a similar manner to the existing 1970s Euston Tower at the Site. It would introduce a building which would have a slightly increased perceived breadth and height compared to the existing Euston Towerand this would slightly increase its level of visibility above the roofline of the terraces in the view E, as shown in View A20. The Proposed Development would not introduce a wholly new element in the background of the view E, it would maintain the existing backdrop of tall, modern C20 and C21 buildings seen beyond Park Crescent and the CA to the E.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of Park Crescent, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these are part, and Regent’s Park. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
10	14-26 Ulster Place <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of Ulster Place, beyond the junction of Marylebone Road and Euston Road at Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height. The Proposed Development would be visible in the middle distance in conjunction with Ulster Place in views E, seen in a similar manner to the existing Euston Tower. The Proposed Development would not introduce a wholly new element in the background of the views E, it would maintain the existing backdrop of tall, modern C20 and C21 buildings seen to the E of Ulster Place.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of Ulster Place, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these listed buildings are part, and Regent’s Park. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
11	Nos.1-12 Park Square West <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of the Park Square West terraces, beyond the junction of Marylebone Road and Euston Road at Regent’s Place. It would replace the existing Euston Tower with a building which would have a slightly increased perceived breadth and height. The Site is to the rear of the views towards the main frontages of Park Square West, as such the Proposed Development would not be visible in conjunction with the main frontages of the listed terraces of Park Square West in direct views towards them. The Proposed Development would be, in a similar manner to the existing 1970s Euston Tower at the Site, a tall building in the wider setting to the E..	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of Park Square West, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these listed buildings are part, and Regent’s Park. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
12	Nos.1-17 Ulster Terrace <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of Ulster Terrace, visible – as the existing 36-storey 1970s Euston Tower is – in the views E along the Outer Circle adjacent to Regent’s Park and within the WCC Regent’s Park CA. This is seen in View 7, whereby the Proposed Development is seen at the termination of the view, with the Ulster Terrace buildings to the right. The Proposed Development would maintain the presence of a tall building in the wider setting to the E, equivalent in the scale of its impact to the existing Euston Tower on the Site. The Proposed Development would introduce a warmer tone to the backdrop of the Regent’s Park terraces, the light terracotta tone in reference to its Camden location and a more complimentary colour in relation to the warm cream stucco of the Nash terraces.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of Ulster Terrace, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these listed buildings are part, and Regent’s Park.. As shown in View 7, the visibility of the Proposed Development in the middle distance as part of an established cluster of taller modern development, clearly separate and distinct from Regent’s Park and Ulster Terrace on its perimeter in the foreground, would be consistent with the existing character of such views in which the nature of the local and wider modern context outside the Park can be appreciated. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
13	21 and 22 York Terrace East; Doric Villa; 1-18 York Terrace East; 1-33 York Terrace West; 34 York Terrace West; 35-46 York Terrace West <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of the York Terrace East and West buildings. As demonstrated by the ZVI (Appendix C), the Proposed Development would be visible looking east along York Terrace East and West, and along the Outer Circle, as is the existing Euston Tower on the Site. View A15 illustrates the appearance of the Proposed Development in views with these listed buildings looking east along the Outer Circle; it would appear in the middle distance and, while it would represent a slight increase in the perceived breadth and height of the building on the Site as seen in this view, it would be consistent with the existing character of the view.. It would be seen to lie within the existing group of tall buildings that includes One Osnaburgh Street and the Triton Building at Regent’s Place. The character of the wider setting of the York Terrace East buildings would be sustained, as the C20 and C21 buildings form a long-established townscape contrast to the Regent’s Park Nash buildings.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of York Terrace East and York Terrace West, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these buildings are part, and Regent’s Park. There would be no change to the close setting of these listed buildings. The Proposed Development would maintain the character of taller buildings of a modern architectural design, within Regent’s Place at Euston Road beyond the Nash park-side estate. The ability to appreciate the heritage significance of the listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
14	1-5 Regent’s Park (York Gate) <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of these listed buildings, beyond the junction of Marylebone Road and Euston Road at the E edge of Regent’s Place. In the most direct views towards 1-5 Regent’s Park, immediately in front of them from York Gate, the Proposed Development would not be seen – as demonstrated in the ZVI (Appendix C). In other views that would include these listed buildings and the Proposed Development, e.g. from York Terrace West, the Proposed Development would maintain the character of the existing wider setting to the E at Regent’s Place, whereby the existing 36-storey Euston Tower occupies the Site. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in such views, compared to the existing Euston Tower.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of 1-5 York Gate, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these listed buildings are part, and Regent’s Park. There would be no change to the close setting of the 1-5 York Gate, and the character of the wider setting to the E, whereby there is already a tall building at the Site, would be maintained. The ability to appreciate the heritage significance of the listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
15	8-12 Regent’s Park (York Gate) <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of these listed buildings, beyond the junction of Marylebone Road and Euston Road at the E edge of Regent’s Place. In the best, direct views towards the main frontages of 8-12 Regent’s Park from York Gate, the Site is to the rear and as such would not be seen in conjunction with them. In views looking east and taking in the listed buildings more obliquely, the Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in such views, compared to the existing Euston Tower. The Proposed Development would maintain the character of the existing wider setting to the E at Regent’s Place, whereby the existing 36-storey Euston Tower occupies the Site.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of 8-12 York Gate, beyond and distinct from the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, of which these listed buildings are part, and Regent’s Park. The Proposed Development would not be seen in conjunction with direct views towards the main frontages of 8-12 Regent’s Park. There would be no change to the close setting of the 8-12 York Gate, and the character of the wider setting to the E, whereby there is already a tall building at the Site, would be maintained. The ability to appreciate the heritage significance of the listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
16	Church of St Marylebone <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of this listed building, beyond the junction of Marylebone Road and Euston Road at the E edge of Regent’s Place. In views E, the Proposed Development would introduce a new termination to the view in the middle distance, although it would maintain the landmark quality of the 36-storey 1970s building already at the Site. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in such views, compared to the existing Euston Tower.	There would be no change to the close setting of the Church, and the character of the wider setting to the E, whereby there is already a tall building at the Site, would be maintained. The ability to appreciate the heritage significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
Grade II*				
17	No.2 Marylebone Road and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of this listed building, beyond the junction of Marylebone Road and Euston Road at the E edge of Regent’s Place. In views E, such as Views 16 and A21, the top of the Proposed Development would be seen behind the Holy Trinity Church, beyond existing large modern buildings within Regent’s Place which lie closer to the listed building.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of No.2 Marylebone Road, beyond and distinct from this listed building, the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19 to its west, and Regent’s Park. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
18	St Mary Magdalene Church <i>Sensitivity: Medium</i>	The Proposed Development would be located to the SE of the Church, replacing the existing Euston Tower. Although not taller than the maximum height of the existing Euston Tower, the increased footprint of the building would result in a slight increase in the perceived breadth and height of the Proposed Development. However, the Proposed Development would not alter the character of the more modern setting of the Church SE along Euston Road and within Regent’s Place, or the close setting of the Church at Munster Place. This is appreciated in View A16, whereby the Proposed Development is seen to the rear of the Church from this position at Munster Square, appearing slightly taller than the existing Euston Tower. The Proposed Development would introduce a warmer coloured building in the backdrop of the view SE, the light terracotta tone of the Proposed Development would be more complementary to the local setting within Camden. It would relate more positively to the stone church and adjacent red brick school annexe in comparison to the existing cool, grey tones of the heavily glazed International Style 1970s Euston Tower at the Site.	The Proposed Development would not alter the existing local setting of tall and taller buildings to the SE of St Mary Magdalene Church. The Proposed Development would maintain the juxtaposing and varied setting of the church, informed by the largely Nash and Burton early C19 townscape of Regent’s Park to the W, the post-war Regent’s Park Estate to the N, and the post-war larger-scale townscape of Regent’s Place – which includes the existing Euston Tower - to the SE. The ability to appreciate the heritage significance of the Church would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
19	The Holme <i>Sensitivity: Medium</i>	The Proposed Development would be seen in relation to The Holme as a background element, beyond the perimeter of the Park to the E in the middle distance, and replacing the existing Euston Tower on the Site. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in such views, compared to the existing Euston Tower. This visibility in conjunction with The Holme is impacted by the foreground trees of the Inner Circle and Park, and for much of the year the visibility of the listed building and the Proposed Development would be obscured or much reduced. This is seen in View A13, looking E across the lake and the Inner Circle. The Proposed Development would not alter the character and visual relationship between The Holme and the Site.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the SE of The Holme, beyond and distinct from this listed building by Decimus Burton, the wider group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and the designated landscape of Regent’s Park. The ability to appreciate the heritage significance of The Holme would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
20	St John’s Lodge <i>Sensitivity: Medium</i>	The Proposed Development would be seen in the background of glimpsed views towards St John’s Lodge from the NW within Regent’s Park, as appreciated in View 4, in a similar manner to the existing 1970s Euston Tower at the Site. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in such views, compared to the existing Euston Tower. The Proposed Development would remain a background element in relation to the Park and St John’s Lodge at the Inner Circle. The landmark character of the Euston Tower would be maintained, and the existing contrast between the Regent’s Park villas and terraces and the wider, modern townscape setting would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the SE of St John’s Lodge, beyond and distinct from this listed building, the wider group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and the designated landscape of Regent’s Park. The ability to appreciate the heritage significance of St John’s Lodge be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
Grade II				
21	St Mary Magdalene School Annexe and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located to the SE of the School Annexe, replacing the existing Euston Tower. As seen in View A16, the Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site. The Proposed Development would not alter the character of the more modern setting of the listed building to the SE at Euston Road within Regent’s Place - the increased scale would not alter the existing character of the School Annexe’s close setting neighbouring the Grade II* Church, Longford Street and Laxton Place. The Proposed Development would introduce a warmer coloured building in the backdrop of views E, the light terracotta tone of the Proposed Development would be more complementary to the local setting within Camden.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the SE of St Mary Magdalene School Annexe building. The Proposed Development would maintain the juxtaposing and varied setting of the church, informed by the largely Nash and Burton early C19 townscape of Regent’s Park to the W, the post-war Regent’s Park Estate to the N, and the post-war larger-scale townscape of Regent’s Place – which includes the existing Euston Tower to the SE. The ability to appreciate the heritage significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
