



Premier Inn Euston 1 Dukes Road, Euston, London

Heritage Statement



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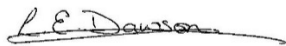
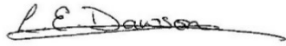

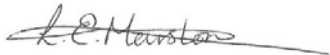
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Summary

Wessex Archaeology was commissioned by Ward Williams Associates on behalf of Premier Inn, Whitbread to prepare a Heritage Statement in relation to proposed works at the Premier Inn London Euston, 1 Dukes Road, Euston, London, centred on National Grid Reference 529885, 182640. This study supports a planning application for the erection of a two-storey roof top extension and a lower ground plus six-storey annexe extension to the existing hotel (Use Class C1) together with the reconfiguration of restaurant, alterations to the external appearance, new access, plant and associated works.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. The effect of the development proposals on the heritage resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

The site partially falls within the boundary of the Bloomsbury Conservation Area. This assessment has established that the proposed development, where visible from Sub Area 1 along Euston Road and Sub Area 13 along Duke's Road, would preserve and enhance the character and appearance of the Conservation Area by improving the condition of the extant building (a 1960s building currently in need of renewal and with limited architectural merit), strengthen and emphasise the existing sense of modern architectural design along Euston Road (from both within and outside the Conservation Area) and enhance views to and from the Bloomsbury Conservation Area, reinforcing the delineation of the Conservation Area boundary. This is in line with Camden Local Plan Policies D1 and D2.

From Burton Street and Flaxman Terrace within Sub Area 13, although the upper storeys of the proposed extensions would be partially visible from one limited location at street level, this would only represent a minor visual addition and would not alter the way in which the Conservation Area is experienced or perceived, nor affect one's ability to appreciate its special character.

The proposed development will be inter-visible with some nearby heritage assets and will represent a change within their setting. Those that would experience the greatest change within setting are the Bloomsbury Conservation Area and the Grade II listed The Place, the Elizabeth Garret Hospital and Rising Sun Public House. A lesser change will be experienced by heritage assets on Duke's Road, Woburn Walk and Flaxman Terrace due to only partial and glimpsed visibility with the Site.

The Grade II listed The Place, located at the north-western edge of the Bloomsbury Conservation Area, is positioned adjacent to the Site. It is set away from Euston Road, where the scale of the buildings diminishes, which is characteristic of the sense of hierarchy in the street pattern and built environment of the Conservation Area. The predominantly 19th century date of the majority of buildings and coherent group of listed shop terraces on Duke's Road and Woburn Walk create a sense of homogeneity that contributes positively to its setting. The proposed development will be visible to the north of the building, however, parallel views of the principal façade of the building, which contributes to its significance and that of the Bloomsbury Conservation Area, will remain unchanged whilst oblique views of the principal façade from the south of the asset will be enhanced by the improved and refurbished elevation of Somerton House to Duke's Road.

Both the Elizabeth Garret Hospital and the Rising Sun Public House (The Rocket) are now isolated 19th century survivals set within the large-scale, high-rise modern development of Euston Road. Their significance is derived from their architectural and historical values, with little contribution from their setting. The proposed development will not fundamentally alter the current setting of these assets, thereby having no effect on their significance.



Despite any minor visual change, the proposed development will not alter the nature or character of the setting of any heritage asset. The proposed improvements to the elevations of the extant buildings will enhance views to and from the Bloomsbury Conservation Area as previously outlined, refining the delineation of the boundary and enhancing this section of the setting of the Conservation Area and the adjacent Grade II listed The Place.

The proposed development will not cause harm to the character or appearance of the Conservation Area nor will it adversely alter the setting of any other heritage asset within the wider landscape. The proposed development will constitute an overall minor positive impact, preserving and enhancing the historic environment, and providing a high-quality design, as per local policies D1 and D2 of the Camden Local Plan. The proposed development also conforms with the relevant national legislation, planning framework and guidance, and regional and local planning policies and guidance.

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to post-medieval and later periods from the late 18th century onwards. However, substantial damage in the Second World War and subsequent redevelopment suggests the potential for archaeological remains to survive on site is low.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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Premier Inn London Euston 1 Dukes Road Euston London

Heritage Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Ward Williams Associates, on behalf of Premier Inn, Whitbread (hereafter 'the Client'), to prepare a Heritage Statement in relation to the proposed development of the Premier Inn London Euston.
- 1.1.2 This study supports a planning application to extend the building to provide additional accommodation, the reconfiguration of the restaurant, and alterations to the existing external elevations.

1.2 The Site

- 1.2.1 The Premier Inn London Euston, 1 Dukes Road, Euston, London, WC1H 9PJ (hereafter 'the Site', **Figure 1**) is centred on National Grid Reference (NGR) 529885, 182640.
- 1.2.2 The Site comprises an irregular parcel of land of approximately 0.3 hectares (ha) located at the junction of Euston Road and Duke's Road in Euston, London. It is within the London Borough of Camden in the St Pancras parish and is located immediately to the east of the Church of St Pancras.
- 1.2.3 The Premier Inn (**Plates 1-5**) occupies the lower ground to fifth floors of Somerton House, which was constructed in the 1960s as a mixed-use office and residential building with a petrol station at ground floor level. The office areas (lower ground to fifth floors) were converted to hotel use in 1996 and the petrol station removed in 2003. Levels six to nine of Somerton House, above the Premier Inn, remain in residential use and are leased by the London Borough of Camden.
- 1.2.4 The Premier Inn/Somerton House building comprises two main components: a six-storey with lower ground block with long axis parallel to Euston Road and a ten-storey block with long axis parallel to Duke's Road. A lift shaft is located to the rear (east) of the ten-storey block. Access into the Premier Inn is on the west side of the building via a walkway from Duke's Road. There is also stepped access directly into the restaurant and bar on the north side of the building fronting Euston Road. A Costa coffee shop is located at the north-west corner of Somerton House, at ground floor level. The ten-storey block is raised on columns and the area beneath it and to the rear of the hotel is used as a car park and service yard. In addition, a series of garages/stores are built into the west side and north-west corner of the Site extending beneath the Duke's Road and Euston Road pavements. Vehicular access into the car park is via a ramp located to the south of the ten-storey block, leading from Duke's Road.

- 1.2.5 The Site is situated within a sloping area of land that has been excavated to a lower level than the surrounding road surface. Elevation ranges from approximately 21.5-23.5 m above Ordnance Datum (aOD) falling from south-west to north-east.
- 1.2.6 The underlying bedrock geology throughout the Site is mapped as Palaeogene clay, silt and sand of the London Clay Formation, overlain by Quaternary sand and gravel of the Lynch Hill Gravel Member. These superficial deposits were likely formed by rivers which dominated the local environment in this period (British Geological Survey, Geology of Britain Viewer).
- 1.2.7 The boundary of the Bloomsbury Conservation Area runs through the rear (southern side) of the Site. The data provided shows that the boundary includes the southernmost section of Somerton House. This line is following a historic boundary which bears no relation to the current built environment and as such has been highlighted to the Local Planning Authority for amendment. Until this boundary line has been altered, the Site, therefore, partially lies within the Conservation Area. There are no other designated heritage assets within the Site boundary.

1.3 Development proposals

- 1.3.1 The proposal involves the erection of a two-storey roof top extension and a six-storey with lower ground annexe to the existing hotel (Use Class C1) together with the reconfiguration of restaurant, alterations to the external appearance, new access, plant, car parking and associated works. The hotel will increase its capacity from 265 to 331 bedrooms, a net increase of 66 rooms. Details of the proposed development can be found within the following drawings supplied with the application:

- CHQ.15.11690-PL05;
- CHQ.15.11690-PL06;
- CHQ.15.11690-PL07-1;
- CHQ.15.11690-PL07-2; and
- CHQ.15.11690-PL10.

1.4 Scope of document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an assessment of the potential impact of the proposed development on that significance.

- 1.4.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 1.4.3 NPPF Annex 2 defines a Heritage Asset 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.5 Aims

1.5.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components;*
- *assess the potential impact of development or other land changes on the significance of the heritage assets and their setting; and*
- *make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.*

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

2.2.2 Designation can be defined as:

'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p.71).

2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*

- *Protection of Wrecks Act 1973.*

2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 National Planning Policy Framework

2.3.1 National Planning Policy Framework Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.2 The aim of NPPF Section 16 is to ensure that local planning authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.3 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*
- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets, in line with their significance; and*
- *requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.*

2.3.4 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.5 On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. This was updated in July 2019. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled Historic Environment, which expands upon NPPF Section 16.

2.4 Regional planning policy and guidance

2.4.1 Regional planning policy relevant to the Site is set out below.

London Plan

2.4.2 The London Plan (2016) is an overarching strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. Camden's local development documents have to be '*in general conformity*' with this London Plan.

Central Activities Zone (CAZ) Supplementary Planning Guidance (SPG)

2.4.3 The CAZ SPG (2016) provides guidance on the implementation of policies in the London Plan related to London's Central Activities Zone.

London View Management Framework (LVMF) Supplementary Planning Guidance (SPG)

2.4.4 Policies 7.11 and 7.12 of the London Plan establish the London View Management Framework, which is a key part of the Mayor's strategy to preserve London's character and built heritage. The SPG (2012) seeks to protect and manage 27 'Designated Views' of Strategically Important Landmarks which includes St. Paul's Cathedral and the Tower of London. The Site is located within the background of strategic views to and from St. Paul's Cathedral.

