



Historic England

LONDON OFFICE

Ms Laura Hazelton
London Borough of Camden
Regeneration and Planning
Town Hall
Judd Street
London
WC1H 9JE

Direct Dial: 07990 339977

Our ref: P01022830

5 February 2019

Dear Ms Hazelton

HIGH SPEED RAIL (LONDON - WEST MIDLANDS) ACT 2017 (WORKS UNDER SCHEDULE 17)

**WOLFSON HOUSE 2-10 STEPHENSON WAY NW1 2HE
Application No. 2019/0162/HS2**

Thank you for your letter of 16 January 2019 seeking our advice on proposals for the above site.

Historic England Advice

The application site is located immediately to the north of the Bloomsbury Conservation Area and in close proximity to the Grade II* listed Royal College of General Practitioners at 30 Euston Square/1-9 Melton Street, which is also located within the conservation area boundary. The application site will be prominent within the future townscape in front of the new HS2 station development at Euston.

Historic England recognises that the structure has a specific function as a piece of infrastructure with precise operational requirements, including serving as a substation and London Underground (LU) ventilation shaft and that the Schedule 17 submission relates only to its design and external appearance. However we have concerns (also raised at pre-application stage) regarding how the proposed design will integrate into the future townscape, and relate to the proposed area of new open space located immediately to the west.

In our view, the proposed design fails to respond positively to its surrounding context, including the robust and restrained rear elevations of the Grade II* listed Royal College of General Practitioners, and we consider that opportunities have been missed to break up the massing and activate the elevations at ground level and respond to the human scale. It is disappointing that no architectural lighting proposals have been included that would help to animate the structure after dark, and that the design does not incorporate any activation or visual interest to the elevation facing the area of proposed new open space. This space runs the risk of appearing to be a gap-site of



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'dead space' and we would welcome further consideration of its treatment within the overall design.

Notwithstanding the above, we welcome that some consideration has been given to creating visual interest within the design of the elevations while still reflecting its function and we support the principle of the use of faience as a contemporary reference to the rich tradition of LU architecture.

Recommendation

We recommend that your authority seeks amendments to the scheme to address the concerns raised above, and additionally seeks to secure the use of high quality materials, landscaping and lighting.

If you have questions regarding any of the above, please do contact me.

Yours sincerely

Sarah Freeman

Inspector of Historic Buildings and Areas

E-mail:



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