22	The White House <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of The White House, at the eastern edge of Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height. However, the Proposed Development would not alter the character of the more modern setting of the listed building to the E further along Euston Road and at Regent’s Place - the increased scale would not alter that existing character of The White House’s setting, or the close setting of the building at Albany Street, Osnaburgh Street and Longford Street. The Proposed Development would introduce a warmer coloured building in the backdrop of views E, the light terracotta tone of the Proposed Development would be more complementary to the local setting within Camden.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of The White House. The Proposed Development would maintain the juxtaposing and varied setting of the church, informed by the largely Nash and Burton early C19 townscape of Regent’s Park to the immediate W, the post-war Regent’s Park Estate to the N, and the post-war larger-scale townscape of Regent’s Place – which includes the existing Euston Tower to the SE. The heritage significance of The White House as an interesting and large example of purpose built luxury apartments would be unaltered by the change at the Site. The ability to appreciate the heritage significance of The White House would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
23	Great Portland Street Underground Station <i>Sensitivity: Medium</i>	The Proposed Development would be located to the NE of Great Portland Street Underground Station, at the eastern edge of Regent’s Place, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height. The contrasting scale and character of the two storey 1930s Underground Station and the buildings N of Euston Road at Regent’s Place would be maintained by the Proposed Development. The Proposed Development would introduce a warmer coloured building in the backdrop of views E, the light terracotta tone of the Proposed Development would be more complementary to the local setting within Camden.	The Proposed Development would not alter the existing, contrasting wider setting of tall and taller buildings to the E of Great Portland Street Underground Station. The Proposed Development would maintain the juxtaposing and varied setting of the Underground Station, informed by the largely Nash and Burton early C19 townscape of Regent’s Park to the immediate W and N, the post-war Regent’s Park Estate to the N, and the post-war larger-scale townscape of Regent’s Place – which includes the existing Euston Tower to the E. The heritage significance of Great Portland Street Underground Station as an early C20 station modernisation would be unaltered by the change at the Site. The ability to appreciate the heritage significance of Great Portland Street Underground Station would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
24	Nos.1-17 Albany Street and attached railings; No.19 Albany Street <i>Sensitivity: Medium</i>	The Proposed Development would be located at Regent’s Place to the E of the Albany Street listed buildings, replacing the existing Euston Tower with a building which would have a slightly increased perceived breadth and height . In views towards the main frontages of Nos.1-17 and 19 Albany Street, the Proposed Development would be to the rear and so not seen in conjunction with them. The Proposed Development at the Site would be of a similar scale to the existing 36-storey 1970s Euston Tower, and as such would not introduce a new character to the wider setting of Albany Street. The ZVI in Appendix C indicates that there would be no direct visual relationship between the Proposed Development and Nos.1-17 and 19 Albany Street from the part of Albany Street they directly address..	There would be no change to the close setting of these listed buildings. The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. The ability to appreciate the heritage significance of the listed buildings at Albany Street would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
25	Walton House <i>Sensitivity: Medium</i>	The Proposed Development would be located to the SE of Walton House, replacing the existing Euston Tower. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site seen in views looking east and taking in the listed building, compared to the existing Euston Tower. The Proposed Development would be no more than a peripheral presence in direct views looking north towards the main frontage of Walton House from Longford Street. The Proposed Development would not alter the character of the more modern setting of the listed building to the SE at Euston Road within Regent’s Place and would not alter the existing character of the wider C20 and C21 townscape within which Walton House now sits.	There would be no change to the close setting of the listed building. The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. The ability to appreciate the heritage significance of Walton House would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
26	No.34 Albany Street and attached railings; Nos.36-48 Albany Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located at Regent’s Place to the E of the Albany Street listed buildings. The Proposed Development would be visible to a similar extent to the existing Euston Tower from the area around No.34 and 36-48 Albany Street– as demonstrated by the combined ZVI in Appendix C - albeit it would be seen with a slight increase in its perceived breadth and height, compared to the existing Euston Tower. The Proposed Development would not introduce a new character to the wider setting to the SE of these Albany Street buildings.	There would be no change to the close setting of the listed buildings. The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. The ability to appreciate the heritage significance of the listed buildings at Albany Street would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
27	Nos.1-10 Cambridge Gate and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located at the Site to the SE, at Regent’s Place, beyond the intermediary townscape of the post-war Regent’s Park Estate, and replacing the existing 1970s Euston Tower. The close setting of the terraces, and the relationship to the neighbouring Grade I listed terraces along the Outer Circle would be maintained. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site where visible in views with these listed buildings, compared to the existing Euston Tower, and there would be a marked difference in its architectural appearance and materiality; however, it would not change the character of this setting.	The strong relationship of Cambridge Gate to the other historic buildings lining Regent’s Park as part of John Nash’s wider development would be maintained. The slightly increased perceived scale of the Proposed Development would, as now, be appreciated in the context of the wider tall modern setting of the listed building to the SE. The relationship with the earlier Nash buildings at the Outer Circle would not be impacted by the changes at the Site within the long-established contrasting Regent’s Place (formerly the Euston Centre). While the Proposed Development would slightly change the wider setting of Cambridge Gate, there would be no resulting effects on the ability to appreciate the significance of the listed buildings; the ability to appreciate the significance of the listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the wider setting of Cambridge Gate, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
28	South East Lodge in Park Square <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of the Park Square Lodges, at Regent’s Place beyond the junction with Euston Road, replacing the existing Euston Tower. The Proposed Development would represent a slight increase in the perceived breadth and height of the building on the Site as seen in views looking east and including these listed buildings, compared to the existing Euston Tower, and there would be a marked difference in its architectural appearance and materiality. In such views, the upper part of the Proposed Development would be visible, beyond existing modern buildings within Regent’s Place. The close setting of the lodges, and their relationship to Park Square Gardens and the neighbouring Grade I listed terraces at and around the Outer Circle, would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of the Nash-designed Park Square Lodges, beyond and distinct from these listed buildings, the group of Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park. The strong relationship of the two lodges in Park Square to the buildings which collectively make up John Nash’s Regent’s Park landscape and associated estate would be maintained. The slight perceived increased scale of the Proposed Development would, as now, be appreciated in the context of the wider tall modern setting of the listed buildings to the E. The relationship with the earlier Nash buildings at the Outer Circle would not be impacted by the changes at the Site within the long-established contrasting Regent’s Place (formerly the Euston Centre). While the Proposed Development would slightly change the wider setting of the Park Square Lodges, there would be no resulting effects on the ability to appreciate the significance of the listed buildings. The close setting of the Lodges, as appreciated from Marylebone Road and within the Gardens would be unchanged by the Proposed Development to the E; the ability to appreciate the significance of the listed buildings would be sustained.	No effect
29	South West Lodge in Park Square <i>Sensitivity: Medium</i>			No effect
			While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
30	East Lodge in corner of Crescent Gardens <i>Sensitivity: Medium</i>	The Proposed Development would be located to the E of the Crescent Gardens Lodges, at Regent’s Place beyond the junction with Euston Road, replacing the existing Euston Tower. The Proposed Development would represent a slight increase in the perceived breadth and height of the building on the Site as seen in views looking east and including these listed buildings, compared to the existing Euston Tower, and there would be a marked difference in its architectural appearance and materiality. In such views, the Proposed Development would be partially visible, in the middle distance and beyond existing modern buildings within Regent’s Place. The close setting of the lodges, and their relationship to Crescent Gardens and the neighbouring Grade I listed terraces at Park Crescent and to the N at the Outer Circle would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of the Crescent Gardens Lodges, beyond these listed buildings, the group of Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park.	No effect
31	West Lodge in corner of Crescent Gardens <i>Sensitivity: Medium</i>		The strong relationship of the two lodges in Park Square to the buildings which collectively make up John Nash’s Regent’s Park landscape and associated estate would be maintained. The slight perceived increased scale of the Proposed Development would, as now, be appreciated in the context of the wider tall modern setting of the listed buildings to the E. The relationship with the earlier Nash buildings at the Outer Circle would not be impacted by the changes at the Site within the long-established contrasting Regent’s Place (formerly the Euston Centre). While the Proposed Development would slightly change the wider setting of the Crescent Garden Lodges, there would be no resulting effects on the ability to appreciate the significance of the listed buildings. The close setting of the Lodges, as appreciated from Marylebone Road and within the Gardens would be unchanged by the Proposed Development to the E; the ability to appreciate the significance of the listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or on the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
32	Royal Academy of Music <i>Sensitivity: Medium</i>	The Proposed Development would be located at Regent’s Place to the E of Marylebone Road and the Royal Academy of Music, replacing the existing Euston Tower. The Proposed Development would not be seen in the best views towards the Royal Academy from the S, and would only be seen obliquely in relation to the building, through thick tree cover in the long-range views towards Euston Road from Marylebone Road. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site in such views, compared to the existing Euston Tower.. The close setting of the listed building would be unchanged, and the character of the wider setting of tall buildings similarly unchanged. The more complementary light terracotta tone of the Proposed Development, in contrast to the existing International Style grey and dark glazing of the existing Euston Tower, would introduce a warmer tone building in the wider setting of the Royal Academy of Music, adding interest to the wider setting and a more harmonious townscape context to the E.	The close setting of the Royal Academy of Music at Marylebone Road would be maintained. The slight perceived increased scale of the Proposed Development would, as now, be appreciated in the context of the wider tall modern setting of the listed building to the E at Regent’s Place and Euston Road. While the Proposed Development would slightly change the wider setting of the building, there would be no resulting effects on the ability to appreciate the significance of the listed building; the ability to appreciate the significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the wider setting of the listed building, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
33	42-48 York Terrace East <i>Sensitivity: Medium</i>	The Proposed Development would be located within Regent’s Place to the E of these listed buildings, replacing the existing 36-storey Euston Tower. The Proposed Development would be seen in the middle distance in views looking east including the listed buildings along York Terrace East, and it would represent a slight increase in the perceived breadth and height of building on the Site, compared to the existing Euston Tower. The close setting of the listed buildings would be unchanged, and the character of the wider setting of tall buildings similarly unchanged. The more complementary light terracotta tone of the Proposed Development, in contrast to the existing International Style grey and dark glazing of the existing Euston Tower, would introduce a warmer tone building in the wider setting of the Regent’s Park Estate development, adding interest to the wider setting of the York Terrace East buildings and a more harmonious townscape context to the E.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the E of 42-48 York Terrace East, beyond and distinct from these listed buildings, the group of largely Nash and Burton terraces which comprise the Regent’s Park Crown Estate development of the early C19, and Regent’s Park itself. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
Fitzroy Square Group				
Grade I				
34	Nos.1, 1A and 2-8 Fitzroy Street and attached railings <i>Sensitivity: Medium</i>	<i>See main text (p61-62)</i>		
35	The London Foot Hospital <i>Sensitivity: Medium</i>	<i>See main text (p61-62)</i>		