2.5 Local planning policy

2.5.1 The Site is situated within the administrative boundaries of Camden Council (the 'Council'). The Council has adopted a number of planning documents that form the development plan for Camden. These form the starting point for planning decisions in the Borough. The development plan for the Borough is formed of the following documents relevant to the Site:

- *The Mayor of London's 'London Plan' (Greater London Authority March 2016), as previously described;*
- *Camden's Local Plan (Camden Council 2017); and*
- *Euston Area Plan (Greater London Authority Transport for London & London Borough of Camden 2015).*

2.5.2 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan covers the period from 2016-2031.

2.5.3 The Euston Area Plan is a long-term strategic planning framework to guide transformational change in the area up until 2031, focused around the redevelopment of Euston Station. It has been adopted as an Area Plan by Camden Council and as supplementary planning guidance to the London Plan.

2.5.4 Local planning policies that relate to the historic environment and are relevant to the proposed development are presented in **Appendix 2**.

2.6 Supplementary planning guidance

2.6.1 Camden's Local Plan is supported by a number of Supplementary Planning Documents (SPDs), which give further detail on how Local Plan policies will be implemented. Those relevant to the Site include:

- *Camden Planning Guidance (CPG) documents (March 2018 - March 2019), in particular CPG Design, March 2019;*
- *Euston Planning Framework (adopted by Camden Council 2009);*
- *Bloomsbury Conservation Area Appraisal and Management Strategy (Camden Council 2011);*
- *King's Cross Conservation Area Statement no. 22 (Camden Council 2004);*
- *Camden's Local List (Camden Council 2015); and*
- *London Borough of Camden Archaeological Priority Areas Appraisal 2018.*

2.6.2 The current Camden Planning Guidance (CPG) documents support the delivery of the Camden Local Plan following its adoption in 2017. All CPG documents have been updated and adopted over two recent phases of consultation in March 2018 and March 2019.

- 2.6.3 Items on the Local list are identified as non-designated heritage assets. Supporting guidance on non-designated heritage assets is contained in *CPG Design* (Camden Council 2019).

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (ClfA 2017) and the Greater London Archaeological Advisory Service's *Guidelines for Archaeological Projects in Greater London* (Historic England 2015b).

3.2 Study Area

- 3.2.1 A Study Area was established within a 250 m radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

- 3.3.1 A number of publicly accessible sources of primary and synthesised information were consulted. These comprised:
- *the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;*
 - *the Greater London Historic Environment Record (GLHER), a database of archaeological sites, historic buildings, parks and landscapes, finds and heritage features in Greater London, and supporting sources of information;*
 - *national heritage datasets including the Archaeological Data Service (ADS), the National Record of the Historic Environment (NRHE) Excavation Index and National Geoscience Data Centre collection of onshore scanned boreholes, shafts and well records (accessible via the BGS Geology of Britain viewer);*
 - *historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Camden Archive and Local Studies Centre; and*
 - *relevant primary and secondary sources held at the Camden Archive and Local Studies Centre and in Wessex Archaeology's own library.*

- 3.3.2 Sources consulted during the preparation of this assessment are listed in the **References** section of this report.

3.4 Site visit

- 3.4.1 The Site was visited on 29th August 2017, 1st and 21st February 2019 and 1st March 2019. Weather conditions varied depending on the day of the visit but were generally dry and clear. A fieldwork record comprising digital photography is held in the project archive.
- 3.4.2 The aim of the Site visits was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site

visits also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

- 3.4.3 A key objective of the Site visits was the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

3.5 Assessment criteria – Significance

- 3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 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.’

- 3.5.1 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value** deriving from the potential of a place to yield evidence about past human activity;
- **Historical value** deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;
- **Aesthetic value** deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- **Communal value** deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

- 3.5.2 This assessment was also informed with reference to the following sources of information, guidance and advice:

- *‘Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2’* (Historic England 2015a);
- *relevant national and regional research frameworks (particularly Museum of London 2000; 2002; 2015);*
- *‘Scheduled Monuments & nationally important but non-scheduled monuments’* (DCMS 2013);
- *‘Principles of Selection for Listing Buildings’* (DCMS 2010); and
- *relevant designation selection guides published by Historic England.*

- 3.5.3 The relative significance of heritage assets was determined in general accordance with the schema laid out below in **Table 1**.

Table 1 Generic schema for classifying the significance of heritage assets

Significance	Categories
Very High	World Heritage Sites (including nominated sites) Assets of recognised international importance Assets that contribute to international research objectives
High	Scheduled Monuments Grade I and Grade II* Listed Buildings Grade II Listed Buildings that can be shown to have exceptional qualities in their fabric or historical associations Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated assets of national importance Assets that contribute to national research agendas
Moderate	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Assets that contribute to regional research objectives
Low	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups
Negligible	Sites, features, structures or landscapes with little or no archaeological, architectural or historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

3.6.2 The aim of the setting assessment, presented in **Section 6**, was to explore the potential effects of the proposed development on the settings of designated and non-designated heritage assets situated within the wider context of the Site.

3.6.3 The setting assessment was guided by the recommendations outlined in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning. Note 3*: (Historic England, 2017). The guidance advocates a systematic and staged approach to the assessment of the effects of development on the settings of heritage assets.

3.6.4 **Step 1** of the approach is *'identifying the heritage assets affected and their settings'*.

3.6.5 This initial step of the setting assessment has been carried out by undertaking a Scoping Exercise, the results of which are presented in **Section 6.2**.

- 3.6.6 The Scoping Exercise aimed to identify any additional designated and/or non-designated heritage assets that share inter-visibility with the Site, or that may be affected by non-physical effects resulting from the development proposals.
- 3.6.7 The potential for the proposed development to affect the settings of the heritage assets included in the Scoping Exercise was then assessed via the application of professional judgement, informed by observations made during the Site visit.
- 3.6.8 Where it could be confidently determined that a heritage asset and its setting would not be affected by the development proposals, no further assessment was undertaken.
- 3.6.9 Where it could be anticipated that the proposed development may have the potential to alter the setting of a heritage asset, these assets were scoped in for further detailed assessment. These heritage assets were assessed on a case by case basis, in accordance with Steps 2 and 3 of the process outlined below.
- 3.6.10 **Step 2** requires consideration of *‘whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)’*. This stage of the assessment should first address the key attributes of the heritage asset itself and then consider:
- *the physical surroundings of the asset, including its relationship with other heritage assets;*
 - *the way the asset is appreciated; and*
 - *the asset’s associations and patterns of use.*
- 3.6.11 **Step 3** is *‘Assessing the effect of the proposed development on the significance of the asset(s)’*. This stage of the assessment addresses the key attributes of the proposed development, such as its:
- *location and siting;*
 - *form and appearance;*
 - *additional effects; and*
 - *permanence.*
- 3.6.12 **Step 4** is to explore opportunities for *‘maximising enhancement and minimising harm’*, while **Step 5** is to *‘make and document the decision and monitor outcomes’*. For the purposes of this assessment, only Steps 1–3 of the process have been followed with elements of Step 4, where appropriate.
- 3.7 Assumptions and limitations**
- 3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.7.2 The records held by the GLHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude

the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.8 Copyright

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (eg, Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the **References** section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.
- 4.1.2 All heritage assets identified within the Study Area are listed in **Appendix 3**. Designated heritage assets are illustrated on **Figure 1** and labelled by their NHLE numbers or name.

4.2 Designated heritage assets

Site

- 4.2.1 The Site partially lies within the Bloomsbury Conservation Area – Sub Area 13.

Study Area

- 4.2.2 Designated heritage assets within the Study Area comprise:

Two Grade I Listed Buildings:

- *The Church of St Pancras (NHLE no. 1379062); and*
- *The British Library, piazza, boundary wall and railings to Ossulston Street, Euston Road and Midland Road (NHLE no. 1426345).*

Five Grade II* Listed Buildings:

- *Euston Fire Station including boundary walls, gatepiers and railings (NHLE no. 1342074);*
- *2-16 Dukes Road (NHLE no. 1342088);*
- *War memorial at British Medical Association House (NHLE no. 1378969);*
- *1-9 and 9a, Woburn Walk (NHLE no. 1379209); and*
- *4-18 and 4a-18a, Woburn Walk (NHLE no. 1379210).*

22 Grade II Listed Buildings:

- *comprising a variety of structures dating from the 18th–19th centuries and including residential buildings, public houses, street furniture, shops, hotels, a former hospital and statuary.*

4.2.3 Several of the listed buildings are located within close proximity of the Site. On the west side of Duke's Road is the Grade I listed Church of St Pancras (NHLE no. 1379062) and Grade II* listed nos. 2-16 Duke Road (NHLE no. 1342088). Adjacent to the south-west of the Site is The Place and attached railings, which is listed Grade II (NHLE no. 1342089). Also, the Elizabeth Garrett Anderson Hospital (NHLE no. 1390775) and The Rocket public house (listed as the Rising Sun public house (NHLE no.1342072)) are Grade II listed buildings opposite the Site on Euston Road.

Two Conservation Areas

4.2.4 In addition to the Bloomsbury Conservation Area, the Kings Cross St Pancras Conservation Area overlaps the north-east edge of the Study Area.

4.2.5 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Study Area.

4.2.6 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

4.3 Locally listed heritage assets

4.3.1 *Camden's Local List* (Camden Council 2015) is a list of non-designated heritage assets that contribute to a sense of place, local distinctiveness and civic pride. The list is subdivided by ward boundaries. The Study Area overlaps four wards - Regent's Park, St Pancras and Somers Town, Bloomsbury and Kings Cross. The Site lies within the latter. The non-designated heritage asset (as identified in the Camden Local List) nearest to the Site is Grafton Chambers; a late 1920s housing block approximately 115 m to the north-west. Non-designated heritage assets within the Study Area are depicted in **Figure 3** and listed in **Appendix 3**.

