



Unison Centre, 130 Euston Road

Heritage Statement

Iceni Projects Limited on behalf of
Unison.

March 2024

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1. INTRODUCTION

- 1.1 This Heritage Statement has been prepared to provide an assessment of the significance of 130 Euston Road, formerly the 'Elizabeth Garrett Anderson Hospital' (henceforth 'the Site'), and to consider the impact a proposed development upon the site's significance. This is provided as part of an application submission for internal alteration associated with the continued use of the building by Unison.
- 1.2 The site contains a Grade II listed building, which has been incorporated into the wider site. The other buildings on the site are not listed and are specifically excluded from the listing.
- 1.3 This report will:
- Set out the relevant legislative and policy framework within which to understand the proposed redevelopment of the Site;
 - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
 - Describe the site and identify the relevant designated heritage asset and appraise its significance.
 - Provide a detailed assessment of the impact for the proposals on the Site.
- 1.4 The existing Site was appraised during a site visit (March 2024), and a desk-based study was also undertaken.
- 1.5 The report is produced by Icen Projects. Specifically, it is authored by Rebecca Mason, Associate Director, Built Heritage & Townscape with guidance and review by Laurie Handcock MA (Cantab) MSc IHBC, Director – Built Heritage & Townscape.



Figure 1 Site Photo taken 25 March 2024



2. RELEVANT LEGISLATION, POLICY, AND GUIDANCE

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

National Policy

National Planning Policy Framework (Dec 2023)

- 2.3 In July 2018, the government published the updated National Planning Policy Framework (“NPPF”), was most recently updated Dec 2023. The document maintains a focus on sustainable development that was established as the core of the previous, 2012, NPPF.
- 2.4 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as ‘constructive conservation’: defined as ‘a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment’ (Constructive Conservation in Practice, Historic England, 2009).
- 2.5 Section 12, ‘Achieving well-designed and beautiful places’, reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 135, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond 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).
- 2.6 The guidance contained within Section 16, ‘Conserving and enhancing the historic environment’, relates to the historic environment, and developments which may have an effect upon it.

- 2.7 Heritage Assets are defined in Annex 2 of the NPPF as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Listed buildings and Conservation Areas are both designated heritage assets.
- 2.8 'Significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'
- 2.9 Paragraph 198 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
- 2.10 Paragraph 200 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.11 Paragraph 203 emphasises that local planning authorities should take account of: 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.
- 2.12 Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.13 Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

- 2.14 Paragraphs 207 - 209 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 207). Whereas, Paragraph 208 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

Planning Practice Guidance ("PPG") (Department for Communities and Local Government, last updated July 2019)

- 2.15 The guidance on Conserving and enhancing the historic environment in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.16 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic, defined as follows:

archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.17 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.

- 2.18 Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-202) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.
- 2.19 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.20 The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 201 to 202 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Historic Environment Good Practice Advice in Planning

- 2.21 To support the national policies, Good Practice Advice in Planning Notes (GPA's) have been published by Historic England.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment [March 2015]

- 2.22 This document provides advice on numerous ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured staged approach to the assembly and analysis of relevant information and is 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.

2.23 The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision-taking.

2.24 The document sets out the recommended steps for assessing significance and the impact of development proposals upon it, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary.

Regional Policy

The London Plan

2.25 Regional policy for the London area is defined by the London Plan (March 2021) and deals with heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7, London’s Living Spaces and Places – Historic environment and landscapes.

2.26 Policy HC1 Heritage Conservation and Growth requires boroughs to develop evidence that demonstrates a clear understanding of London’s historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London’s heritage in regenerative change by:

1. setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. utilising the heritage significance of a site or area in the planning and design process;

3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place; and,
4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

2.27 Part C - E of Policy HC 1 state that:

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

D “Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets”.

E “Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse”.

Local Development Plan

London Borough of Camden Local Plan, 2017

2.28 The London Borough of Camden’s Local Plan was adopted by the Council on 3 July 2017. Along with the Local Plan, Supplementary Planning Documents (SPDs) also form a key part of LB Camden’s Local Development Framework. Relevant heritage policies contained within Local Development Plan documents are as follows:

- Policy D1 Design part (q)
- Policy D2 Heritage.