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
Grade II*				
36	Nos.11, 12 and 15-19 Fitzroy Square N and attached railings <i>Sensitivity: Medium</i>	See main text (p61-62)		
37	Nos.9-10 Fitzroy Street and attached railings <i>Sensitivity: Medium</i>	See main text (p61-62)		
38	Nos.20-32 Fitzroy Square W and attached railings <i>Sensitivity: Medium</i>	See main text (p61-62)		
Grade II				
39	Nos.63-68 Warren Street and attached railings; Nos.58-62 Warren Street and attached railings; No.56 Warren Street <i>Sensitivity: Medium</i>	The Proposed Development would be located to the N of Nos.63-68, 58-62 and 56 Warren Street, replacing the existing Euston Tower. Although the Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in views looking north and including these listed buildings, compared to the existing Euston Tower, and there would be a marked difference in its architectural appearance and materiality, it would be consistent with the long-established context of taller and tall buildings at Euston Road and the former Euston Centre, now Regent’s Place to the N. In the clearest views towards the group of listed buildings on Warren Street, the Proposed Development would appear behind the listed buildings, in a similar manner to the existing Euston Tower. The close setting of these listed buildings would be unaltered, and the character of the wider setting would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the N of Warren Street, beyond and distinct from the group of late C18 and early C19 buildings of the Fitzroy Square and environs development, of which these listed buildings are part. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
40	No.15 Warren Street; Nos.16 and 17 Warren Street; Nos.159 and 161 Whitfield Street <i>Sensitivity: Medium</i>	The Proposed Development would be located to the NE of Nos.15-17 Warren Street and Nos.159-161 Whitfield Street, replacing the existing Euston Tower. These listed buildings on Warren Street and Whitfield Street are located on the southern side of Warren Street and western side of Whitfield Street and in the clearest views towards them, the Proposed Development would be either behind the viewer and not visible, or located to the side and, at most, a peripheral presence. In views looking north, the Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site, compared to the existing Euston Tower; however, the Proposed Development would be consistent with the long-established context of taller and tall buildings at Euston Road and the former Euston Centre, now Regent’s Place to the N. The close setting of these listed buildings would be unaltered, and the character of the wider setting would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the N of Warren Street, beyond and distinct from the group of late C18 and early C19 buildings of the Fitzroy Square and environs development, of which these listed buildings are part. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
41	Nos.39-45 Fitzroy Street and attached railings; Nos.46, 48 and 50 Fitzroy Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located to the NE of Nos.39-45 and Nos.46-50 Fitzroy Street, replacing the existing Euston Tower. Although the Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site, compared to the existing Euston Tower, and there would be a marked difference in its architectural appearance and materiality, the Proposed Development would be consistent with the long-established context of taller and tall buildings at Euston Road and the former Euston Centre, now Regent’s Place to the N. In views towards these listed buildings on Fitzroy Street, the Proposed Development would in many instances be behind the viewer, most notably in views towards neighbouring Fitzroy Square. In views towards the N which also includes these buildings, only a small element of the Proposed Development would be seen above the rooflines of the intermediary buildings to the N. The close setting of these listed Fitzroy Street buildings would be unaltered, and the character of the wider setting would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the N of Fitzroy Street, beyond and distinct from the group of late C18 and early C19 buildings of the Fitzroy Square and environs development of which these listed buildings are part. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
42	Indian Young Men's Christian Association, 41 Fitzroy Square <i>Sensitivity: Medium</i>	The Proposed Development would be located to the NE of Fitzroy Square and the Indian Young Men’s Christian Association building at its SE corner, replacing the existing Euston Tower. Although the Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site compared to the existing Euston Tower, and there would be a marked difference in its architectural appearance and materiality, the Proposed Development would not exceed the existing maximum height and would be consistent with the long-established context of taller and tall buildings at Euston Road and the former Euston Centre, now Regent’s Place. The most direct views towards the listed building at the SE corner of Fitzroy Square are not in the direction of the Site, and the Proposed Development would not be visible in these views. Its close setting would be unaltered. The character of the wider setting would be similarly unchanged.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the N of Fitzroy Street, beyond and distinct from the group of late C18 and early C19 buildings of the Fitzroy Square and environs development. The close setting of the Indian Young Men's Christian Association at the SE corner of Fitzroy Square would be maintained, and the Proposed Development would not be seen in relation to the listed building in the principal views. Its relationship as a contrasting but similarly scaled C20 building within an older setting of late C18 townscape would not be changed. The slight perceived increased scale of the Proposed Development would, as now, be appreciated in the context of the wider tall modern setting of the listed building to the NE at Regent’s Place and Euston Road, where the existing Euston Tower forms a greatly contrasting landmark building. While the Proposed Development would slightly change the scale of the Euston Tower in the wider setting of the building to the N, there would be no resulting effects on the ability to appreciate the significance of the listed building; the ability to appreciate the significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
43	Nos.131-137 Whitfield Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would be located to the NE of Nos.131-137 Whitfield Street, replacing the existing Euston Tower. Although the Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in views looking north and including these listed buildings, compared to the existing Euston Tower, it would be consistent with the long-established context of taller and tall buildings at Euston Road and the former Euston Centre, now Regent’s Place to the N of Whitfield Street. In the clearest views towards the main frontages of this group of listed buildings at Whitfield Street, looking directly west, the Proposed Development would be peripheral to the focus of the view. In views towards the N which also includes these buildings, the Proposed Development would be seen in the near to middle distance, above the intermediary buildings at the northern side of Warren Street and Euston Road beyond. The close setting of these listed buildings would be unaltered, and the character of the wider setting would be maintained.	The Proposed Development would not alter the existing wider setting of tall and taller buildings to the N of Whitfield Street and Warren Street, beyond and distinct from the group of late C18 and early C19 buildings of the Fitzroy Square and environs development. The close setting of Nos.131-137 Whitfield Street to the E of Fitzroy Square and S of Warren Street within the contemporary townscape designated within the Fitzroy Square CA would be maintained; the Proposed Development would not be seen in relation to the listed buildings in the principal direct views towards them from the E side of the street. The increased scale of the Proposed Development would, as now, be appreciated in the context of the wider, tall modern setting of the listed buildings to the N at Regent’s Place and Euston Road, where the existing Euston Tower already represents a greatly contrasting landmark building. While the Proposed Development would slightly change the perceived scale of the Euston Tower in the wider setting of the listed buildings to the N, there would be no resulting effects on the ability to appreciate the significance of the listed buildings; the ability to appreciate the significance of the listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
Remaining Listed Structures				
Grade I				
44	University College London and attached railings to N and S wings <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the NW of the UCL building. It would be seen and appreciated from within the courtyard of the C19 UCL building in the same manner as the existing 1970s building, albeit with a slight increase in its perceived breadth and height and a much different appearance, seen beyond the foreground UCLH buildings on the S side of Euston Road. It would maintain the contrasting, more modern setting to the N at Euston Road. The Proposed Development would moreover introduce a higher quality building in the wider setting, with greater reference to the architectural landscape and characteristics of Camden architecture and materiality.	The close setting of University College London to the SE of the Site would be unchanged by the Proposed Development. The Proposed Development would maintain the existing relationship between the C19 UCL building and the 1970s Euston Tower at the Site, whereby its tall 36-storey form is a long-established element in the college buildings wider setting, and prominent in views out of the courtyard to the NW – as indicated by the ZVI in Appendix C. The slight perceived increased scale of the Proposed Development would not change this wider context of tall, modern buildings in the close vicinity of the listed building, and which includes the neighbouring UCLH buildings, the Wellcome Collection building and the Site. While the Proposed Development would slightly change the scale of the Euston Tower in the wider setting of the listed buildings to the NW, there would be no resulting effects on the ability to appreciate the significance of the listed building; the ability to appreciate the significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
45	Church of St Pancras <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower, to the W of the Church of St Pancras. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site as seen in views looking west and including this listed building, compared to the existing Euston Tower. The Proposed Development would appear in the middle distance, at the termination of the view W in a similar manner to the existing – as appreciated in View 13. The character of the setting of the Church of St Pancras would not be altered by the Proposed Development. The Proposed Development would introduce a higher quality building in the wider setting of the Church, with greater reference to the architectural landscape and characteristics of Camden.	The close setting of the Church of St Pancras to the E of the Site would be unchanged by the Proposed Development. The Proposed Development would maintain the existing relationship between the C19 Church and the 1970s Euston Tower at the Site, whereby its tall 36-storey form is a long-established element in the Church’s wider setting, and prominent in views looking west. The increased scale of the Proposed Development would not change this wider context of tall, modern buildings in the close vicinity of the listed building, and which includes the closer UCLH buildings and the taller buildings at the Regent’s Place campus and the Site. While the Proposed Development would slightly change the scale of the Euston Tower in the wider setting of the listed building to the W, there would be no resulting effects on the ability to appreciate the significance of the listed building; the ability to appreciate the significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
<i>Grade II*</i>				
46	No.30 Euston Square and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower, to the W of No.30 Euston Square. The existing Euston Tower is seen in relation to No.30 Euston Square in long range views W along Euston Road – as in View 13. In this view, the visibility of No.30 Euston Square is heavily obscured by the trees lining Euston Road, even without foliage as in the view photography for View 13, the building is only glimpsed through dense branch cover. The close setting within which No.30 Euston Square is appreciated would be unchanged; in many more direct views towards to the listed building the Site would not be seen in relation to the building, out of view to the W. The character of the wider setting to the W at Regent’s Place would be maintained, the backdrop of a tall building at the Site would remain the background in views which include No.30 from the E. The Proposed Development would introduce a higher quality building in the wider setting of the listed building, with greater reference to the architectural landscape and characteristics of Camden and the foreground buildings of Euston Road.	The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. In close views towards No.30 Euston Square, where visible the Proposed Development typically would be seen to a partial extent to the W, as currently with the existing 1970s Euston Tower at the Site. The Proposed Development would not alter the contrasting character of the post-war, and now largely C21 redevelopments at Regent’s Place to the W on Euston Road, with the group of earlier C20 buildings around modern Euston Station. The relationship and group value with Friends House and Drayton House, and the Wellcome Trust building opposite would be unaltered by the changes at the Site further W. The heritage significance of No.30 as a good example of a Neo-classical office building of the early C20 would be sustained, and the ability to appreciate the heritage significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
47	War Memorial <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the W of the War Memorial. The War Memorial is a relatively small scale structure, appreciated at close range, and this close setting would be unchanged as a result of the Proposed Development, and the character of the wider setting to the W at Regent’s Place would be maintained.	There would be no change to the close setting of this listed building and the character of the wider setting, whereby there is already a tall building at the Site, would be maintained. The ability to appreciate the heritage significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
48	Euston Fire Station <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the W of Euston Fire Station. The existing Euston Tower is seen obliquely in relation to the Fire Station in long range views W along Euston Road – as in View 13. In these views, the visibility of the Fire Station is obscured by the trees lining Euston Road, even without foliage as in the view photography for View 13, the building is only glimpsed. The close setting within which the Fire Station is appreciated would be unchanged, and in more direct views towards the listed building the Proposed Development would not be seen when looking east and in the opposite direction to the Site, or would be out of view to the W. The character of the wider setting to the W at Regent’s Place would be maintained.	The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. In close views towards Euston Fire Station, the Proposed Development would be appreciated only obliquely to the W, as currently with the existing 1970s Euston Tower at the Site. The Proposed Development, with a slightly increased perceived breadth and height than the existing building, would not alter the contrasting character of the post-war, and now largely C21 redevelopments at Regent’s Place to the W on Euston Road, with the Euston Fire Station building beyond Euston Station. The heritage significance of Euston Fire Station as a remarkable example of an LCC Fire Station of the early C20 would be sustained, and the ability to appreciate the heritage significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
49	Lord Nelson PH; No.50 Stanhope Street; No.52 Stanhope Street <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower, to the SE of the listed buildings. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site, compared to the existing Euston Tower, where visible with these listed buildings; however, the character of the wider setting of the Lord Nelson PH and the Nos.50 and 52 to the SE of Stanhope Street would be unaltered by the Proposed Development, which would maintain the contrasting scale typical of the wider setting of the PH to the SW closer to Euston Road. The close setting of the PH and Nos. 50 and 52 would be unchanged.	The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. The Proposed Development, while of a slightly increased perceived height and breadth than the existing Euston Tower, would not alter the contrasting character of the post-war, and now largely C21 redevelopments at Regent’s Place to the SE at Euston Road. The heritage significance of the Stanhope Street buildings as a group of surviving C19 and early C20 buildings would be sustained, and the ability to appreciate the heritage significance of these listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
50	Prince of Wales PH <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the south of the listed building. This is illustrated in View 10 from Hampstead Road; the Proposed Development would be visible in the middle distance in this view, partially screened by the closer Triton Building. It would be consistent with the existing character of the view, forming part of a background townscape layer of large scale modern development at the junction with Euston Road, separate and distinct from the listed building on the western side of the road. Direct views looking west towards the main frontage of the listed building would include the Proposed Development as no more than a peripheral presence. As such, the character of the wider setting of the Prince of Wales PH to the N on Hampstead Road would be unaltered by the Proposed Development. The Proposed Development would maintain the contrasting scale typical of the wider setting of the PH to the S closer to Euston Road. The close setting of the PH would be unchanged.	The visibility of the Proposed Development in the middle distance along Hampstead Road, forming part of the existing Regent’s Place development and appearing in a similar manner to the existing Euston Tower, would be consistent with the existing character of the listed building’s local setting. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
51	Nos.211-229 North Gower Street and attached railings; The North Gower Hotel, Nos.190-198 and 200-204 North Gower Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the south-west of the listed buildings. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site, compared to the existing Euston Tower, where visible with these listed buildings; however, the character of the wider setting of North Gower Street to the W at Hampstead Road, and SW and S at Euston Road would be unaltered by the Proposed Development. The Proposed Development would maintain the contrasting scale typical of the wider setting of these North Gower Street listed buildings, closer to Euston Road and at the junction with Hampstead Road. The close setting of the North Gower Street buildings would be unchanged.	The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. In most of the direct views towards these North Gower Street listed buildings, the Proposed Development would not be seen, as currently with the existing 1970s Euston Tower at the Site. In others, its slightly increased scale would have an equivalent impact to that of the existing Euston Tower and would not alter the contrasting character of the post-war, and now largely C21 redevelopments at Regent’s Place to the SW at Euston Road. The heritage significance of the North Gower Street buildings as a group of surviving C19 buildings would be sustained, and the ability to appreciate the heritage significance of these listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
52	No.116 Drummond Street and attached railings; No.131 Drummond Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the south-west of the listed buildings. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site, compared to the existing Euston Tower, in views such as View 12 which include these listed buildings, and there would be a marked difference in its architectural appearance and materiality However, the character of the wider setting of Drummond Street to the W at Hampstead Road would be unaltered by the Proposed Development. The Proposed Development would maintain the contrasting scale typical of the wider setting of these Drummond Street listed buildings, closer to Euston Road and at the junction with Hampstead Road. The close setting of the Drummond Street buildings would be unchanged.	The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. As shown by View 12, in views towards these Drummond Street listed buildings, the Proposed Development’s slightly increased perceived breadth and height would have an equivalent impact to that of the existing 1970s Euston Tower at the Site. The Proposed Development would not alter the contrasting character of the post-war, and now largely C21 redevelopments at Regent’s Place to the SE at Euston Road, which appear distinct and separate from the listed terraced buildings. The heritage significance of the Drummond Street buildings as a group of surviving C19 buildings would be sustained, and the ability to appreciate the heritage significance of these listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or on the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
53	Crown and Anchor PH; Nos.184-188 North Gower Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the south-west of the listed buildings. The Proposed Development would represent a slight increase in the perceived breadth and height of building on the Site, compared to the existing Euston Tower, where visible with these listed buildings, and there would be a marked difference in its architectural appearance and materiality. However, the character of the wider setting of North Gower Street to the W at Hampstead Road, and SW and S at Euston Road would be unaltered by the Proposed Development. The Proposed Development would maintain the contrasting scale typical of the wider setting of these North Gower Street listed buildings, closer to Euston Road and at the junction with Hampstead Road. The close setting of the North Gower Street buildings would be unchanged.	The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. As shown by View 12 in respect of the Crown and Anchor Public House, the Proposed Development’s slightly increased perceived breadth and height would have an equivalent impact to that of the existing 1970s Euston Tower at the Site. The Proposed Development would not alter the contrasting character of the post-war, and now largely C21 redevelopments at Regent’s Place to the SE at Euston Road, which appear distinct and separate from these listed buildings. The heritage significance of the Crown and Anchor Public House and North Gower Street buildings as a group of surviving C19 buildings would be sustained, and the ability to appreciate the heritage significance of these listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
54	Nos.168-170 North Gower Street and attached railings; Nos.185-191 North Gower Street and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the west of the listed buildings. The most direct views towards the main frontages of Nos. 168-170, which are located on the eastern side of the road, would be in the opposite direction to the Site and would not include the Proposed Development. Views from around these buildings looking west, and looking west at Nos. 185-191 on the western side of the road, would include the Proposed Development in a similar manner to the existing Euston Tower. The Proposed Development’s slightly increased perceived breadth and height would have an equivalent impact to that of the existing 1970s Euston Tower at the Site in such views. As such, the character of the wider setting of North Gower Street to the W at Hampstead Road, and SW and S at Euston Road would be unaltered by the Proposed Development. The Proposed Development would maintain the contrasting scale typical of the wider setting of these North Gower Street listed buildings, closer to Euston Road and at the junction with Hampstead Road. The close setting of the North Gower Street buildings would be unchanged.	The character of the wider setting, whereby there is already a tall building at the Site, would be maintained. The Proposed Development would not alter the contrasting character of the post-war, and now largely C21 redevelopments at Regent’s Place to the SW at Euston Road. The heritage significance of the North Gower Street buildings as a group of surviving C19 buildings would be sustained, and the ability to appreciate the heritage significance of these listed buildings would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or on the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
55	Friends House, Drayton House, walls, railings, and garden to E <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower to the west of this listed building. The Proposed Development would not alter the character of the Site to the W of Friends House and Drayton House, and as such would be consistent with the same wider context as existing for this early C20 building of C20 and C21 larger-scale, tall buildings. The close setting of this early C20 listed building would not be altered by the Proposed Development, and the character of its wider setting to the W along Euston Road would be maintained. The architectural quality of the building at the Site would be improved - the sculptural quality of the Proposed Development, alongside the materiality references of the light terracotta tone to the local character of Camden would be more cohesive and interesting within the local Euston Road setting.	The slightly increased perceived breadth and height of the Proposed Development compared to the existing Euston Tower,located to the W of the listed building on Euston Road, would not change the close setting of Friends House and Drayton House. The Proposed Development would maintain the existing character of a larger scale building in the wider setting to the W at Regent’s Place. The relationship between the Neo-Georgian early C20 Friends House and nearby No.30 Euston Square, also of the early C20, to the N, and the two classical Euston Square Lodges of the C19 – both mentioned in the HE list description as providing group value - would be maintained. The ability to appreciate the significance of the listed building would be sustained. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of this listed building, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
56	Two Lodges in Euston Square Gardens <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing Euston Tower, set to the west of these listed buildings. The close setting of the lodges, and their relationship to Euston Square Gardens and Euston Station, and more specifically the layout informed by the former Euston Station, would be maintained. The Proposed Development would introduce a building with a slightly increased perceived breadth and height than the existing Euston Tower in the wider townscape setting along Euston Road, and there would be a marked difference in its architectural appearance and materiality; however, it would not change the character of this setting, nor would it change the close setting from which the lodges are appreciated and seen.	The strong relationship of the two lodges in Euston Square Gardens to the station would be maintained. The slightly increased perceived scale of the Proposed Development would, as now, be appreciated in the context of the wider tall modern setting of the listed buildings to the W. The relationship of the listed buildings with Euston Square Gardens and Euston Station, in particular the historic reference to the former C19 iteration of the station, would not be altered by the proposed changes at the Site. While the Proposed Development would slightly change the wider setting of the Euston Square Garden Lodges, there would be no resulting visual or other effects on the ability to appreciate the significance of the listed buildings. The group value with the Station, and the War Memorial would be unchanged by the changes at the Site. The close setting of the Lodges, as appreciated from Euston Road and from within the Gardens and station forecourt would be unchanged by the Proposed Development to the W. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect

Table 6.1: Assessment of Listed Structures (continued)

Ref.	Designated structure	Change to setting of designated structure	Resulting impacts and effects on heritage significance or appreciation of heritage significance	Effect
57	University College Hospital General Block only and attached railings <i>Sensitivity: Medium</i>	The Proposed Development would replace the existing 36-storey Euston Tower to the north-west of the listed building. Although it would represent a slight increase in the perceived breadth and height of the building on the Site compared to the existing Euston Tower, and there would be a marked difference in its architectural appearance and materiality, the Proposed Development would not alter the character of the Site to the NW of Gower Street, and as such would be consistent with the same wider context to the C19 University College Hospital General Block of C20 and C21 larger-scale, tall buildings. The close setting of the former hospital would not be altered by the Proposed Development.	The slightly increased perceived scale of the Proposed Development would, as now, be appreciated in the context of the wider tall modern setting of the listed buildings to the N at Euston Road and at the Site to the NW. The relationship of the listed building with UCL opposite would be maintained, in particular the reference in plan form to the similarly C19/early C20 main UCL building and courtyard which would not be altered by the proposed changes at the Site. While the Proposed Development would slightly change the wider setting of the UCL Hospital Block, there would be no resulting visual or other effects on the ability to appreciate the significance of the listed building. The group value with the main UCL building would be unchanged by the changes at the Site. The close setting of the building, as appreciated principally from Gower Street would be unchanged by the Proposed Development to the NW. While there would be a change to the form and appearance of the Euston Tower, and therefore to the setting, there would be no change to the heritage significance of these listed buildings, or to the ability to appreciate that heritage significance, as a result of the Proposed Development. <i>Magnitude of impact: None</i>	No effect
58	BT Communication Tower	<i>See main text (p.62-63)</i>		
Registered Park and Gardens of Special Historic Interest				
Grade I				
59	Regent’s Park	<i>See main text (p.61)</i>		

Townscape Assessment

- 6.89
- The potential changes to the character and quality of the townscape on the Site and in its surrounding context, and the resulting effects of the Proposed Development on each of the townscape character areas (with a particular focus on the main study area of 500m) are described in Table 6.2.
- 6.90
- In summary the Proposed Development would have significant effects on the character and quality of TCA 1 (Euston Road), TCA 4 (Drummond Street), and TCA 6 (Fitzroy Square). In respect of TCA 1, the Proposed Development would represent a considerable degree of direct change to the character and quality of this TCA in which it is located. It would reinforce its existing character as a TCA containing modern large scale and tall buildings as part of a mix of development, and would enhance the townscape character of the TCA through its architectural quality and site-specific design, urban design benefits, and landmark role.
- 6.91
- The significant effects in respect of TCA 4 Drummond Street and TCA 6 Fitzroy Square would arise due to the noticeable visibility of the Proposed Development as a townscape element at short to medium range from these TCAs containing generally coherent townscape. The appearance of the Proposed Development would be consistent with the existing relationship between these TCAs and development on the Site, and in TCA 1 more generally, and there would be a beneficial effect overall resulting from the high architectural quality and enhanced landmark role of the Proposed Development.
- 6.92
- There would not be significant effects in respect of TCAs 2, 3, 5 and 7. In the case of TCAs 2 (Regent’s Park Estate) and 3 (Hampstead Road and Euston Station), the visibility of the Proposed Development from these TCAs of low or largely ordinary quality would be patchy, albeit widely distributed. In respect of both TCAs, the Proposed Development would be consistent with the existing townscape relationship between these TCAs and the Site, and TCA 1 in general, and the overall nature of the effect would be beneficial as a result of the high architectural quality of the Proposed Development.
- 6.93
- In the case of TCA 5 (South of Euston Road), there would be no visibility of the Proposed Development across most of the TCA (with a neutral nature of effect), with largely minimal visibility from some open spaces in the east of the TCA, and with noticeable visibility limited to Tottenham Court Road. In views along Tottenham Court Road in which the Proposed Development is most visible, it would appear as a high quality landmark at the junction of Tottenham Court Road/ Hampstead Road and Euston Road (with a beneficial effect as a result).
- 6.94
- In the case of TCA 7 (Regent’s Park), while there would be noticeable visibility from some parts of this TCA of high townscape quality, this would be in the middle distance or distance, comparable in scale to that of the existing Euston Tower, and in many cases screened by trees to a considerable extent. There would be no change to appreciation of the TCA in the foreground, and the changed appearance of the Proposed Development, with its high quality design drawing inspiration from its location in Camden, would represent a beneficial effect overall.

Table 6.2: Assessment of Townscape Character Areas (TCAs)

TCA		Sensitivity	Magnitude of Impact	Scale and Nature of Effect	Effect
1	Euston Road	Low-medium	The Site is located towards the centre of the TCA, on a prominent corner at the junction of the major east-west route of Euston Road and the important north-south route of Tottenham Court Road/ Hampstead Road. The current building is the tallest within an urban block, Regent’s Place, which has been developed in a comprehensive manner for large scale buildings, some of which are tall. There would be a slight increase in the breadth of the Proposed Development relative to the existing Euston Tower, albeit the impact of its overall scale would be equivalent, and it would have a noticeably different appearance. Given its prominent position within the TCA and the Regent’s Place urban block, it would represent an important change to the TCA. As demonstrated by the ZVI, visibility of the Proposed Development within the TCA would be high along Euston Road (albeit filtered in practice by mature street trees) and along Tottenham Court Road/ Hampstead Road. There would be less or no visibility from many of the side roads leading off Euston Road. View 14, from a representative position on the southern side of Euston Road, shows that the Proposed Development would be seen to address the major crossroads formed by Euston Road and Hampstead Road/ Tottenham Court Road. It would appear slightly broader than the existing Euston Tower and, while it would be equivalent in height to the existing building, it would appear taller in some views due to its increased footprint at the upper levels. The appearance of the Proposed Development, including its form, treatment of the facades and materiality, would be much changed compared to the existing Euston Tower. While the impact of the overall scale of the Proposed Development would be equivalent to that of the existing Euston Tower, the change in form and appearance represented by the Proposed Development would result in a noticeable direct impact on the TCA. The magnitude of impact on townscape character and quality within this TCA is therefore considered to be ‘medium’. Magnitude of impact: Medium	The Proposed Development would be consistent with the existing character of this TCA, which includes modern large-scale and tall buildings as part of a mix of development set along Euston Road. While bigger in scale than other buildings within Regent’s Place, this is the case with the existing building on the Site and it appropriately reflects the Site’s landmark position on the major junction of Euston Road with Tottenham Court Road/ Hampstead Road. The Proposed Development would be of high architectural quality, with a dynamic form and articulated facades - comprised of a grid projecting beyond the glazing - that would enliven close and medium range views from within the TCA. It would replace the existing Euston Tower, which is in a generic International style, with a building that has drawn inspiration from the materials and architectural context of Camden in its proposed approach to the solidity and modulation of the facades, and the material palette and tone. The podium would form a distinct base for the Proposed Development, at a scale that would be more appropriate for the location of the Site addressing a major junction. The position of the eastern building line of the podium would better define the street than does the existing set-back podium, and its height would relate well to the mid-building datum of the neighbouring lower block of the Triton Building. The uses within the podium would provide animation and activation of surrounding streets and spaces. View 14 shows that the scale and architectural quality of the Proposed Development would be commensurate with that of a central London landmark. Its vertically emphasised proportions would form a welcome contrast with the horizontally emphasised 250 Euston Road to its east. While the slight increase in breadth compared to the existing Euston Tower would be perceptible, the architectural approach to the massing of the Proposed Development – in including its sub-division into four slender quadrants - would mitigate the visual impact of the increased breadth. The Proposed Development would be consistent with the existing townscape context in which heritage assets in this TCA are experienced, including the Bloomsbury Conservation Area and the Grade II* No. 30 Euston Square, and would not change the character of that townscape context. The nature of the effect of the Proposed Development would be beneficial, for the townscape and urban design reasons set out above.	Scale: Moderate Nature: Beneficial Significant
2	Regent’s Park Estate	Low-medium	The existing building on the Site and Regent’s Place more generally form a large area of modern development to the south of this TCA, and there is a clear division between this TCA to the north of Longford Street/ Drummond Street and Regent’s Place to the south. The ZVI demonstrates that, while patchy, visibility of the Proposed Development would be widespread and distributed in a relatively even manner across the TCA. The greatest visibility would be across open spaces, along roads aligned north-south (particularly Stanhope Street) and looking east along Longford Street. The Proposed Development would be visible in some views from this TCA. View A16 is located south and west within the TCA, and looks towards the Grade II* listed Church of St. Mary Magdalene. The existing Euston Tower appears behind the Church and post-war apartment blocks within TCA 2 in the existing view. The Proposed Development would appear in a similar manner in the backdrop of these buildings; while it would have a slightly greater breadth, the impact of its overall scale would be equivalent to the existing, and it would have a much different appearance. Views B6 and B7 from Stanhope Street and Harrington Street respectively are located further north within the TCA; the Proposed Development would appear in the middle distance in such views. The overall scale of the Proposed Development as seen from this TCA would be a equivalent in impact to that of the existing Euston Tower, while the change in form and appearance represented by the Proposed Development would result in a noticeable change to the surrounding context of the TCA. The magnitude of impact on townscape character and quality within this TCA as a whole is therefore considered to be ‘low-medium’. Magnitude of impact: Low-medium	The overall appearance of the Proposed Development from this TCA – seen as part of a distinct layer of townscape formed by Regent’s Place, separate and distinct from the low, medium and high rise post-war and more modern residential buildings within the Regent’s Park Estate – would be consistent with the existing townscape relationship between TCA 2 and TCA 1. While the slightly increased breadth of the Proposed Development as typically seen from this TCA would be perceptible, this would be mitigated by the architectural approach to the massing of the Proposed Development, and would not fundamentally change the character of views from this TCA in which it is seen. The Proposed Development would appear as a focal point in the views from within this TCA which are aligned on the Site, along north-south streets, such as views B6 and B7. Its dynamic form and articulated facades would be such that the Proposed Development would terminate these views in a visually interesting manner, and with an appearance drawing inspiration from its location in Camden. The Proposed Development would be consistent with the existing townscape context in which heritage assets in this TCA are experienced, including the Regent’ Park Conservation Area and Grade II* listed St. Mary Magdalene Church, and would not change the character of that townscape context. The nature of the effect of the Proposed Development would be beneficial, for the townscape reasons set out above.	Scale: Minor-moderate Nature: Beneficial Not significant