4.4 Previous studies

Site

4.4.1 No record of any previous intrusive archaeological investigation within the Site has been identified during the preparation of this assessment.

Study Area

4.4.2 The GLHER and Historic England NRHE Excavation Index contains entries pertaining to a small number of investigations which have been carried out within the Study Area. These comprise:

- *two desk-based assessments (Bournemouth University and Gifford) and two evaluations (Bournemouth University and Wessex Archaeology) undertaken in 1995 at the Church of St Pancras, to the west of the Site. The evaluations were focused on the crypt and south garden respectively;*
- *a 2002 watching brief (Pre-Construct Archaeology) within the churchyard of St Pancras Church recorded burials and alluvial deposits of the River Fleet (NRHE no. 1361776); and*

- a desk-based assessment and watching brief (Museum of London Archaeological Service (MOLAS) undertaken in 2005 at the Elizabeth Garrett Anderson Hospital, to the north of the Site.

4.4.3 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 2**. Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.

4.4.4 Additionally, a number of bore hole surveys have been undertaken within the Study Area including at the Hearts of Oak buildings, Euston Road in 1966 (replaced by 156-160 Euston Road approximately 60 m north-west of the Site), 20 Mabledon Place in 2008 (approximately 70 m east of the Site) and in Cartwright Gardens in 1963 (approximately 110 m south-east of the Site).

4.5 Archaeological and historical context

4.5.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.5.2 Records obtained from the NHLE, GLHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–3**. Many of the buildings recorded in the GLHER are also designated heritage assets.

Prehistoric (970,000 BC–AD 43)

4.5.3 There is a single recorded findspot for prehistoric activity within the Study Area comprising a middle Palaeolithic mammalian fossil of a red deer antler which was discovered in the vicinity of Endsleigh Gardens (MLO103258).

4.5.4 The paucity of recorded evidence within the Study Area for activity in prehistoric periods is relatively characteristic of London Clay areas. It has traditionally been held that prehistoric agricultural techniques were not ideally suited to cultivation on the heavy clay soils in this region and, consequently, these areas were not favoured for settlement (Brown and Cotton 2000). Whilst this may have contributed to the apparent scarcity of evidence, other clay regions in southern England have produced substantial traces of Bronze Age and Iron Age activity. This may indicate that other factors have shaped the archaeological record in this regard. It has been noted, for example, that much of the area where evidence for prehistoric activity is comparatively limited across north London was first developed in the 19th to early 20th centuries, when archaeological investigation was extremely limited (Lewis 2000; 65).

Romano-British (AD 43–410)

4.5.5 The GLHER contains no entries relating to Romano-British activity within the Study Area.

4.5.6 During this period, the Study Area lay within the hinterland of *Londinium* (London), which was established in c.AD 50 in the area of the City, some 2.5 km to the south-east of the Site. The provincial capital by the 2nd century AD, *Londinium* must have exerted a profound influence on the development of the surrounding landscape. Despite this, it has been observed that:

‘.....our knowledge of the countryside around London remains less well developed than our understanding of the city itself. Recent work has, however, begun to fill in the picture of a

hinterland composed of small-scale agricultural settlements with a ring of more substantial key sites such as Old Ford and Staines. Generally, the pattern of occupation and exploitation of land that is emerging is more similar to that of the Bronze Age than the Iron Age. (Perring and Brigham 2000; p124).

- 4.5.7 Where recognised, suburban and rural settlements appear to have been concentrated on the main routes into the city, often at river crossings and sometimes in close proximity to villa sites. There are no such known sites or features within the Study Area.

Saxon (AD 410–1066)

- 4.5.8 London appears to have declined rapidly with the end of Roman provincial rule in AD 410, and may have been largely abandoned in the early 5th century AD. The area was re-occupied by the early 7th century, although the focus of the settlement seems to have shifted approximately 1 km west of the Site of Roman *Londinium*. The name *Lundenwic* is thought to have referred to this settlement, although the name disappears from use in the mid-9th century. This may have been synchronous with the resettlement of the intramural area of the Roman city, when Saxon London became part of the network of fortified sites, known as burhs. By the late 10th century the walled area of the city had become the site of a major town (Cowie and Harding 2000).

- 4.5.9 The impact of these changes on the wider rural landscape, within which the Study Area was located, is unclear. The GLHER contains no entries relating to Saxon activity within the Study Area, although this period is typically poorly represented in the archaeological record at both a national and regional level.

Medieval (AD 1066–1500)

- 4.5.10 In the medieval period, London can be broadly subdivided into three chronological phases: a period of sustained demographic and economic growth from 1100 to 1500; crises in the 14th century including famine and plague; and followed by a period of readjustment 1350-1500 (Sloane et al. 2000, 208). Urban development had expanded beyond the walls of the Roman city with a ribbon development linking the walled City to the Royal Court at Westminster. The area of Bloomsbury and Euston remained rural in nature, occupied by several Manors and their associated agricultural and pastoral lands. These included Tottenham Manor House located at the junction of Euston Road and Hampstead Road (Camden Council 2011, 5 and 13). Unlike the existing Church of St Pancras, the medieval parish church was located further north-east of the Site.

Post-medieval (AD 1500–1800)

- 4.5.11 Bloomsbury began to be developed as a fashionable suburb in the period following the Restoration (1660), with development extending northwards. Development tended to be laid out in formal squares with classical style buildings surrounding green spaces. Euston Road was constructed in 1756 to enable movement of livestock to Smithfield as well as bypass the crowded Oxford Street and Holborn areas.
- 4.5.12 Rocque's maps of 1741-45 and 1746 (not reproduced) appear to show some isolated development within the Study Area with several unidentified buildings to the east of the Site (1741-45) and a bowling green (both maps) to the south-east.
- 4.5.13 The Site had been developed by the late 18th century, as depicted on Horwood's map of London dated 1792-99 (**Figure 4A**). This shows a triangular parcel of land developed approximately equivalent to the area now bounded by Euston Road, Duke's Road, Flaxman Terrace and Mabledon Place, although the latter two roads had not been established yet.

The Site was occupied by two rows of terraces: South Row fronting onto Euston Road and Duke's Row fronting onto Duke's Road (unnamed on the map). On north side of Euston Road opposite the Site there was a terrace called Somers Place West and the area north-west of the Site had been developed as Somers Town.

19th Century (AD 1800–1900)

- 4.5.14 To the west of the Site, the Parish Church of St Pancras was built in 1819-22 to a Greek Revival design, won in competition by William Inwood.
- 4.5.15 The pace of development in Bloomsbury slowed in the early 19th century as the Napoleonic Wars prompted a lack of credit and rises in building costs. The desirability of Bloomsbury declined as more fashionable villa developments were constructed to the north and west, such as Belsize Park and St John's Wood. This led to an increase in residential buildings converted to non-residential uses such as offices. The advent of the railways and opening of Euston Station in 1837 and St Pancras Station in 1868 prompted a further increase of business and hotel redevelopment in the former residential area (Camden Council 2011, 14-17). This is reflected in the 19th century GLHER entries which include the goods yard, shed, crane and sidings associated with the railways (MLO99220, MLO99221, MLO99225) public houses (The Rising Sun 1342072 and MLO80859) as well as terraced houses, shops and hotels such as 14-16 Duke's Road (1342088 and MLO80875) and 1-9 and 9A (1379209 and MLO81375) and 4-18 Woburn Walk (1379210 and MLO81376).
- 4.5.16 By 1871 (as depicted on the Ordnance Survey map published in 1883 **Figure 4B**), the triangular parcel of land which includes the Site, had been infilled by tight-grain development of a series of terraced buildings, typically aligned perpendicular to the road they fronted. More buildings were located behind the street front, accessible by narrow passages named Vittoria Place, Stone's Row and South Place.
- 4.5.17 The Post Office London Directory for 1882 (Kelly, 310) records a mixture of residential buildings, shops, manufacturers and coffee rooms in the area between Mabledon Place and Duke's Road including confectioners, tobacconists, pawnbroker, masons and a boot manufacturer. It is difficult to determine which of these properties fall within the Site boundary as the number of properties and numbering system to identify them has changed since 1882.
- 4.5.18 The east side of Duke's Road including the Site was redeveloped in the late 19th century, between 1871 and 1894 (as shown on the 1894 OS map (not reproduced)). The former terrace buildings were replaced by a new terrace fronting the road and semi-detached buildings behind, accessed by a covered passage. The buildings fronting Euston Road appear unchanged. Further south on Duke's Road, the Place (1342089 and MLO80876) was constructed as a Drill Hall (later used as an office and theatre) and there was also a Confection factory St John's Works.

Modern (AD 1900–present day)

- 4.5.19 In the first half of the 20th century, major developments in Bloomsbury were typically related to the expansion of the University of London (located to the south of the Site), and continuing development of hospitals (west of the Site) and offices, hotels and shops along the main arterial routes including Euston Road (Camden Council 2011, 17). The modern GLHER entries within the Study Area includes records such as the British Medical Association House (1378968 and MLO81125), Levita (council) House attached shops and Somers Town coffee house (1113232 and MLO80183) and the Royal George public house (1342046 and MLO80842), which reflect this trend in development.