2.29 Policy D1 ‘Design’ requires high quality design that, relevant to this assessment:

- 'respects local context and character';
- 'preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage';
- 'comprises details and materials that are of high quality and complement the local character';
- 'preserves strategic and local views'.

2.30 Policy D2 Heritage states that 'The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets'. Regarding Conservation Areas, the Council will:

- 'require that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area;
- resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;
- resist development outside of a Conservation Area that causes harm to the character or appearance of that Conservation Area; and
- preserve trees and garden spaces which contribute to the character and appearance of a Conservation Area or which provide a setting for Camden's architectural heritage.'

3. HISTORIC DEVELOPMENT OF THE SITE AND SURROUNDINGS

- 3.1 The Elizabeth Garrett Anderson Hospital stands as a testament to the pioneering spirit of its namesake and the revolutionary strides made in healthcare for women in the late 19th century. Founded in 1866 by Elizabeth Garrett Anderson, the hospital traces its origins to the St Mary's Dispensary in Seymour Place, where Anderson served as the General Medical Attendant for over two decades. This humble dispensary evolved into the New Hospital for Women in 1872, aiming to provide medical care to underprivileged women under the expertise of qualified female practitioners; an unprecedented concept during that era.
- 3.2 In 1874, the hospital relocated to Marylebone Road, marking its commitment to expanding its reach and impact. However, it was not until 1889 that the foundation stone for purpose-built facilities on Euston Road was laid by the Princess of Wales, signalling royal endorsement and support for the groundbreaking endeavour. Designed by architect J. M. Brydon, with invaluable contributions from Anderson's sister Agnes Garrett and cousin Rhoda Garrett, the hospital officially opened its doors in 1890 as the New Hospital for Women, making history as the first purpose-built institution dedicated to female doctors and patients.
- 3.3 The original layout of the Euston Road hospital, characterised by a circular ward block and open connecting balconies, reflected the influence of renowned figures such as Florence Nightingale and Sir Douglas Galton. Over the years, the hospital underwent significant expansions and alterations, notably in the 1920s, when it embraced modernisation and growth. The removal of semi-circular wards and the addition of an Adam revival block marked a new chapter in the hospital's evolution, accommodating the changing needs of healthcare and medical education.
- 3.4 In 1918, the hospital was renamed the Elizabeth Garrett Anderson Hospital, honouring the legacy of its visionary founder following her passing. Despite facing threats of closure in the 1960s and the announcement of imminent shutdown in 1976 by the Camden Area Health Authority, the hospital's staff and supporters rallied to preserve its invaluable contribution to women's healthcare. The occupation of the building in 1976 and continued campaigning until 1979 underscored the unwavering commitment to upholding its historic significance.
- 3.5 In subsequent decades, the hospital underwent further extensions and renovations, including the addition of a colour-coated metal structure in the 1980s. However, preservation efforts faced challenges, resulting in the loss of some original features, such as rooftop structures and railings. Despite these changes, the Elizabeth Garrett Anderson Hospital retained its status as a beacon of progress and innovation in healthcare for women.

3.6 In recent years, the site has undergone redevelopment, with a mix of offices and residential units replacing non-listed buildings. However, the first-generation structures, particularly the frontage block on Euston Road, stand as enduring symbols of the hospital's historic significance and architectural grandeur.