Table 6.2: Assessment of Townscape Character Areas (TCAs) (continued)

TCA		Sensitivity	Magnitude of Impact	Scale and Nature of Effect	Effect
3	Hampstead Road and Euston Station	Low	The ZVI demonstrates that visibility of the Proposed Development would be widespread and distributed in a relatively even manner across the TCA. The greatest visibility would be across currently vacant sites within the TCA and along roads aligned east-west, such as Melton Street, Starcross Street and Stephenson Street. View B9 from Melton Street is an example of a view from this TCA, which shows that the Proposed Development would be visible in the middle distance, beyond fragments of built form and sites currently cleared within the TCA. It would appear at with a slightly greater breadth than the existing building on the Site. Views 9 and 10, and views A17 and A18, are from the western edge of the TCA along Hampstead Road. These show the Proposed Development would be visible in the near to middle distance, forming a focal point at the end of the road. Views B8 and B9 towards the eastern edge of the TCA similarly show that the Proposed Development would be visible in the near to middle distance, and would clearly form part of a background townscape group comprising the modern large scale development in Regent’s Place (TCA 1). While the impact of its overall scale would be equivalent with the existing Euston Tower in all these views, the Proposed Development’s appearance would be noticeably different. The magnitude of impact on townscape character and quality within this TCA is therefore considered to be ‘low-medium’. Magnitude of impact: Low-medium	As shown in Views 9, 10, A17 and A18, the Proposed Development would form a landmark effectively denoting the important junction of Euston Road and Tottenham Court Road/ Hampstead Road in views from the latter street, in a similar manner to the existing Euston Tower. It would appear as a high quality building with a distinctive form, and the depth and articulation of the facades would make it a visually interesting townscape element within such views. In views such as Views B8 and B9 from the east of the TCA, which is largely occupied by redevelopment sites, the Proposed Development would form a coherent addition to the existing background townscape element formed by Regent’s Place. The nature of the effect of the Proposed Development would be beneficial as a result of its architectural quality and enhanced landmark role as seen from this TCA.	Scale: Minor Nature: Beneficial Not significant
4	Drummond Street	Low-medium	The ZVI demonstrates that visibility of the Proposed Development would be widespread and distributed in a relatively even manner across the TCA. The greatest visibility would be along roads aligned east-west, particularly Drummond Street and Euston Street, as well as close to the Site along the north-south route of Hampstead Road. View 12 from Drummond Street shows that in this view the Proposed Development would appear as part of Regent’s Place, in the near to middle distance, with a slightly greater breadth than the existing Euston Tower. View 11 is from a position further west at the junction of Drummond Street and Hampstead Road, close to the Site, and in this view the Proposed Development would be seen behind the Triton Building, in a view where modern development within Regent’s Place is dominant. While the impact of its overall scale would be equivalent with the existing Euston Tower in these views, the Proposed Development’s appearance would be noticeably different. The magnitude of impact on townscape character and quality within this TCA is therefore considered to be ‘medium’. Magnitude of impact: Medium	The Proposed Development would typically be seen together with other large and tall modern buildings in TCA 1 in views from this TCA. It would appear in the near to middle distance and distinct from the lower scale terraces within TCA 4; as such, it would be consistent with the existing relationship between the two TCAs. View 12 demonstrates this; it shows that the Proposed Development would appear behind the foreground terraced development on the southern side of Drummond Street from this viewpoint, appearing as part of an existing background group of post-war and modern development within Regent’s Place, separate and distinct from the lower scale and generally more historic buildings, including those which are listed, further in the foreground. View 11, at closer range to the Proposed Development, similarly shows the Proposed Development as part of a townscape group with the other buildings in Regent’s Place, separate and distinct from the lower scale terraced development within the TCA on the opposite side of the road. The treatment of the facades would be appreciated in detail from both these views, with the projection of the gridded façade beyond the glazing providing substantial depth and articulation. The Proposed Development would appear as a high quality townscape element in such views from this TCA, with a dynamic form and visually rich articulated facades, and marking the major junction of Euston Road and Hampstead Road/ Tottenham Court Road. The Proposed Development would be consistent with the existing townscape context in which heritage assets in this TCA are experienced, including listed buildings along Drummond Street and North Gower Street, and would not change the character of that townscape context. The nature of the effect of the Proposed Development would be beneficial, for the townscape reasons set out above.	Scale: Moderate Nature: Beneficial Significant

Table 6.2: Assessment of Townscape Character Areas (TCAs) (continued)

TCA		Sensitivity	Magnitude of Impact	Scale and Nature of Effect	Effect
5	South of Euston Road	Low-medium	The ZVI indicates that there would be no visibility of the Proposed Development from most of this TCA, and particularly the central and western parts of it. The Proposed Development would be visible along Tottenham Court Road, which is aligned north-south, and from a limited number of areas in the eastern part of the TCA, principally open spaces which afford the opportunity for longer range views. View 22, at the junction of Tottenham Court Road with Grafton Way, illustrates that the Proposed Development would be highly visible from this position on the eastern side of Tottenham Court Road, as is the existing Euston Tower on the Site. While there would be a slight increase in breadth compared to the existing building, the impact of the Proposed Development’s overall scale would be equivalent to that of the existing Euston Tower, while its form and architecture would be noticeably different. While the Proposed Development would also be visible from the western side of Tottenham Court Road, as shown by the ZVI, in practice this visibility would typically be more limited due to the alignment of the road and buildings in relation to the position of the Site, and due to the screening effect of street trees. This is demonstrated in View B17. View 17 from Tavistock Square and View B21 from Gordon Square illustrate representative points of visibility from the eastern part of the TCA, each looking across an open space. In both cases, the visibility of the Proposed Development is partial, comprising the upper part of it seen behind the UCL Hospital building, and screened to a considerable extent by trees, even in winter. The magnitude of impact would therefore be none across this TCA, other than Tottenham Court Road (where it would be low-medium) and open spaces in the eastern part of the TCA (where it would be very low). Magnitude of impact: range from none to low-medium	The Proposed Development would have no effect across most of the TCA. Its visibility from parts of open spaces in the eastern part of the TCA would have a low or very low visual impact in general, due to the partial nature of that visibility, the distance of the Proposed Development from the viewpoints, and the screening effect of trees (even in winter). The greatest effect would be from Tottenham Court Road, from which the existing building on the Site is already highly visible and fulfils a landmark role. While the slight increase in the breadth of the Proposed Development in comparison to the existing Euston Tower would be perceptible, the architectural approach to the massing of the Proposed Development would effectively break up its overall scale. The change in the appearance of the Proposed Development would be readily noticeable, with the dynamic form and articulated appearance of the Proposed Development ensuring that it forms a high quality focal point within views from this TCA. It would continue to fulfil a landmark role, set on the major central London junction of Tottenham Court Road/ Hampstead Road and Euston Road. The Proposed Development would be consistent with the existing townscape context in which heritage assets in this TCA are experienced, including Bloomsbury Conservation Area, and would not change the character of that townscape context. The nature of the effect of the Proposed Development where most visible would be beneficial for the townscape reasons set out above, and neutral where not seen or seen partially.	Scale: range from no effect to minor-moderate Nature: neutral – beneficial Not significant
6	Fitzroy Square	Medium	The ZVI indicates visibility of the Proposed Development across most of Fitzroy Square, and large areas of visibility along Whitfield Street, Warren Street and the western side of Tottenham Court Road. There would be more limited visibility along many east-west routes and from Cleveland Street, which has a particularly enclosed character. View 19 illustrates that the Proposed Development would be highly visible from this part of Fitzroy Square, seen behind Grade I and II* listed buildings in a similar manner to the existing building. It would have a slightly greater breadth than the existing Euston Tower, and a noticeably different appearance. The magnitude of impact on townscape character and quality within this TCA is considered to be ‘low-medium’. Magnitude of impact: Low-medium	As shown by View 19 from Fitzroy Square, and as is the case with the existing building on the Site, the Proposed Development would be seen in the middle distance and with a scale, form and appearance dramatically different to that of the listed buildings further in the foreground of the view, which have a strong sense of cohesion and enclosure in combination with the central space of the Square. As a result, the Proposed Development would appear distinct and separate from the historic townscape of this TCA. It would typically be seen as part of a layer of background townscape also including other buildings within Regent’s Place, as well as the UCL Hospital development. While the slight increase in the breadth of the Proposed Development in comparison to the existing Euston Tower would be perceptible, the impact of its overall scale would be equivalent, and the architectural approach to the massing of the Proposed Development would effectively break up its overall scale. The change in the appearance of the Proposed Development would be readily noticeable, with the dynamic form and articulated appearance of the Proposed Development ensuring that it forms a high quality townscape element in views from this TCA. The Proposed Development would be consistent with the existing townscape context in which heritage assets in this TCA are experienced, including the Grade I and II* listed buildings around Fitzroy Square and the wider Fitzroy Square Conservation Area, and would not change the character of that townscape context. The nature of the effect of the Proposed Development would be beneficial as a result of its architectural quality and for the townscape reasons set out above.	Scale: Moderate Nature: Beneficial Significant

Table 6.2: Assessment of Townscape Character Areas (TCAs) (continued)