- 4.5.20 The 1911 OS map (not reproduced) shows little variation to the buildings on the Site, but names the buildings on Duke's Road as Somerset Terrace and the semi-detached buildings to the rear as Endsleigh Terrace. To the south-east of the Site, Flaxman Terrace replaced an earlier road Brantome Place (formerly Drapers Place) and its rows of terraced buildings.
- 4.5.21 In 1921, a petrol service station was developed on the Site for the American Oil Company. It replaced the terraces fronting Euston Road. The buildings at the corner of Euston and Duke's Roads remained intact as did Somerset and Endsleigh Terraces. The petrol filling station is depicted and labelled on the 1938 OS map (**Figure 4C**).
- 4.5.22 During the Second World War, the petrol station on Site and buildings either side were totally destroyed by bombing, as depicted on the 1939-45 Bomb Damage Maps (Ward 2015, Map 49; **Figure 4D**). Somerset Terrace and Endsleigh Terrace buildings appear to have suffered minor to non-structural blast damage, whereas buildings further east of the petrol station were more seriously damaged, some beyond repair. The 1953 OS map (**Figure 4E**, surveyed in 1952) labels several of these buildings as ruins and the Site clear except for some boundaries that may be remnants of walls.
- 4.5.23 Somerton House, now partially occupied by Premier Inn, was constructed on the Site in 1960 and leased to the London Borough of Camden as a mixed office and residential building. The 6-storey block was used as offices with a petrol station on the ground floor operated by ESSO. A 1961 drainage plan for the building indicates that petrol interceptor chambers were approved which would have disturbed the ground in part of the Site to a depth approximately 2.10 m below ground level (microfiche for 141/159 Euston Road and Somerton House, Dukes Road – specifically Project 221 DWG 138 Amendment B dated 19/12/61). The footprint of Somerton House as depicted on the 1969 OS map (**Figure 4F**) appears relatively unchanged compared with its existing plan form, except the walkway entrance on Dukes Road did not exist.
- 4.5.24 The Council vacated the offices in 1992-3 and this part of the building remained empty until 1996 when a planning application proposal was granted to convert the ground to 5th floors of Somerton House from office to hotel use (Travel Inn), with continued use of the basement for parking. The scheme was primarily one of refurbishment including over cladding of the ground to 5th floors and creation of the main entrance on Dukes Road. Taxi and coach drop off bays were created and the vehicular access ramp to the basement parking was widened. The remainder of the building (floors six-nine) continued in residential use under the control of Camden Council.
- 4.6 Assessment of archaeological survival and previous impacts**
- 4.6.1 It is anticipated that, the total destruction of the majority of the Site in the Second World War and its subsequent redevelopment in the 1960s will have substantially decreased the potential for archaeological remains on the Site. Formation of the basement car park and service yard will likely have removed archaeological evidence in this area.
- 4.6.2 It is possible that evidence for the post-medieval to early 20th century development of the Site may survive within the footprint of the existing building. However, the Second World War bomb damage, groundworks for the construction of Somerton House and its petrol station in the 1960s will have heavily impacted the potential for archaeological survival across the majority of the Site.
- 4.6.3 For the same reasons, the potential for archaeological evidence prior to the 18th century development of the Site is low. Also, any such evidence is likely to be ephemeral due to the rural/agricultural nature of the Site during these periods.

5 POTENTIAL DEVELOPMENT EFFECTS - PHYSICAL EFFECTS

5.1 Introduction

5.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to elements of the historic environment resource that may be subject to physical impacts.

5.2 Summary of known and potential historic environment resource

5.2.1 The following table (**Table 2**) presents a summary of the known and potential elements of the historic environment resource within the Site and its vicinity, which could be physically affected by the development proposals, based on the information presented in **Section 4**.

5.2.2 Entries in the table are assigned a '*Potential*' rating, which represents a measure of probability. This has been determined via the application of professional judgement, informed by the evidence presented in the preceding sections of this assessment. '*Potential*' is expressed on a four-point scale, assigned in accordance with the following criteria:

- **High** - situations where heritage assets are known or strongly suspected to be present within the Site or its vicinity and which are likely to be well preserved;
- **Moderate** - includes cases where there are grounds for believing that heritage assets may be present, but for which conclusive evidence is not currently available. This category is also applied in situations in which heritage assets are likely to be present, but also where their state of preservation may have been compromised;
- **Low** - circumstances where the available information indicates that heritage assets are unlikely to be present, or that their state of preservation is liable to be severely compromised; and
- **Unknown** - cases where currently available information does not provide sufficient evidence on which to provide an informed assessment with regard to the potential for heritage assets to be present.

5.2.3 The relative '*Significance*' of known and potential heritage assets included in **Table 2** has been determined in accordance with the criteria set out in **Section 3.5**.

Table 2 Summary of known and potential historic environment resource within the Site

Potential	Period and description		Significance
Low	Modern	Evidence for continued occupation of late 18th and 19th century buildings as well as a 1920s petrol station.	Low
	Post-medieval and 19th century	Evidence related to the Site's residential development in the late 18th century followed by 19th century conversion and redevelopment for a mix of residential, commercial, retail and manufacture uses. The development of the Site is relevant to the Bloomsbury Conservation Area.	Moderate
	Medieval	Specific evidence of these periods is lacking from the known historic environment resource. It appears from the evidence that the Site was rural and possibly in agricultural use, although this hasn't been confirmed by physical evidence.	High
	Saxon		
	Romano-British		
Prehistoric			

5.3 Statement of potential impact

Designated heritage assets

5.3.1 The Site partially falls within the boundary of the Bloomsbury Conservation Area. The boundary of Sub Area 13 within the Conservation Area includes the southern end of Somerton House and would also include the southern end of the proposed six-storey with lower ground floor annex extension to the rear of the building. The majority of the Site is, however, located outside of the Conservation Area. Neither the Site nor the extant buildings located within it are mentioned within the Bloomsbury Conservation Area Appraisal document, and it should be noted that NPPF paragraph 201 states that:

“Not all elements of a Conservation Area...will necessarily contribute to its significance.”

5.3.2 The effect of the proposed development on the Bloomsbury Conservation Area is predominately related to a potential visual effect, and any potential change to its character and appearance, and setting. As such, the assessment of the significance of the Conservation Area and any potential effects as a result of the proposed development are set out within **Section 6** below.

5.3.3 No other designated heritage assets would be physically affected by the implementation of the proposed development.

5.3.4 The potential effects of the proposed development on the settings of designated heritage assets is explored in **Section 6**.

Archaeological remains

5.3.5 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:

- *preliminary Site investigation works;*
- *setting up a secure construction compound within the Site;*
- *plant movement;*
- *piling and/or excavation of new foundation trenches;*
- *installation of services, drainage and other infrastructure; and*
- *establishment of new car parking areas.*

5.3.6 The works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

5.3.7 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

5.3.8 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would likely be associated with the construction of the lower ground plus six-storey block to the rear of the existing

building. However, as stated in **Sections 4.6** and **5.2**, the potential for archaeological evidence to survive on Site is likely to be low.

6 POTENTIAL DEVELOPMENT EFFECTS - SETTING

6.1 Introduction

6.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out in accordance with the methodology detailed in **Section 3.6**.

6.2 Scoping exercise

6.2.1 Euston Road forms a major arterial route through the area lined with large scale buildings ranging from modern high-rise development (typically offices and hotels) to smaller scale 18th and 19th century development, typically two to four-storeys high, scattered between and to the rear of the modern architecture. The continuous traffic along the road and large-scale modern buildings audibly and visually separate the heritage assets located to the north of Euston Road from those to the south. Therefore, the impact of the development on non-designated heritage assets to the north of Euston Road will be negligible.

6.2.2 Designated heritage assets within the Study Area located on the north side of Euston Road are inter-visible with the Site, so the potential impact of the development on these assets will be considered in more detail below.

6.2.3 The Site occupies part of a triangular parcel of land established in the 18th century and defined by Euston Road, Duke's Road, Flaxman Terrace and Mabledon Place. The location, 1960s date and height of the six- and ten-storey existing building on Site groups it together with the modern high-rise development along Euston Road rather than the smaller scale buildings within the Bloomsbury Conservation Area. The change in the scale of the architecture provides a strong visual indicator of the boundary of the Conservation Area.

6.2.4 The urban environment means that heritage assets tend to be experienced as dictated by the street pattern, topography and available sightlines. The topography of the Bloomsbury Conservation Area is relatively flat, which prevents wide-ranging views across the area, with the street pattern comprising a series of squares/green spaces dictating how the area is viewed and experienced. The street pattern surrounding the Site is more irregular with kinks and curving roads that limit sightlines and break up the circulation through this part of the area. The restricted visibility, irregular road layout and grouping of the Site buildings with the modern development along Euston Road indicate that the potential development will have no impact on the heritage assets to the south of the Site that are not inter-visible.

6.3 Bloomsbury Conservation Area

The asset and its setting

6.3.1 Conservation areas are designated because of their special architectural or historic interest. In the generic schema for classifying the significance of heritage assets (**Table 1**), conservation areas are considered to be of moderate significance in comparison to other heritage assets. However, it should be noted that the NPPF paragraph 201 recognises that that not all elements of a conservation area will necessarily contribute to its significance. Information about the special interest of the conservation area has been taken from its appraisal and management strategy document (Camden Council 2011), and by the use of professional judgment following several site visits. It is worth highlighting the fact that since the production of the Conservation Area Appraisal and Management Strategy in 2011, there

has been much development and change within the area and the document is no longer a true reflection of the current status of the area.