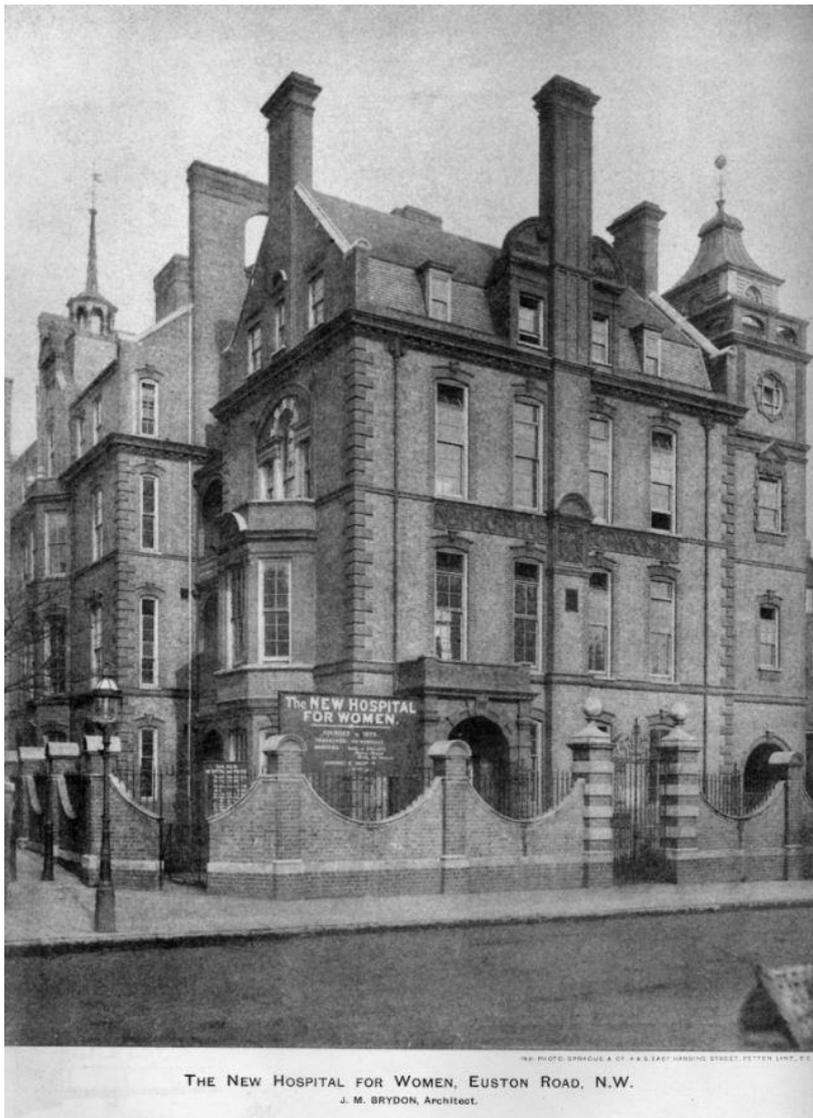


Figure 2: New Hospital for Women (later known as the Elizabeth Garrett Anderson Hospital), 144 Euston Road, London. RIBA Ref No RIBA54181

4. SITE DESCRIPTION AND IDENTIFICATION OF ASSETS

- 4.1 The Site is located on the north side of Euston Road, adjacent to the junction with Churchway. The former Hospital has primary frontages on the south and west elevations, with the modern office block which now forms part of the site successfully wrapping around the building to the east and north.
- 4.2 The Former Hospital building is Grade II listed (LEN: 1390775). The list entry specifically excludes the modern additions to the building. The site does not lie within a conservation area.
- 4.3 The Grade II listed Rocket Public House is located to the east on the same street block. Given the works proposed are all internal, the Rocket Public House can be scoped out of this assessment.



Figure 3 Heritage Asset Map

- 4.4 The Elizabeth Garrett Anderson Hospital reflects the Queen Anne style prevalent during its construction. Constructed primarily of stock brick with red brick dressings, the building boasts a striking timber cupola atop a tiled roof, lending it a distinctive character.