TCA		Sensitivity	Magnitude of Impact	Scale and Nature of Effect	Effect
7	Regent’s Park	Medium-high	The ZVI indicates widespread visibility of the Proposed Development across Regent’s Park; however, the ZVI does not take account of trees, and in practice visibility would be greatest from the part of the park east of the Broad Walk and, albeit at a greater distance, from the more open grassed areas of the park, including the north-west area which includes many sports pitches. There would be patchy visibility of the Proposed Development along Park Square East, the Outer Circle, Albany Street, Park Village East and West, and York Terrace, albeit this visibility would be relatively evenly distributed. View 5 is from the area east of the Broad Walk. It demonstrates that the relationship between the park and the terraces addressing it can be readily appreciated from this part of the park. The Proposed Development would appear in the middle distance and beyond the park/ terrace composition. Views 4 and 6 are located within open areas further west in the park, from the Hub and Queen Mary’s Gardens respectively. They show the Proposed Development appearing in the distance, seen above the treeline (with the eastern terraces not visible to any significant extent). Views A13 and A14 demonstrate the screening effect of trees along the Broad Walk, even in winter. Views B2, B3, and B4 are located further east within the park and demonstrate the limited visibility of the Proposed Development through trees from these positions. Views 7 and A15 from the southern section of the Outer Circle, and View 8 from Park Village East, show the Proposed Development appearing in the middle distance to the east (7 and A15) and south (8) of the viewpoints respectively, together with other development in Regent’s Place and the BT Tower in the latter case. View A20, on the south-west part of Park Crescent, illustrates the partial visibility of the Proposed Development from this viewpoint, behind the Grade I listed 1-6 Park Crescent, and seen together with other modern development in Regent’s Place. Views 16 and A21 are at closer range to the Site, from Park Crescent East and looking across Euston Road/ Marylebone, from which point the Proposed Development would be partially visible behind the Grade I listed Holy Trinity Church and existing large scale development at Regent’s Place. While the Proposed Development’s breadth would be slightly increased, the impact of its overall scale would be equivalent to that of the existing Euston Tower in the views described above, while its form and architecture would be noticeably different. The magnitude of impact on townscape character and quality within this TCA is considered to be ‘low’. Magnitude of impact: Low	The Proposed Development’s appearance in the middle distance or distance from this TCA would be consistent with the existing character of such views. As with the existing building on the Site, the Proposed Development would continue to be seen as separate to and distinct from the TCA, and as part of a background layer of townscape also typically including other buildings (particularly within Regent’s Place, and in some cases including the City Cluster and BT Communication Tower). Trees would screen visibility of the Proposed Development to a considerable extent in views from the park, even in winter. While the increase in the breadth of the Proposed Development in comparison to the existing Euston Tower would be perceptible, the architectural approach to the massing of the Proposed Development would effectively break up its overall scale. The change in the appearance of the Proposed Development would be noticeable, with the dynamic form, articulated gridded appearance of the facades, and materiality and tone of the facades appreciable to some extent at this distance. The Proposed Development would form a high quality townscape element in views from this TCA as a result, replacing a building with a flat and generic International style appearance with a building drawing inspiration from the architecture of Camden. Appreciation of the relationship between the different elements within the TCA – most notably between the park and the associated terraces addressing it – would be unaffected by the change in scale and appearance from that of the existing Euston Tower to that of the Proposed Development. View 5 in particular illustrates this relationship. The Proposed Development would be consistent with the existing townscape context in which heritage assets in this TCA are experienced, including the Grade I RPGSHI of Regent’s Park, the listed buildings surrounding it, and the conservation areas covering it, and would not change the character of that townscape context. The nature of the effect of the Proposed Development would be beneficial for the townscape reasons set out above. `	Scale: Minor-moderate Nature: Beneficial Not significant

Visual Assessment

- 6.95

23 views have been selected in agreement with LB Camden officers to assess the potential effects of the Proposed Development on visual amenity and townscape character and to inform the built heritage assessment. This includes one view of the Proposed Development rendered after dark (View 22N) to demonstrate the effects of lighting. The selec-tion of a final set of views was informed by the preparation of a ZVI of the Proposed Development, a review of relevant planning documents including conservation area appraisals, a review of the locations of designated heritage assets, by physical site visits, and through discussion with LB Camden officers throughout the pre-application process. The views selected for assessment are listed in Table 6.3 below. The views assessment has been undertaken in accordance with the methodology set out in Section 3 earlier in this report.
- 6.96

A further 24 supplementary verified views are included in Appendix A, with the Proposed Development included as a wireline or render. These are listed in Table 6.4 and are referred to in the views assessment where relevant. A further 24 supplementary unverified views, in wireline or model view, are contained within Appendix B, and listed in Table 6.5, and referred to in the views assessment where relevant.
- 6.97

For each of the 23 identified assessment views, the view is assessed in three parts:

Existing.

The existing scenario in photography.

Existing with the Proposed Development.

The Proposed Development within the baseline existing photography, shown as either a fully illustrated render or as a blue wireline.

Existing with the Proposed Development and Cumulative Schemes.

The Proposed Development seen within the baseline existing photography, alongside any relevant Cumulative Schemes. Cumulative Schemes are listed in Section 3 and below and are represented in the views by either a black wireline where the schemes are consented, or by an orange wireline where they are still emerging within the planning process.
- 6.98

The following cumulative schemes have been illustrated in the views where relevant:

Land to the North of the British Library

Central Somers Town

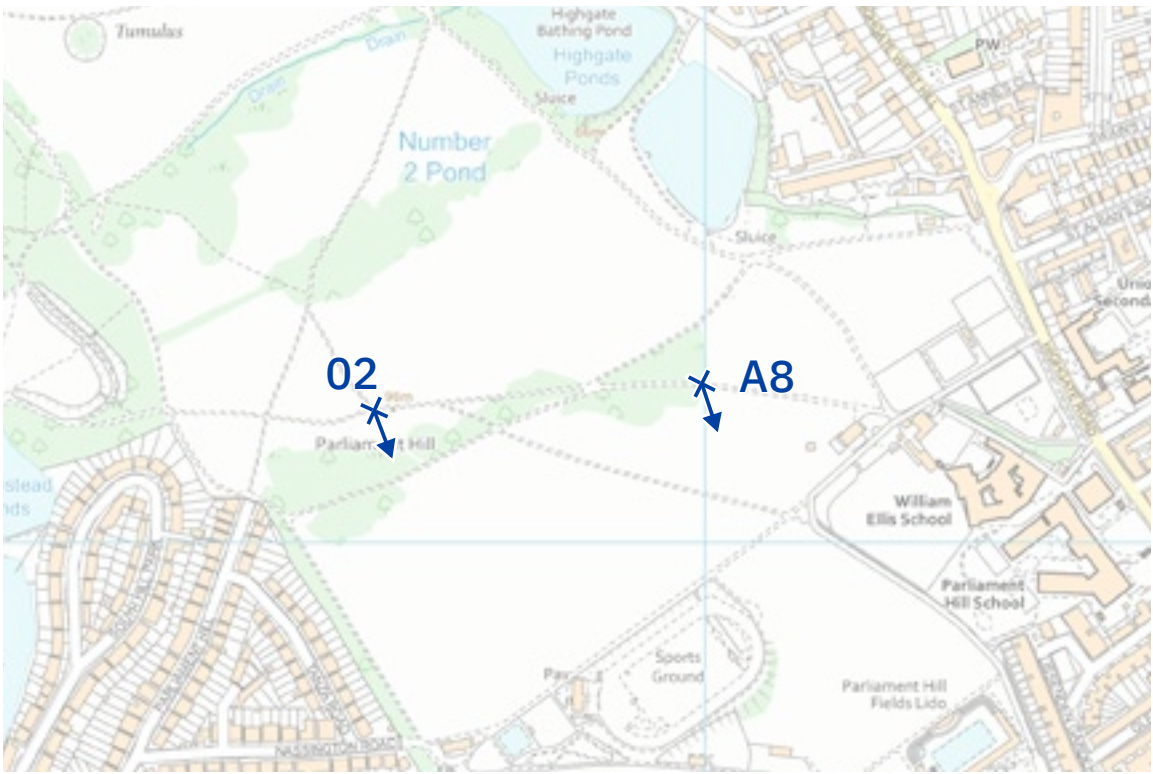
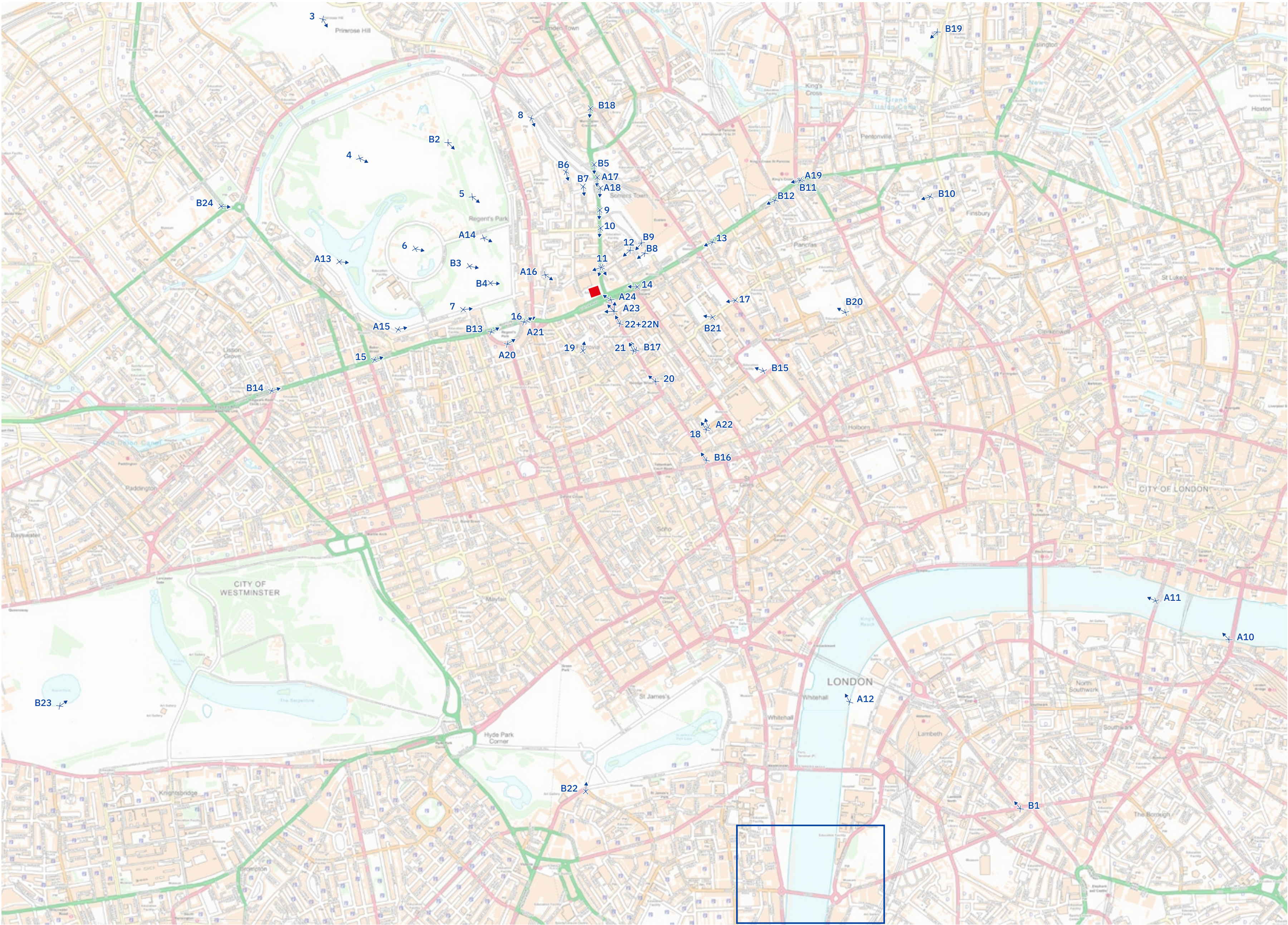
Eastman Dental Hospital Site