- 6.3.2 Bloomsbury Conservation Area was initially designated in 1968 and has been subsequently extended numerous times, currently being 160 hectares in size (**Figure 5**). Bloomsbury is considered within the appraisal document to be an internationally significant example of town planning. Its development was a key departure from the prevailing pattern, based on narrow medieval streets, alleys and courtyards. Its formally planned arrangement of streets and squares enclosed by mainly three and four-storey development form an attractive distinctly urban environment that forms the quintessential character of the Conservation Area and contributes to its special interest. There is a notable consistency in the street pattern, spatial character and predominant building forms and classical architectural styles of various periods. The mix of current and converted residential buildings, offices, hotels, specialist shops, museums, university and hospital buildings all add to the architectural interest of the area.
- 6.3.3 The area has a connection to notable historic figures which contributes to its historic interest. The development of Bloomsbury is associated with the Earls of Southampton and later the Dukes of Bedford who were major landowners in the area. The area is also internationally known as a result of its association with the literary Bloomsbury Group based in Gordon's Square in the early 20th century.
- 6.3.4 The area was not planned to create distinctive formal vistas to architectural set pieces and its relatively flat topography means that views are not created by changing levels. Therefore, there are few notable views to landmarks within or outside the area, but those that do exist include the views east and west along Euston Road to St Pancras Church, which feature the Site in the fore- or background. However, it is noted that the main arterial route of Euston Road is dominated by larger scale buildings, with a mixture of architectural styles symbolising the on-going development along the important route. Euston Road also provides a clear and distinct boundary to the Conservation Area (with the exception of Sub Area 1 which includes St Pancras Church and part of Euston Square), transitioning from the largely enclosed environment of grids of street, rear mews spaces and narrow lanes to an open, large scale, busy A-road, dominated by large buildings and heavy traffic.
- 6.3.5 Due to the size and complexity of the Conservation Area, it has been subdivided into character areas. The Site partially lies within Sub Area 13: Cartwright Gardens/Argyle Square, and Sub Area 1: Euston Road lies immediately to the west.
- 6.3.6 The special character of Sub Area 13 (**Figure 7**) derives from the formal early 19th century street pattern and layout of open spaces, and the relatively intact surviving terraces of houses. The area was one of the last to be completed and includes a section of later development to the northeast. In addition, along Mabledon Place and Bidborough Street, the Conservation Area is bounded by large 20th and 21st century buildings (**Plates 7 and 7, Figure 8**). Former later 20th century buildings to the east side of Cartwright Gardens, to the southeast of the Site, discussed within the Conservation Area appraisal document (2011) have been recently replaced by One Cartwright Gardens; a large eight to nine-storey complex, out of scale with, and dominating views within, the crescent of Grade II listed former housing (**Plates 8 and 9**). These former houses, however, now almost entirely function as hotel and student accommodation.
- 6.3.7 Travelling west from Cartwright Gardens, Bidborough Street and Mabledon Place, the immediate area surrounding the Site includes Flaxman Terrace, Burton Street and Duke's Road. The south end of Burton Street, a no-through-road, is characterised by two to four-

storey London stock brick-built terraced residential housing, most being Grade II listed (**Plate 10**). Moving northwards the character changes to larger-scale institutional buildings with the contrasting red-brick rear elevation of the British Medical Association building and 1950s extension along the west side of the road (**Plate 11**). Some four-storey terraces remain along the opposing side, however (**Plates 12-13**). Looking north along Burton Street, to the junction with Flaxman Terrace and Duke's Place, the top of the rear of the ten-storey Somerton House within the Site can be viewed along with several other large-scale modern buildings set along Euston Road, including the ten- to eleven-storey Unison building and multi-storey Evergreen House (North) (**Figures 7, 8 and Plates 10-13 and 16**). From Flaxman Terrace, which includes the listed Flaxman Lodge (or 'The Lodge', with red brick and painted render, copper cupolas and circular bay windows; **Plate 14**), looking northeast, the focus along the road is drawn towards the modern high-rise Halo Building located at the junction with Mabledon Place, and fronting Euston Road, and the Pullman Hotel building on the north side of Euston Road (**Figures 7, 8 and Plates 15 and 16**).

- 6.3.8 Although these modern buildings do not contribute to the significance of the Conservation Area but can be viewed from within it, they provide a distinct boundary and juxtaposition between the smaller-scale, enclosed character of the Conservation Area and the busy Euston Road beyond. Notwithstanding this, however, the Conservation Area is largely experienced at a closer more intimate scale with the focus on the immediate surrounding buildings fronting the streets rather than glimpsed views of larger buildings beyond.
- 6.3.9 To the west of the Site is Duke's Road, which joins Flaxman Terrace and Burton Street to the south of the Site. The southern and western section of Duke's Road is included within the Conservation Area, being part of both Sub Area 13 and Sub Area 1. The southern end of Duke's Road along with Flaxman Terrace, encompasses a cluster of decorative late 19th and early 20th century buildings that mark the change from the homogenous, residential area to a more mixed use and architecturally diverse streetscape. This includes the Grade II listed former drill hall, The Place, positioned adjacent to the Site and the Grade II* listed 2-16 Duke's Road (**Plates 17 and 18**). It is along Duke's Road, that the boundary of the Conservation Area is starkly clear, transitioning between the open, busy, loud and large-scale development of Euston Road, into the more enclosed, smaller scale and architecturally distinct Conservation Area, defined by the Site boundary (**Plates 19-21**).
- 6.3.10 As a modern 1960s building, the Premier Inn does not contribute to the significance of the Conservation Area as a designated heritage asset and should not be included within its boundary. However, its six- and ten-storey height is consistent with the sense of changing scale and delineates a clear divide when moving between the Conservation Area and the wider major arterial routes, which tend to have larger scale buildings (**Plates 19-21**). The significance of the Conservation Area is derived from the special character and appearance of the built environment within it, which is experienced and appreciated at a small-scale and local level when moving through the area. The setting of the Conservation Area does not contribute to this significance but does set a clear and distinct boundary.
- 6.3.11 The Euston Road sub area (Sub Area 1; **Plates 22-24**) is characterised by large-scale institutional buildings that line the wide, heavily-trafficked road, which has wide pavements and mature street trees. Many of the buildings were constructed in the first half of the 20th century as replacements of the earlier 19th century domestic terraces and the southern half of Euston Square. Later 20th and early 21st century buildings tend to be of a larger scale and height, with several modern high-rise and extended buildings along the stretch of the road outside the Conservation Area that dominate the skyline and long views. Although not as tall as some of the modern architecture in and around this part of the Conservation Area,

the Premier Inn can be grouped with these larger scale buildings, and does not appear atypical within the current environment (**Plates 30-32**).

- 6.3.12 The Grade I listed Church of St Pancras is an important landmark and its distinctive tower, the caryatids holding up the portico and churchyard trees are important elements in views along Euston Road. The trees along Euston Road and within the churchyard are deciduous so visibility changes seasonally. During the first Site visit (August 2017) the tree foliage screened the majority of the church from view, as well as limiting inter-visibility with the Site. This was less so during winter months (2019) but nevertheless some screening remained (**Plates 23-28**).

Contribution of the setting to the significance of the asset

- 6.3.13 As stated above, the hierarchy of scale within the Conservation Area is well defined when moving from major arterial routes to the narrower, smaller scale streets and lanes. Although the majority of Euston Road falls outside the Conservation Area, its mix of modern high-rise development interspersed with larger scale 19th and early 20th century buildings contributes to this sense of hierarchy and forms a definitive boundary to the Conservation Area, with the exception of Euston Square which it bisects. Therefore, the setting created by Euston Road helps to define the boundary of Conservation Area, but its large-scale modern architecture does not add to the special interest and significance of the asset. Other than providing the limit to the Conservation Area, the setting does not contribute to its significance. The significance of the Conservation Area is derived from the special character and appearance of the built environment within it, which is experienced and appreciated at a small-scale, intimate and local level when moving through the area. The tops of the larger, high-rise structures along Euston Road can be seen from within the Conservation Area, although these are generally experienced as negligible background buildings, expected within a busy capital city, and do not alter the way in which the Bloomsbury Conservation Area is experienced or perceived, nor affects one's ability to appreciate its special character.

6.4 Grade I listed Church of St Pancras

The asset and its setting

- 6.4.1 The Church of St Pancras (NHLE no. 1379062) was constructed in 1819-22 by H and H.W Inwood in a Greek revival style influenced by St Martin-in-the-Fields and the Erechtheum in Athens. It is the earliest Greek Revival church in London, built as part of the southern expansion of St Pancras and replaced the earlier parish church, St Pancras Old Church on Pancras Road. The church is constructed of Portland stone with stone coloured terracotta detailing. Near the east end there are projecting wings with Ionic portico supported by 4 caryatids copied from the Erechtheum and a sarcophagus behind. These impressive figures add to the architectural interest of the Church and an important element in views of the Church and contribute to a key view of the Bloomsbury Conservation Area. The use of stone coloured terracotta detailing also adds to its architectural interest and historic interest with regards 19th century craftsmanship and building techniques. The Church also holds historic and archaeological interest related to the development of St Pancras parish and the Euston Road area, although some of the latter has already been explored in previous archaeological investigation. The scale and architectural style of the building and copied/Greek influenced detailing also contributes to the building's artistic interest. In addition, the churchyard currently contains several art installations, two of which front Euston Road and draw attention towards this highly significant heritage asset.
- 6.4.2 The Church is located on the south side of Euston Road and this forms its primary setting. The road allows for key views of the Church from the east and west (**Plates 22-27**) and the trees along the road and in the churchyard give the Church some screening from the

pollution, noise and visual intrusion of heavy traffic along the route. However, the mature trees are deciduous, so visibility and the slightly secluded setting of the Church varies seasonally. The tree cover offers screening between the Site and the Church as illustrated in **Plates 27-29**.