- 4.5 The layout of the hospital comprises a rectangular front block parallel to Euston Road, intricately linked to an administrative block along Churchway. Later expansions to the north and east, while functional, hold lesser architectural interest compared to the original structures.
- 4.6 The exterior of the frontage block facing Euston Road commands attention with its three-storey and attic structure. Characterised by a four-bay front, the entrance, situated to the left, features a projecting porch crafted from red brick. Notable architectural elements include a moulded arched opening flanked by blocked pilasters, a central chimney stack bearing a cut brick cartouche within a pedimented aedicular surround, and rusticated quoins of red brick. Though the original 6/6-pane sash windows have been replaced with UPVC copies, the segmental-arched window design remains, adorned with keystones over the centre. A modillion cornice in brick adds a touch of elegance to the façade, while a mansard roof and dormers punctuate the skyline.
- 4.7 Moving to the west-facing return elevation, a two-storey canted bay dominates the ground and first floors, embellished with a segmental pediment enriched with cut brick decoration. A Venetian window at the second floor level adds further architectural interest, while small windows within the gable end complete the composition.
- 4.8 The former administrative block on Churchway, intricately linked to the frontage block, boasts a three-bay frontage with a central canted bay. Paired and tall sash windows adorn the lower and upper floors, while a modillion cornice and attic storey contribute to the building's visual appeal. Previously crowned by a tall ornamental spirelet, the south-facing gable end, featuring truncated chimney stacks, hints at the building's former grandeur.

5. ASSESSMENT OF SIGNIFICANCE

Assessment methodology

- 5.1 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is the framework set out in the November 2017 consultation draft of Historic England's best-practice guidance document *Conservation Principles*.¹ This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic - in assessing what makes a place and its wider context special. These are broadly in line with the values – evidential [now archaeological], historical, aesthetic [now architectural and artistic], and communal [now part of historical] – set out in the previous, 2008 version,² but are consistent with the heritage interests in the NPPF, the definitions for which are now included in the updated Planning Practice Guidance:

archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Significance of the site

- 5.2 The Elizabeth Garrett Anderson Hospital on Euston Road holds significant historical and architectural importance in accordance with Historic England's conservation principles.

¹ <https://historicengland.org.uk/content/docs/guidance/conservation-principles-consultation-draft-pdf/>

² <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

- 5.3 The hospital represents a pivotal moment in the history of healthcare, being the first purpose-built institution devoted to female doctors and patients. Its founding in 1890 by Elizabeth Garrett Anderson, a pioneering female physician, reflects a progressive movement towards gender equality in medicine. As such, the hospital's preservation ensures the safeguarding of this important aspect of social history.
- 5.4 Designed by architect J. M. Brydon, with contributions from Agnes Garrett and Rhoda Garrett, the hospital's architecture embodies the principles of the late 19th-century hospital design. Whilst the original layout has been lost, subsequent expansions and alterations reflect evolving healthcare needs, maintaining the architectural integrity of the building and contributing to the site's historical layers.
- 5.5 As a result of its evolution and its subsequent use as a commercial office block, the interior of the building is considered to be of less interest than its exterior.
- 5.6 While the hospital has undergone alterations and extensions over the years, efforts to preserve its original features, such as the frontage block on Euston Road, demonstrate a commitment to maintaining its authenticity and integrity. Despite some losses, such as rooftop structures and railings, the core architectural elements remain intact, allowing visitors to appreciate its historical significance.
- 5.7 Situated on Euston Road, a prominent thoroughfare in London, the hospital's location adds to its contextual significance. Its presence in the heart of the city underscores its accessibility and visibility, further amplifying its role as a symbol of progress and innovation in healthcare.
- 5.8 The hospital's history of resilience, demonstrated through staff occupation and community campaigning during times of threat, highlights its deep-rooted connection to the local community. Its continued relevance as a healthcare institution and later as a site for redevelopment underscores its ongoing importance to the community's identity and well-being.
- 5.9 In summary, the Elizabeth Garrett Anderson Hospital exemplifies significance deriving from its architecture as well as its historic importance. Whilst of architectural interest, particularly externally, it's the site's historic association with the medical movement, particularly for women, where its special interest is most prominent.