Royal National Throat, Nose and Ear Hospital Site

247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street

Network Building

Belgrove House
- Table 6.3: Verified Views for Assessment
- | View No. | Viewing position | Wireline / Render |
|----------|--|-------------------|
| 1 | Lambeth Bridge – Views 19A.1 to 19A.2 | W |
| 2 | LVMF 2A.2: Parliament Hill: the summit
LVMF 2A.2: Parliament Hill: the summit (TELEPHOTO) | R |
| 3 | LVMF 4A.2: Primrose Hill: the summit – looking towards the Palace of Westminster | R |
| 4 | The Regent’s Park: Terrace of The Hub (EAP View 28) | R |
| 5 | The Regent’s Park: East of Broad Walk (EAP View 22) | R |
| 6 | The Regent’s Park: Queen Mary’s Gardens | R |
| 7 | Outer Circle, junction with Harley Street (EAP View 25) | R |
| 8 | Park Village East (EAP View 12) | W |
| 9 | Hampstead Road, opposite junction with Varndell Street | W |
| 10 | Hampstead Road, junction with North Gower Street | R |
| 11 | Hampstead Road, junction with Drummond Street | R |
| 12 | Drummond Street, junction with Cobourg Street | R |
| 13 | Euston Road, junction with Duke’s Road | W |
| 14 | Euston Road, junction with Gower Street | R |
| 15 | Marylebone Road, junction with Baker Street | W |
| 16 | Park Crescent East | W |
| 17 | Tavistock Square | W |
| 18 | Bedford Square | R |
| 19 | Fitzroy Square (EAP View 18) | R |
| 20 | Tottenham Court Road, junction with Tottenham Street | R |
| 21 | Tottenham Court Road, junction with Capper Street | R |
| 22 | Tottenham Court Road, junction with Grafton Way (day) | R |
| 22N | Tottenham Court Road, junction with Grafton Way (dusk) | R |
- Table 6.4: Supplementary Verified Views (Appendix A)
- | View No. | Viewing position | Wireline / Render |
|----------|--|-------------------|
| A1 | Lambeth Bridge: LVMF 19A.1 (+ SUMMER REF.) | W |
| A2 | Lambeth Bridge: Point A (+ SUMMER REF.) | W |
| A3 | Lambeth Bridge: Point B (+ SUMMER REF.) | W |
| A4 | Lambeth Bridge: Point C (+ SUMMER REF.) | W |
| A5 | Lambeth Bridge: Point D (+ TELEPHOTO) (+ SUMMER REF.) | W |
| A6 | Lambeth Bridge: Point E (+ TELEPHOTO) (+ SUMMER REF.) | W |
| A7 | Lambeth Bridge: LVMF 19A.2 (+ SUMMER REF.) | W |
| A8 | LVMF 2B.1: Parliament Hill: east of the summit – at the prominent oak tree | W |
| A9 | LVMF 5A.2: Greenwich Park: the General Wolfe statue – north-east of the statue | W |
| A10 | LVMF 11A.1: London Bridge: the upstream movement – looking across the Southwark Bridge | W |
| A11 | LVMF 12A.1: Southwark Bridge: the upstream pavement – at the centre of the bridge | W |
| A12 | LVMF 21B.1: Jubilee Gardens – opposite Whitehall Court | W |
| A13 | The Regent’s Park: east of the Boating Lake (+ SUMMER REF.) | R |
| A14 | The Regent’s Park: Playing fields east of Inner Circle | R |
| A15 | Outer Circle, opposite No.22 Cornwall Terrace | W |
| A16 | Munster Square | R |
| A17 | Hampstead Road, south of View 17 (centre) | W |
| A18 | Hampstead Road | W |
| A19 | Pentonville Road, western end | W |
| A20 | Portland Place, junction with Park Crescent | R |
| A21 | Marylebone Road, junction with Great Portland Street | W |
| A22 | Bedford Square | W |
| A23 | Tottenham Court Road, opposite Warren Street Station | R |
| A24 | Tottenham Court Road, junction with Euston Road | R |
- Table 6.5: Supplementary Non-verified Views (Appendix B)
- | View No. | Viewing position | Wireline / Render |
|----------|---|-------------------|
| B1 | Waterloo Road, junction with Westminster Bridge Road | W |
| B2 | The Regent’s Park: The Broad Walk, north of ‘Ready Money’ drinking fountain | W |
| B3 | The Regent’s Park: The Broad Walk, Marylebone Green | W |
| B4 | The Regent’s Park: The Broad Walk, south end | W |
| B5 | Hampstead Road, outside northern steps of Greater London House | W |
| B6 | Stanhope Street, junction with Granby Terrace | W |
| B7 | Harrington Street, north of Mackworth Street | W |
| B8 | Euston Street, east | M |
| B9 | Melton Street, junction with Euston Street | W |
| B10 | Great Percy Street, junction with Lloyd Street | W |
| B11 | Euston Road, junction with Old Marylebone Road | W |
| B12 | Euston Road, junction with Argyle Street | W |
| B13 | Park Crescent, west | W |
| B14 | Euston Road, at Old Marylebone Road | W |
| B15 | Russell Square | W |
| B16 | Tottenham Court Road, at The Dominion Theatre | W |
| B17 | Tottenham Court Road, junction with Howland Street | W |
| B18 | Camden High Street at the Cobden Statue, junction with Hampstead Road | W |
| B19 | Barnard Park, north-east corner | W |
| B20 | Coram’s Fields, eastern edge | W |
| B21 | Gordon Square, south-east corner | W |
| B22 | Spur Road, St James’s Park, south of Buckingham Palace | W |
| B23 | Kensington Gardens, the Round Pound | W |
| B24 | Wellington Road, St John’s Wood | W |
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View	Location	Page	Style	Render/Wireline	Verified	Ref	OS-E	OS-N	Height (AOD)	Heading	Lens	Field of View	Film	Date	Time
01	Lambeth Bridge Sequence	86	–	–	–	–	–	–	–	–	–	–	–	–	–
02	LVMF 2A.2 Parliament Hill: the summit	89	AVR3	Render	Yes	D16111x50	527665.4	186131.5	96.5	159	50mm	39.59775271	Digital	15/02/18	16:03
02	LVMF 2A.2 Parliament Hill: the summit Telephoto	93	AVR3	Render	Yes	D16111x200	527665.4	186131.5	96.5	159	200mm	10.28552912	Digital	15/02/18	16:11
02	LVMF 2A.2 Parliament Hill: the summit	96	–	–	–	D25611x50	–	–	–	–	–	–	–	–	–
03	LVMF 4A.2 Primrose Hill: the summit - looking toward the Palace of Westminster	97	AVR3	Render	Yes	D27338x50	527657.3	183893	66.7	150	50mm	39.59775271	Digital	15/02/23	14:20
04	The Regent’s Park: terrace of The Hub (EAP View 28)	100	AVR3	Render	Yes	D28938x24	527865.581	183108.62	37.358	117	24mm	73.73979529	Digital	28/09/23	08:43
05	The Regent’s Park: East of Broad Walk (EAP View 22)	104	AVR3	Render	Yes	D27977x24	528500.746	182891.37	36.784	129	24mm	73.73979529	Digital	02/04/23	14:43
06	The Regent’s Park: Queen Mary’s Gardens	107	AVR3	Render	Yes	D27389x24	528178.661	182598.730	38.780	103	24mm	73.73979529	Digital	20/02/23	10:08
07	Outer Circle, junction with Harley Street	110	AVR3	Render	Yes	D27329	528448.828	182255.552	29.329	84	24mm	73.73979529	Digital	14/02/23	14:50
08	Park Village East	114	AVR1	Wireline	Yes	D27986	528832.779	183335.904	34.567	157	24mm	73.73979529	Digital	02/04/23	16:50
09	Hampstead Road, opposite junction with Varnell Street	118	AVR1	Wireline	Yes	D27979	529219.85	182817.015	23.094	184	24mm	73.73979529	Digital	02/04/23	15:43
10	Hampstead Road, junction with North Gower Street	119	AVR3	Render	Yes	D28546	529224.386	182715.804	24.093	188	24mm	73.73979529	Digital	11/05/23	12:32
11	Hampstead Road, junction with Drummond Street	122	AVR1	Wireline	Yes	D27982L	529228.984	182494.092	26.721	148	24mm	73.73979529	Digital	02/04/23	11:17
11	Hampstead Road, junction with Drummond Street	125	AVR3	Render	Yes	D27983M	529228.984	182494.092	26.721	198	24mm	73.73979529	Digital	02/04/23	11:15
11	Hampstead Road, junction with Drummond Street	128	AVR1	Wireline	Yes	D27984R	529228.984	182494.092	26.721	250	24mm	73.73979529	Digital	02/04/23	11:18
12	Drummond Street, at junction with Cobourg Street	131	AVR3	Render	Yes	D28952	529391.85	182590.318	24.322	229	24mm	73.73979529	Digital	07/10/23	09:12
13	Euston Road, at Duke’s Road	135	AVR1	Wireline	Yes	D27368	529856.692	182636.312	22.098	245	24mm	73.73979529	Digital	15/02/23	12:39
14	Euston Road, at Gower Street	139	AVR3	Render	Yes	D27370	529432.025	182383.415	26.113	272	24mm	73.73979529	Digital	15/02/23	15:02
15	Marylebone Road, at Baker Street	143	AVR1	Wireline	Yes	D27331x50	527947.476	181971.758	27.261	73	24mm	73.73979529	Digital	14/02/23	14:27
16	Park Crescent East	146	AVR1	Wireline	Yes	D27326	528790.997	182184.935	28.278	62	24mm	73.73979529	Digital	14/02/23	13:05
17	Tavistock Square	149	AVR1	Wireline	Yes	D27371	529985.628	182307.221	24.695	261	24mm	73.73979529	Digital	15/02/23	12:13
18	Bedford Square	152	AVR3	Render	Yes	D27373	529821.033	181576.949	27.136	326	24mm	73.73979529	Digital	15/02/23	13:21
19	Fitzroy Square, south-west corner (EAP View 18)	155	AVR3	Render	Yes	D27345	529124.899	182022.816	27.91	9	24mm	73.73979529	Digital	15/02/23	10:27
20	Tottenham Court Road, at Tottenham Street	160	AVR3	Render	Yes	D27374	529535.393	181848.566	27.747	310	24mm	73.73979529	Digital	15/02/23	14:15
21	Tottenham Court Road, at Capper Street	164	AVR3	Render	Yes	D27375	529423.97	182026.395	27.734	328	24mm	73.73979529	Digital	15/02/23	14:24
22	Tottenham Court Road, at Grafton Way	168	AVR3	Render	Yes	D27377	529333.838	182175.49	27.469	329	24mm	73.73979529	Digital	15/02/23	14:45
22N	Tottenham Court Road, at Grafton Way (dusk)	172	AVR3	Render	Yes	D28883	529333.838	182175.49	27.469	330	24mm	73.73979529	Digital	05/09/23	20:18

View 01

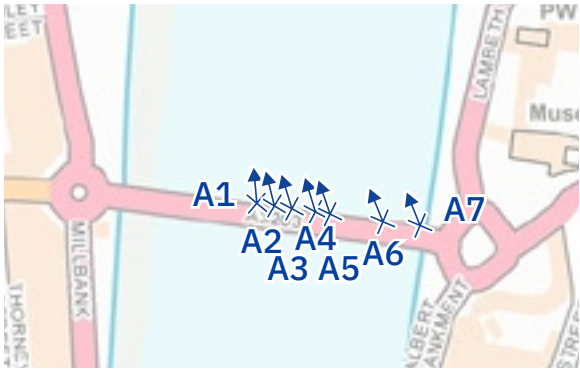
Lambeth Bridge Sequence between 19A.1 and 19A.2

Existing

The downstream pavement LVMF Viewing Location from Lambeth Bridge provides important views to the north-west and towards the Palace of Westminster. Two Assessment Points, 19A.1 in the centre of the bridge and 19A.2 close to the Lambeth bank, have been designated. A Protected Silhouette of the Palace of Westminster is applied at, and at all points between, Assessment Points 19A.1 and 19A.2. The river dominates the foreground and middle ground of the view, with the Palace of Westminster forming the focus. Other important elements in the view are the mature trees on both sides of the river. The setting of the Palace of Westminster is largely unaffected by modern development when seen in views from Lambeth Bridge. The LVMF states that “*The qualities of this setting must remain in order that the Outstanding Universal Value of the World Heritage Site, in townscape and visual terms, can be recognised and appreciated by the viewer.*” (Ref. 1-11, para.335) and “*The Protected Silhouette should not be altered by development appearing in its background at or between Assessment Points 19A.1 and 19A.2.*” (para.339).

The existing Euston Tower is technically visible, but not perceptible, between the two fixed Assessment Points close to the east of Assessment Point 19A.1. It’s very top is technically visible, at a distance of approximately 3.5km, at a low point in the silhouette between pinnacles on the Palace of Westminster. This potential visibility is well screened by foreground trees even in winter and is not perceptible. Development on the Site is therefore potentially visible – and highly sensitive – as any impacts on these views could affect the setting of the Westminster WHS. Pre-existing masts on top of the existing Euston Tower have already been removed; these technically breached the Protected Silhouette to a greater extent – though seen at a distance of approximately 3.5km, they were not in reality perceptible in the views from Lambeth Bridge.