- 6.4.3 The late 19th and 20th century classical style buildings to the west of the Church lie within the Conservation Area and their style, date and form contribute positively to the setting of this highly significant asset. Conversely, the large-scale modern architecture provides contrast with the Church in terms of period, architectural style, scale and materials.
- 6.4.4 The Church was included on the 2018 heritage at risk register, described as in poor condition and undergoing slow decay with no solution agreed.

Contribution of the setting to the significance of the asset

- 6.4.5 The setting of the Church on Euston Road comprises a mix of positive, neutral and negative elements. However, the prominent position of the Church on Euston Road allows for key views of the asset that highlight its interest and significance. In addition, the trees surrounding and within the churchyard provide some protection from any less positive elements within its setting.

6.5 Other listed buildings within the Bloomsbury Conservation Area that are inter-visible with the Site

- 6.5.1 These assets include the Grade II* listed:

- *2-16 Duke's Road (NHLE no. 1342088; **Plate 18**);*
- *1-9 and 9A Woburn Walk (NHLE no. 1379209; **Plate 33**); and*
- *4-18 and 4A-18A Woburn Walk (NHLE no. 1379209; **Plate 33** and background of **Plate 18**).*

- 6.5.2 Each of these assets is a terrace of shops with accommodation above, constructed by Thomas Cubitt circa 1822. Cubitt was responsible for the development of the Bedford Estate north and east from Russell Square. The list entries for these assets identify them as a coherently designed group of original shopfronts that form an exceptional architectural composition and survival.

- 6.5.3 Also, the Grade II listed:

- *The Place and attached railings (NHLE no. 1342089; **Plates 17, 19, 21 and 34**) - a former drill hall, now the headquarters and theatre of a contemporary dance trust. It was designed by R.W Edis for the 20th Middlesex (Artists') Rifle Volunteers and constructed in 1888-9 by Charles Kynoch and Company of Clapham. The list entry states it was included for its historical associations as well as for the quality of its terracotta and sculptural enrichment.*
- *The Lodge and attached railings (NHLE no. 1113012; **Plates 14 and 15**) - The Lodge is a pair of semi-detached houses designed to appear as one building. It was designed by Joseph and Smithan for the Vestry of St Pancras, constructed circa 1907-8. Railings attached to the building include the St Pancras Vestry coat of arms;*
- *45 Burton Street (NHLE no. 1272402; **Plates 13 and 35**) - an end of terrace house with shop, designed and built by James Burton c. 1811-13. The shopfront is a mid-*

19th century addition. This building conforms to the predominantly 19th century date of the buildings in this area of Bloomsbury. The addition of a shop is also consistent with the area which includes several early 19th century shop-fronted terraces. It is therefore the surrounding 19th century buildings that contribute positively towards its setting, whereas the glimpsed views of the Site and modern architecture on Euston Road is of far lesser importance; and

- *Two lamp posts in Woburn Walk (NHLE no. 1379211; **Plate 33**)* - 19th century cast-iron lampposts with Windsor type bracketed lanterns. These complement the predominantly 19th century architecture in Woburn Walk.

6.5.4 The assets all lie within close proximity of one another within Sub Area 13 of the Bloomsbury Conservation Area. Therefore, their settings are broadly similar. Nos. 2-16 Duke's Road and The Place (**Plates 17** and **18** respectively) are closest to Euston Road with its larger scale modern architecture and heavy traffic, but the Church of St Pancras and its churchyard create a break between these assets and the main road that means the south end of Dukes Road has a relatively quiet atmosphere in contrast to the north end. Woburn Walk (**Plate 33**), which runs parallel to Euston Road appears even quieter as the main road is no longer in view and traffic noise is lessened. Away from Euston Road, the scale of the buildings diminishes, which is characteristic of the sense of hierarchy in the street pattern and built environment of the Conservation Area. Also, the predominantly 19th century date of the majority of buildings and coherent group of listed shop terraces on Duke's Road and Woburn Walk create a sense of homogeneity that contributes positively to the setting of these assets.

6.5.5 Many of the above assets are of a 19th century date, which is consistent with the gradual spread of development within the Conservation Area. The 19th century architecture and street furniture complement each other and creates a predominantly 19th century urban setting. In comparison, glimpsed views of the Site and other modern architecture along Euston Road is a minor factor within their setting. In the case of Flaxman Lodge / The Lodge, the early 20th century age of the building comparative to its predominantly 19th century surroundings as well as its smaller scale and prominent location at the south end of Flaxman Terrace at the junction with Burton Street and Duke's Street, draw attention towards this asset (**Plates 14, 15, 35**) and highlight its significance. The ability to view the principal façade, from which much of its architectural significance is derived (**Plate 14**), is obtained from the north side of Flaxman Terrace, looking southeast. However, any glimpsed views of the Site and other buildings fronting Euston Road from the asset, or within the same visual envelope, remain an unimportant factor within its setting.

6.5.6 The Place is the one of the above assets with the clearest visibility of the area of proposed development due of its location adjacent to the Site. The Place has a series of windows and glazed double-doors at ground floor level in its north elevation, which face onto the rear of the Premier Inn and its car park/service yard (**Plate 34**). This side elevation lacks the architectural detailing of the front of the building, and the lack of windows to the upper storeys suggests that views looking north towards the Site were deemed less important. The windows to the elevation have always overlooked buildings to the north and are purely functional in nature to provide sufficient light to the former drill hall, rather than providing an intended view. The principal façade to Duke's Road is of the most importance, contributing to its architectural significance, and the special character of the Bloomsbury Conservation Area (**Plates 17** and **19**). This view will remain unchanged.

6.5.7 Nos. 2-16 Duke's Road stands diagonally opposite the Site, with views of the six-storey block and rear car parking area hidden behind the ten-storey block. Similarly, the Site is

obliquely inter-visible with the east end of the Nos. 4-18A terrace on Woburn Walk, with the ten-storey block and buildings on the east side of Duke's Road obscuring the six-storey block and rear car park from view. Nos. 1-9A Woburn Walk faces south away from the Site although it may be partially visible/glimpsed from properties at the east end of this terrace.

6.5.8 The Premier Inn is also visible in glimpsed views from the southeast end of Duke's Road and Flaxman Terrace, at their junction with Burton Street above and between the intervening smaller scale buildings (**Plates 16** and **36**).

6.6 Heritage assets on the north side of Euston Road

6.6.1 There are two Grade II listed buildings located opposite the Site:

- *Elizabeth Garrett Anderson Hospital (NHLE no. 1390775; **Plate 37** glimpsed to the left of the UNISON building) - The first purpose-built hospital devoted to women doctors, treating female patients. Designed by J.M. Brydon and built in 1889-90. The hospital has expanded considerably, but only its first-generation buildings are included in the listing. The list entry states that 'The frontage block on Euston Road is of particular interest as it is architecturally the most impressive surviving part, and because it originally contained the Women's Medical Institute on the ground floor, with wards on the upper floors.'*; and
- The Rocket public house (listed as the Rising Sun public house NHLE no. 1342072; **Plate 37**) - a public house designed by Shoebridge & Rising for Cannon Brewery, constructed in 1899. The main three-storey with an attic building is set back from Euston Road with a single-storey extension in front.

6.6.2 Both buildings are dwarfed by the modern architecture along Euston Road (**Plate 37**) such as the UNISON building which is positioned between them. They appear out of context as isolated late 19th century survivals within the high-rise, large-scale modern architecture that characterises Euston Road at this point. The proposed development, although including a two-storey addition to the extant six-storey block fronting Euston Road which will be visible from the assets (**Plate 38**), will not fundamentally alter the current setting of these assets, thereby having no effect on their significance.

6.6.3 North-west of the Site are the following assets which share oblique visibility with the Site:

- Grade II* Euston Fire Station (NHLE no. 1342074) - This asset is a fire station with flats above. It was designed by H.F.T Cooper of the Fire Brigade Branch of the London County Council Architects' Department and built by Stimpson & Co. in 1901-2, with circa 1920 and late 20th century alterations. It was originally the headquarters of the North Division of the London Fire Brigade, with staff accommodation above. The list entry gives the following principal reasons for its designation: ' * *It is widely regarded as the masterpiece of a remarkable group of fire stations built by the LCC between 1896-1914, and stands at the summit of achievement [sic] of LCC civic architecture of this rich and prolific period; * A highly original interpretation of the Arts and Crafts style, expressed through its dynamic façades and bold, skilful massing, coupled with high-quality materials and detailing; * its romantic [sic] silhouette is a prominent landmark; * Well preserved externally, with original boundary walls and ironwork.*'; and
- Grade II Railings Around Euston Square Gardens (NHLE no. 1342039).