6. ASSESSMENT OF IMPACT

- 6.1 The proposed internal alterations to the former Elizabeth Garrett Anderson Hospital encompass a range of modifications aimed at enhancing the functionality of the building while ensuring accessibility and modern amenities. However, it is imperative to assess the potential impact of these alterations on the special interest and historical significance of the building.
- 6.2 A number of internal alterations are proposed including the reconfiguration of some rooms. This includes the removal of some modern partitions and the erection of new partitions to create smaller meeting rooms. All fabric identified for demolition is of modern construction, inserted when the building was redeveloped. All historic fabric of interest remains untouched and unimpacted by the works. Whilst there will be a change in the floorplan, the building has been historically altered and as such the original and subsequent iterations of the floorplan have been lost. Therefore the building internally no longer resembles its original function. In this context, the change in the internal arrangement will not impact on the special interest of the listed building.
- 6.3 In some rooms modern joinery is proposed to be removed and, in some instances, replaced with new built-in furniture to better service the function of the rooms. Given these features are modern, their replacement will not impact the special interest of the listed building, nor would the installation of replacement joinery.
- 6.4 Similarly, as the rooms are predominantly meeting rooms the acoustic performance needs to be enhanced. A detail has been provided showing acoustic panels introduced either within a raft affixed to the ceiling or on a panel affixed to the wall. These have been designed to sit adjacent to historic features and will be lightweight fabric additions. As such, they are fully reversible and minimally invasive, in most instances being affixed to modern fabric.
- 6.5 Lighting is proposed to be upgraded in some areas. Most ceilings feature a modern suspended ceiling within which the lights sit. As such there will be no impact on fabric as a result of these works. The existing lighting design approach will be followed and therefore the internal character and appearance of the building will be maintained.
- 6.6 Owing to the new arrangement an additional disabled access bathroom is required on the first floor only. It is recognised that while the installation of a disabled access toilet addresses the imperative of inclusivity and compliance with modern accessibility standards, careful consideration must be given to its integration within the historic fabric of the building. As such a full review of the servicing strategy has been undertaken and a bathroom can be comfortably accommodated. Mechanical servicing plans are submitted as part of this application, showing that additional service runs can be comfortably accommodated without the need for intervention in the building fabric as the existing

service routes can be met. The associated fixtures and fittings are minimally invasive and can be incorporated within an established room. As such the proposal is considered to be appropriate in this location.

- 6.7 An additional printer is proposed within the bell tower. To support this function additional ventilation is required, with drawings submitted highlighting the proposed route. This route will follow an established service route and will have a limited impact on the special interest of the listed building.
- 6.8 A general programme of repairs and redecoration is also proposed. This is primarily focussed on the modern elements of the building, with the fabric of interest having been well maintained. The works do include the replacement of carpet tiles in some locations, with new carpets of a different design. These works are not contentious and will ensure to long-term maintenance of the heritage asset.
- 6.9 In summary, the proposed internal alterations to the former Elizabeth Garrett Anderson Hospital aim to improve functionality and accommodate modern needs. They will be executed sensitively and seek to maintain the building's special interest and historical significance. The works principally involve alteration to modern fabric, with the aim of the project to preserve original features to safeguard the integrity and authenticity of the heritage asset. The works are considered to be appropriate and will not harm the special interest of the listed building.

7. CONCLUSION

- 7.1 This Heritage Statement has been produced by Icen Projects to support a listed building consent application at 130 Euston Road for internal alterations associated with the upgrading of the offices.
- 7.2 This assessment has set out the relevant legislative and policy framework to understand the Site, and has identified designated heritage assets within and surrounding the site both in terms of historic development and significance which have the potential to be impacted upon. In doing so, the contribution the site makes to nearby heritage assets has been firmly established, and the effects assessed proportionately.
- 7.3 The report demonstrates that the proposals would, in our view, have no impact on the special interest of the listed building. As highlighted significance is predominantly found in its historical association with the development of medical services specifically in relation to female care, whilst architectural interest is found in the exterior architecture. The interior of the building has been subject to significant change both historically and through the conversion of the building into offices. Therefore the nature of the works proposed are considered to be appropriate.
- 7.4 As such, the proposals are in full compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 and Section 16 of the NPPF. The proposals are considered to align with Camden's policies on design and heritage, namely policies D1 and D2. It is therefore considered that this application should be considered favourably.

8. PHOTOGRAPHIC SURVEY



Principle Staircase, not impacted by the proposed works



Meeting room on the first floor proposed to become a disabled access bathroom



Meeting room proposed to be subdivided on the first floor.



Typical joinery details to be replaced



Third floor meeting room is proposed to be subdivided.



Typical third floor meeting room



Typical Meeting Room on the third floor