View location



Early testing identified the points on the kinetic path between LVMF Assessment Points 19A.1 and 19A.2 at which the existing Euston Tower is technically visible, and low points in the silhouette of the Palace of Westminster at which there would be the greatest risk of visibility of the Proposed Development. Small images of the views from the fixed assessment points and the identified points of sensitivity between them are shown here, with large scale images from each point included in Appendix A. All views have been photographed with a 50mm lens to give an accurate impression of the level of clarity and detail perceptible by the human eye. For the points of sensitivity that are not screened by trees, additional photography has been taken with a 200mm lens.

Value attached to the views: This is a high value view designated in regional LVMF policy. The value of the views is generally **high**, with the area within the Protected Silhouette being **very high**.

Visual receptors affected: Moderate numbers of visitors to the scenic viewpoint focusing their full attention on the views and moderate numbers of traveller crossing the bridge whose attention would not be solely focused on the views.

Susceptibility to change of visual receptors: This view contributes fundamentally for those visiting the scenic viewpoint to experience the view and is a point of orientation on the River Thames more widely. Susceptibility to change overall is therefore judged to be **very high**.

Sensitivity: **Very high**



LVMF View 19A, Assessment Point 19A.1 (Appendix A View A1)



LVMF View 19A, Point A (Appendix A View A2)



LVMF View 19A, Point B (Appendix A View A3)



LVMF View 19A, Point C (Appendix A View A4)



LVMF View 19A, Point D (Appendix A View A5)



LVMF View 19A, Point E (Appendix A View A6)



LVMF View 19A, Assessment Point 19A.1 (Appendix A View A7)

View 01

Lambeth Bridge Sequence between 19A.1 and 19A.2

Proposed

It was established as an early design principle that the Proposed Development should not increase the existing Euston Tower’s imperceptible breaches of the Protected Silhouette. The maximum height for the Proposed Development has therefore been effectively capped by the constraint of these designated views from Lambeth Bridge in order to avoid increased, perceptible impacts on the Protected Silhouette of the Palace of Westminster.

Like the existing Euston Tower the Proposed Development would not be visible or breach the Protected Silhouette at Assessment Point 19A.1 at the centre of the bridge (View A1 in Appendix A). Neither would it be visible at intermediate point A (View A2). At intermediate points B and C (Views A3 and A4) the top of the existing Euston Tower is technically visible beyond the roofline of the Palace of Westminster but not perceptible in the view even in winter. The maximum height of the Proposed Development would not exceed that of the existing Euston Tower and the technical impact of the existing Euston Tower would not be altered at intermediate point B (View A3). At intermediate point C (View A4), the width of the top of the Proposed Development would very slightly increase the level of technical visibility of the existing Euston Tower but again this would not be perceptible in the view.

Intermediate points D and E (Views A5 and A6 respectively) are low points in the silhouette of the Palace of Westminster at which the existing Euston Tower is just hidden. These points therefore have sensitivity to any increase in height of the Proposed Development. At neither of these points would the Proposed Development be visible or breach the Protected Silhouette. These views have been modelled in 200mmm photography in Appendix A for absolute clarity.

Like the existing Euston Tower the Proposed Development would not be visible or breach the Protected Silhouette at Assessment Point 19A.2, close to the Lambeth bank of the bridge (View A7 in Appendix A).

Overall, there would be no perceptible change to the composition of LVMF River Prospect 19A or the ability to recognise and appreciate the OUV of the Westminster WHS in these views and therefore no impact or effect.

Magnitude of impact: None

Scale and Nature of Effect: No effect (not significant)



LVMF View 19A, Assessment Point 19A.1 (Appendix A View A1)



LVMF View 19A, Point A (Appendix A View A2)



LVMF View 19A, Point B (Appendix A View A3)



LVMF View 19A, Point C (Appendix A View A4)



LVMF View 19A, Point D (Appendix A View A5)



LVMF View 19A, Point E (Appendix A View A6)



LVMF View 19A, Assessment Point 19A.1 (Appendix A View A7)

View 01

Lambeth Bridge Sequence between 19A.1 and 19A.2

Cumulative

There would be no cumulative schemes visible in this view and the effect would be the same as that for the Proposed Development considered on its own.

Magnitude of impact: None

Scale and Nature of Effect: No effect (not significant)



LVMF View 19A, Assessment Point 19A.1 (Appendix A View A1)



LVMF View 19A, Point A (Appendix A View A2)



LVMF View 19A, Point B (Appendix A View A3)



LVMF View 19A, Point C (Appendix A View A4)



LVMF View 19A, Point D (Appendix A View A5)



LVMF View 19A, Point E (Appendix A View A6)



LVMF View 19A, Assessment Point 19A.1 (Appendix A View A7)

View 02

LVMF 2A.2 | Parliament Hill: the summit

D161111x50 / 50mm / 15/02/18 / 16:03

Existing

This view is one of six London Panoramas designated as part of the LVMF SPG (Ref. 1-11). Parliament Hill forms part of the prominent ridge that crosses Hampstead Heath. From the summit there are excellent panoramic views towards the City of London, St Paul’s Cathedral and the Palace of Westminster, framed by planting in the foreground. Two Assessment Points are identified at the summit, 2A.1 and 2A.2. They are orientated in different directions, although they share the same position: one looks towards St Paul’s Cathedral and the other looks towards the Victoria Tower of the Palace of Westminster within the Westminster World Heritage Site. This view is the panorama from Assessment Point 2A.2, directed towards the Palace of Westminster which is located between the existing Euston Tower and the BT Tower, and set within a Protected Vista. The red Landmark Viewing Corridor (LVC) of the Protected Vista is marked on the image, between the Euston Tower and the BT Tower. This is a partial view of the Palace of Westminster with only the Victoria Tower visible at a distance of approximately 7.2km from the viewing position.

Bucklebury, a 19-storey tower within the Regent’s Park Estate close to the west of the Site, breaches the LVC in the foreground of the view and partially obscures the Victoria Tower; it was constructed in 1959 well before designation of the view. A taller element within the No. 10 Brock Street development at Regent’s Place (designed by Wilkinson Eyre), is also visible rising above the Threshold Plane of the LVC further to the left. 10 Brock Street was consented in 2008 after the introduction of the LVMF in 2007 but prior to designation of Assessment Point 2A.2 in 2010, but it was not completed until 2013 so does not appear in the LVMF (2012) Management Guidance. The existing Euston Tower forms a focal point as a relatively distant landmark within an overall panorama containing numerous points of interest. The existing Euston Tower forms a contrasting counterpart to the slender articulated silhouette of the taller BT Tower defining the right hand edge of the Protected Vista and together these buildings help to create a distinctive focal point in the view that frames the Palace of Westminster.

The western edge of the existing Euston Tower defines the left hand side of the Protected Vista. Due to its alignment in relation to the viewing cone of the Protected Vista, the existing Euston Tower technically breaches the geometrically defined coordinates of the LVC. As Assessment Point 2A.2 was designated to protect the view of the Palace of Westminster set within the sky gap between the Euston Tower and the BT Tower, this technical breach of the LVC is immaterial.

London Plan Policy 7.12 states: “*where there is a Protected Vista: a development that exceeds the threshold height of a Landmark Viewing Corridor should be refused*”. This is because development that exceeds the Threshold Plane is considered likely to harm the viewer’s ability to ‘recognise and appreciate’ the protected landmark in the view, in this case, the Palace of Westminster. Regarding development in the foreground of the view, the LVMF view management guidance for View 2A states “*New development should preserve or enhance the viewer’s ability to recognise and appreciate the Palace of Westminster in this view.*” (Ref. 1-11, para.101).

Value attached to the view: This is a high value view designated in regional LVMF policy. The value of the view is generally high, with the area within the Protected Vista being **very high**.

Visual receptors affected: High numbers of visitors to the scenic viewpoint focusing their full attention on the view and moderate numbers of visitors and local residents engaged in outdoor recreation, whose attention would not be solely focused on the view.

Susceptibility to change of visual receptors: his view contributes fundamentally for those visiting the scenic viewpoint to experience the view and is a point of orientation on the River Thames more widely. Susceptibility to change overall is therefore judged to be **very high**.

Sensitivity: **Very high**

View 02

LVMF 2A.2 | Parliament Hill: the summit

D16111x50 / 50mm / 15/02/18 / 16:03

Existing

See previous page for assessment text.



50mm – 19.8°

Image scaling factor = 77% at A3, 109% at A2

50mm – 19.8°

View location



View 02

LVMF 2A.2 | Parliament Hill: the summit

D16111x50 / 50mm / 15/02/18 / 16:03

Proposed

The Proposed Development would appear in the distance, behind the existing Triton Building and 10 Brock Street developments.

The Proposed Development’s western building line would maintain the same position as that of the existing Euston Tower, in order to preserve the existing framing of the LVC towards the Palace of Westminster, and the sky gap between the Proposed Development and the BT Tower. However, the articulation of the Proposed Development’s western façade would be deeper than that of the existing building to provide shading, and therefore at its maximum extent this would increase the existing very slight breach of the LVC by 273mm in a localised area at the south-west corner of the Proposed Development. In practice, this is not discernible in the 200mm lens magnified view, which exaggerates the clarity and detail with which the view can be appreciated and would therefore not be discernible to the naked eye of a viewer The composition of the most sensitive part of the view, the Protected Vista, would therefore be preserved by the Proposed Development and the immediate setting of the Palace of Westminster would remain unchanged.

While the Proposed Development’s breadth would appear slightly greater than that of the existing Euston Tower, at this distance the difference would be not be readily noticeable. The Proposed Development’s sub-division into four slender quadrants with inclined facades, separated from each other by clearly defined ‘breathing spines’, would effectively break up its overall scale and provide it with a dynamic form which could be appreciated to some extent at this distance. The Proposed Development would continue to act as a contrasting counterpart to the slender articulated silhouette of the taller BT Tower defining the right hand edge of the Protected Vista.

Overall, The Proposed Development would enhance the appearance of the Euston Tower and would form a high quality landmark of equivalent scale to the existing tower within the panorama. In accordance with the LVMF guidance, the Proposed Development would preserve, and would not harm, the viewer’s ability to ‘recognise and appreciate’ the Palace of Westminster as seen in this view.

Magnitude of impact: Very low-low

Scale and Nature of Effect: Minor in scale, beneficial in nature (not significant)



50mm – 19.8°

Image scalling factor = 77% at A3, 109% at A2

50mm – 19.8°

View 02

LVMF 2A.2 | Parliament Hill: the summit

D16111x50 / 50mm / 15/02/18 / 16:03

Cumulative

The consented Network Building cumulative scheme on Tottenham Court Road and Whitfield Street would be partially visible, seen to a very minor extent behind the Proposed Development, and with no significant impact on the view.

The British Library Extension (resolution to grant), Central Somers Town scheme (consented) and Belgrove House (consented) would be visible further east, all located well to the left of the Proposed Development within this image and having no meaningful visual relationship with it.

The effect in the cumulative situation would remain the same as that for the Proposed Development considered on its own.

Magnitude of impact: **Very low-low**

Scale and Nature of Effect: **Minor in scale, beneficial in nature (not significant)**



50mm – 19.8°

Image scaling factor = 77% at A3, 109% at A2

50mm – 19.8°

View 02

LVMF 2A.2 | Parliament Hill:
the summit Telephoto

D161111x200 / 200mm / 15/02/18 / 16:11

See previous pages for assessment text.

View location



200mm – 10.145°

Image scaling factor = 309% at A3

200mm – 10.145°

View 02

LVMF 2A.2 | Parliament Hill:
the summit Telephoto

D161111x200 / 200mm / 15/02/18 / 16:11

See previous pages for assessment text.



200mm – 10.145°

Image scaling factor = 309% at A3

200mm – 10.145°

View 02

LVMF 2A.2 | Parliament Hill:
the summit Telephoto

D161111x200 / 200mm / 15/02/18 / 16:11

See previous pages for assessment text.



200mm – 10.145°

Image scaling factor = 309% at A3

200mm – 10.145°

View 02

LVMF 2A.2 | Parliament Hill: the summit

D25611x50 / 50mm / 10/03/22 / 16:54



50mm – 19.8°

Image scaling factor = 77% at A3, 109% at A2

50mm – 19.8°

View location