- 6.6.4 The fire station is set back from Euston Road with railings addressing the street. The mix of brick and stone construction has more in common with the buildings diagonally opposite to the south, rather than the modern glass and concrete buildings adjacent and further east along Euston Road. The busy junction of Euston Road, Eversholt Street and Upper Woburn Place forms its immediate setting and gives the building a prominent position despite being overshadowed by a high-rise development on its east side. The Site is one of several modern buildings that feature in the background when viewing the Fire Station from the west but is not the most visually prominent. It adds to the general impression of Euston Road as a modern, major route through London but does not particularly contribute to the Fire Station's setting. It is the building's prominent position on the junction that draws attention to this asset and highlights its heritage significance. The view from the Fire Station towards the Site is illustrated in **Plate 1**.
- 6.6.5 The mid-19th century cast iron railings around Euston Square Garden encircle this area of green space and separate it from the surrounding busy urban environment with Euston Road to the south and Euston station to the north. The gardens bounded by the railings provide contrast and a break from the surrounding built environment. The junction of Euston Road, Eversholt Street and Upper Woburn Place forms an effective barrier of almost continuous traffic that separates assets on the west side of the junction from the built environment further east, including the Site. Therefore, the Site is a minimal and distant component within the setting of this asset (**Plate 25**).
- 6.6.6 The listed war memorial and two lodges within Euston Square Gardens are more distant from the Site with limited to no inter-visibility. The gardens, Euston Road (to the south) and Euston Station buildings (to the north) form their immediate setting. Again, the junction of Euston Road, Eversholt Street and Upper Woburn Place forms an effective barrier between these assets and the Site, so it makes little to no contribution to their setting.
- 6.6.7 To the northeast of the Site, there is the Grade I listed British Library (NHLE no. 1426345; **Plate 39**), which lies directly adjacent to the King's Cross Conservation Area. The British Library was built in 1982-99, designed by Sir Colin St John Wilson with M.J. Long. The listing includes the piazza, boundary wall and railings to Ossulston Street, Euston Road and Midland Road. The list entry states the following principal reasons for its designation: *'Architectural interest: for its stately yet accessible modernist design rooted in the English Free tradition with Arts and Crafts and classical influences, crisply and eloquently contextualised by its massing and use of materials which respect and contrast to the St Pancras station and hotel; * Materials: for its level of craftsmanship and skilful handling of a range of materials externally and internally, including Travertine, Portland and Purbeck stone, granite, Leicestershire brick, bronze and American white oak throughout, carefully and meticulously detailed; * Interior: for the well-planned interior spaces comprising the generously lit reading rooms and multi-level atrium, successfully fulfilling the brief to create the nation's Library; * Historic Interest: in the tradition of the Royal Festival Hall, it is a landmark public building incorporating at its heart the King's Library, given to the nation by George III; * Architect: a major work by the eminent architect and academic Sir Colin St John Wilson and his architectural partner, M.J. Long. Wilson has a number of listed buildings to his name notably the St Cross libraries at the University of Oxford (Grade II*); * Artistic interest: for the fusion of art with architecture as a component of the design ethos, exemplified by Paolozzi's Newton in the piazza; * Group Value: with the Grade I St Pancras Hotel, Grade II Camden Town Hall and Grade II housing on Ossulston Street.'*
- 6.6.8 Grade I buildings are considered to be of exceptional interest (DCMS 2010, 4). As a post-war library, architectural quality, innovation and social significance are the principal factors of relevance in the selection of the asset (Historic England 2011, 8). The variety of large-

scale modern buildings along Euston Road provide consistency of period but contrasting scale and massing with the library, which is comparatively low lying and set back from Euston Road behind the open-space of the piazza and boundary walls. However, this modern built environment that forms the primary setting of the library does not appear to contribute to its heritage interests and significance as outlined in its list entry.

- 6.6.9 The Site is obliquely visible from outside the British Library boundary walls which address Euston Road and the south end of Ossulston Street (**Plates 31 and 32**). It may also be visible looking south-west from specific areas of the piazza and the library buildings.
- 6.6.10 East of the British Library is the King's Cross Conservation Area. The Conservation Area Statement states that it '*contains some of the most important historic buildings and structures in the country and has areas of great interest and variety*' (Camden Council 2004, 4). The asset is divided into sub areas, with buildings on the north side of Euston Road within Sub Area 2 'King's Cross/St Pancras' and those on the south side within Sub Area 3 'Euston Road'. Sub Area 2 forms the heart of the King's Cross Conservation Area inclusive of its Grade I listed railway stations, which are of national importance. This part of the Conservation Area has experienced the greatest degree of change, which has resulted in the loss of elements of heritage merit, fragmentation of the urban grain and radical change to the character and appearance of the area. However, it retains a robust industrial, mostly Victorian, character. Midland Road at the western edge of the sub-area, closest to the Site, is dominated by the British Library to the west.
- 6.6.11 Prominent on Euston Road is the Grade I listed St Pancras Station and Former Midland Grand Hotel (NHLE no. 1342037), which lies just outside the Study Area. The British Library, King's Cross Conservation Area and St Pancras Station and Hotel are visible from the Site looking north-east (**Plate 40**) and vice-versa, although the constant heavy traffic on Euston Road disrupts sightlines.
- 6.6.12 Sub Area 3 of the King's Cross Conservation Area comprises the south side of Euston Road and the adjoining streets and buildings. It includes retail and hotel premises fronting the main roads, similar to the part of Euston Road around the Site. It is dominated by King's Cross and St Pancras stations and St Pancras Chambers in Sub Area 2 (Camden Council 2004, 24-39), and includes the recently refurbished and extended Town Hall Annexe which was classed as providing a negative contribution to the Conservation Area within the 2004 appraisal (**Plate 41**).
- 6.6.13 Views along Euston Road are not identified as a contributory factor, key or otherwise, in the setting or significance of the King Cross Conservation Area heritage asset.

6.7 Potential effects of the proposed development

- 6.7.1 The proposed extensions will not alter the character of the Site as a large-scale modern development on a major arterial route in London. The additional storeys to the building fronting Euston Road will not be out of context in terms of scale, materials or date compared with the other modern architecture along Euston Road, which tend to be of equal or greater height than the Premier Inn building (**Plates 30-32, 37, 40, 41, Figure 8 and Appendix 4**). In fact, the design and finishes of the proposed extensions, along with the refurbishment of the extant external elevations will enhance the Site, Euston Road and the surrounding area.
- 6.7.2 The proposed six-storey with lower ground extension located to the rear is smaller in scale than the existing building and will not be visible, except from the adjacent 'The Place' heritage asset. Here, views of the principal façade of the building, which contributes to its significance and that of the Bloomsbury Conservation Area, will remain unchanged. Views

from the north elevation of the building, which overlook the rear yard of the Site, will include an additional modern extension to the existing hotel, but the nature of those views will remain unchanged. It has also been established that any views from this elevation of the asset have always overlooked buildings to the north with the fenestration being purely functional in nature to provide sufficient light to the former drill hall, rather than providing an intended view. As a result, oblique views of the principal façade from the south of the asset will be enhanced by the improved and refurbished elevation of Somerton House to Duke's Road, whilst there will be no impact to significance from the construction of the two new extensions, resulting in an overall positive impact to the significance of the asset.

- 6.7.3 The proposed additional two-storeys to the six-storey with lower ground block along Euston Road will appear subordinate to the adjacent ten-storey block, and in-keeping with similar roof-top extensions previously undertaken on buildings along Euston Road (**Plates 30-32**). These additional storeys and alterations to the entrance and the ground floor elevation will be visible to heritage assets on the north side of Euston Road to a greater or lesser degree depending on their position in relation to the Site. However, the modest scale of the extension and design of the alterations will not substantially change the existing nature or character of the Site or the surrounding built environment. The alteration of the entrance from Euston Road, and the introduction of an 'active' frontage will, in fact, enhance the Site, updating and modernising the building, which is beginning to look tired in comparison with more modern buildings in the area. In addition, the removal of the bridge and entrance to the Premier Inn from Duke's Road, concentrating the active frontage to Euston Road, will enhance this elevation to Duke's Road, and views to and from the Bloomsbury Conservation Area, enhancing the delineation of the boundary.
- 6.7.4 To the north, the proposed development is likely to have the greatest visual impact on the Grade II listed Elizabeth Garrett Anderson Hospital and The Rocket Public House. There may also be glimpsed inter-visibility of the extensions from heritage assets in Woburn Walk and Duke's Road. However, despite the visibility of the proposed development from these heritage assets, the proposed development will not affect their significance through a change in setting. As previously stated, the character of the Site will remain unchanged, and the proposed development is set to improve the finish of the building, thereby enhancing the surrounding area, in line with Camden Local Plan policies D1 and D2. Any modern additions within the visual envelope of these assets, as a result of the proposed development, will be minimal and will not affect their significance.
- 6.7.5 In the case of the Grade I listed Church of St Pancras, the proposed extensions will not intrude in views of the Church looking west along Euston Road and the ten-storey block will hide the proposed extensions in views looking east. Therefore, key views of the Church associated with the Bloomsbury Conservation Area will be maintained. The scale of the proposed extensions and their location not being visible from the Church means the proposed development will not affect the significance of this important asset.
- 6.7.6 Likewise, the proposed development is unlikely to have an impact on the significance of inter-visible heritage assets on the north side of Euston Road to the north-east and -west of the site, as a result of a change in setting, as the Site does not form a substantial or important part of their setting. This includes the Kings Cross Conservation Area and Grade I listed British Library.
- 6.7.7 During pre-application consultations with Camden Council, concerns were raised as to whether the proposed development would be visible from within the Bloomsbury Conservation Area and that an additional visual presence would cause harm to its significance. The Conservation Area has been comprehensively assessed and the position

and extent of where the proposed development would be visible, glimpsed or not visible from within the Conservation Area are shown within **Figures 5-8**. From this, verified views have been produced which demonstrate the extent to which the proposed development will be visible from those key identified areas (**Appendix 4**).

- 6.7.8 The proposed development would be most visible from Euston Road and the junction of Burton Street and Flaxman Terrace (**Figures 6 and 7**). Any effects from the proposed development in relation to Euston Road have been outlined above.
- 6.7.9 At the junction of Burton Street and Flaxman Terrace it has been demonstrated that the proposed development will be visible from an approximate 40 m section along the west side of Burton Street, a 15 m section of the southeast side of Flaxman Terrace, and from the junction of the two with Duke's Road (**Figure 7**). Four verified viewpoints from this area have been produced 4A – 4D (**Appendix 4**). Although the proposed development will be partially visible from this area of the Conservation Area, the design, scale and mass of the building blends well with the existing structures along Euston Road, which are also visible, and its addition would be a negligible alteration. As previously assessed, the tops of the larger, high-rise structures along Euston Road are generally experienced as background buildings, expected along a major arterial route within a busy capital city, and do not alter the way in which the Conservation Area is experienced or perceived, nor affect one's ability to appreciate its special character. The area is experienced at street level with a focus on the immediate surrounding buildings rather than anything beyond, with a lack of any long-distance views due to the topography of the area. Although the proposed development will represent a minor visual addition into limited views along Burton Street and Flaxman Terrace, this would not result in a change of perception whilst the nature of the setting of the Conservation Area would also remain unchanged. The scale of change is considered to be minimal and will not result in an impact to the significance of the 160 ha Conservation Area and thus will not cause harm.
- 6.7.10 Therefore, the proposed development will constitute an overall minor positive impact, preserving and enhancing the historic environment, and providing a high-quality design, as per local policies D1 and D2 of the Camden Local Plan. The proposed development also conforms with the relevant national legislation, planning framework and guidance, and regional and local planning policies and guidance.

7 CONCLUSIONS

7.1 General

- 7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

Designated heritage assets – physical impacts

- 7.1.2 The Site partially falls within the boundary of the Bloomsbury Conservation Area. However, any potential effect on the special character and appearance of the Conservation Area would be visual in nature.
- 7.1.3 The assessment has established that the proposed development, where visible from Sub Area 1 along Euston Road and Sub Area 13 along Duke's Road, would preserve and enhance the character and appearance of the Conservation Area by improving the condition of the extant building (a 1960s building currently in need of renewal and with limited architectural merit), strengthen and emphasise the existing sense of modern architectural

design along Euston Road (from both within and outside the Conservation Area) and enhance views to and from the Bloomsbury Conservation Area, reinforcing the delineation of the Conservation Area boundary.

- 7.1.4 From Burton Street and Flaxman Terrace, although the upper storeys of the proposed extensions would be partially visible from a small section at street level, this would only represent a minor visual addition and would not alter the way in which the Conservation Area is experienced or perceived, nor affect one's ability to appreciate its special character, whilst the nature of the setting of the Conservation Area would also remain unchanged.
- 7.1.5 No other designated heritage assets will be physically affected by the implementation of the proposed development.

Settings of heritage assets

- 7.1.6 The proposed development will be inter-visible with some nearby heritage assets and will represent a change within their setting. Those that would experience the greatest change in setting are the Bloomsbury Conservation Area and the Grade II listed The Place, the Elizabeth Garret Hospital and Rising Sun Public House. A lesser visual change will be experienced by heritage assets on Duke's Road, Woburn Walk and Flaxman Terrace due to only partial and glimpsed visibility with the Site.
- 7.1.7 The Grade II listed The Place, located at the north-western edge of the Bloomsbury Conservation Area, is positioned adjacent to the Site. It is set away from Euston Road, where the scale of the buildings diminishes, which is characteristic of the sense of hierarchy in the street pattern and built environment of the Conservation Area. The predominantly 19th century date of the majority of buildings and coherent group of listed shop terraces on Duke's Road and Woburn Walk create a sense of homogeneity that contributes positively to its setting. The proposed development will be visible to the north of the building, however, views of the principal façade of the building, which contributes to its significance and that of the Bloomsbury Conservation Area, will remain unchanged whilst oblique views of the principal façade from the south of the asset will be enhanced by the improved and refurbished elevation of Somerton House to Duke's Road.
- 7.1.8 Both the Elizabeth Garret Hospital and the Rising Sun Public House (The Rocket) are now isolated 19th century survivals set within the large-scale, high-rise modern development of Euston Road. Their significance is derived from their architectural and historical values, with little contribution from their setting. The proposed development will not fundamentally alter the current setting of these assets, thereby having no effect on their significance.
- 7.1.9 Despite this minor visual change, the proposed development will not alter the nature or character of the setting of any heritage asset. The proposed improvements to the elevations of the extant buildings will enhance views to and from the Bloomsbury Conservation Area as previously outlined, refining the delineation of the boundary and enhancing this section of the setting of the Conservation Area and the adjacent Grade II listed The Place. This is in line with Camden Local Plan policies D1 and D2.

Archaeological remains

- 7.1.10 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating from the late 18th to early 20th centuries. Second World War bomb damage and post-war redevelopment of the Site suggest that the potential for survival of archaeological remains is likely to be low. However, there has been no previous archaeological investigation within the Site.



- 7.1.11 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.

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Historic England. National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>

Archaeology Data Service <http://archaeologydataservice.ac.uk/>

MAGIC: <http://www.magic.gov.uk>

All URLs Accessed on 30 August 2017 – 05 July 2019

APPENDICES

Appendix 1: Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.
Heritage asset	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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	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.
Value	An aspect of worth or importance

Where referred to in the text, the main archaeological and historical periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000 – 8500 BC	Romano-British	AD 43 – 410
Mesolithic	8500 – 4000 BC	Saxon	AD 410 – 1066
Neolithic	4000 – 2400 BC	Medieval	AD 1066 – 1500
Bronze Age	2400 – 700 BC	Post-medieval	AD 1500 – 1800
Iron Age	700 BC – AD 43	19th century	AD 1800 – 1899
		Modern	1900 – present day



Appendix 2: Planning and legislative framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 188	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible.
Para. 189	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para.190	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 193	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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Para. 197	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 199	Local planning authorities should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
Para. 200	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
Para. 201	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.



Regional and Local Planning Policy

Regional and Local Planning Policy	
Document Reference	Policy ref.
<i>The London Plan (Greater London Authority, March 2016 (updated January 2017))</i>	<ul style="list-style-type: none">• Policy 7.8 Heritage Assets and Archaeology
<i>Camden Local Plan (Camden Council, June 2017)</i>	<ul style="list-style-type: none">• Policy D1: Design• Policy D2 Heritage
<i>Euston Area Plan (Greater London Authority, Transport for London and London Borough of Camden, January 2015)</i>	<ul style="list-style-type: none">• Section 2.4 Key issues: Heritage
<i>Camden Planning Guidance: Design. (Camden Council July March 2019)</i>	<ul style="list-style-type: none">• Section 3: Heritage

Appendix 3: Gazetteer

Designated heritage assets

NHLE No.	Name	Designation	Easting	Northing
-	Bloomsbury Conservation Area	Conservation area	530253	182052
-	Kings Cross St Pancras Conservation Area	Conservation area	530069	183210
1078298	NUMBERS 3-6 AND ATTACHED RAILINGS	Grade II listed building	529772	182460
1113012	THE LODGE AND ATTACHED RAILINGS	Grade II listed building	529932	182558
1113232	LEVITA HOUSE, ATTACHED SHOPS, SCREEN AND SOMERS TOWN COFFEE HOUSE	Grade II listed building	529884	182762
1244094	NATIONAL WESTMINSTER BANK HALL OF RESIDENCE (27-43), JENKINS HOTEL (44 AND 45) AND RAILINGS	Grade II listed building	529978	182575
1244103	NUMBERS 46-63 AND ATTACHED RAILINGS	Grade II listed building	530052	182467
1244104	STATUE OF JOHN CARTWRIGHT	Grade II listed building	530050	182545
1272395	NUMBERS 4, 5 AND 6 AND ATTACHED RAILINGS	Grade II listed building	529966	182508
1272396	NUMBER 7 AND ATTACHED RAILINGS	Grade II listed building	529976	182514
1272397	NUMBERS 4-13 AND ATTACHED RAILINGS	Grade II listed building	529977	182444
1272400	NUMBERS 26-34 AND ATTACHED RAILINGS	Grade II listed building	530007	182445
1272401	NUMBERS 40-44 AND ATTACHED RAILINGS	Grade II listed building	529944	182536
1272402	45, BURTON STREET	Grade II listed building	529935	182549
1322153	NUMBER 12 AND ATTACHED RAILINGS	Grade II listed building	529994	182634
1342039	RAILINGS AROUND EUSTON SQUARE GARDENS	Grade II listed building	529693	182568
1342046	THE ROYAL GEORGE	Grade II listed building	529703	182700
1342072	RISING SUN PUBLIC HOUSE	Grade II listed building	529892	182703
1342074	EUSTON FIRE STATION INCLUDING BOUNDARY WALLS, GATEPIERS AND RAILINGS	Grade II* listed building	529764	182631
1342088	2-16, DUKES ROAD	Grade II* listed building	529871	182550
1342089	THE PLACE AND ATTACHED RAILINGS	Grade II listed building	529890	182591
1378968	BRITISH MEDICAL ASSOCIATION HOUSE INCLUDING SCREEN AND GATES	Grade II listed building	529896	182438
1378969	WAR MEMORIAL AT BRITISH MEDICAL ASSOCIATION HOUSE	Grade II* listed building	529931	182463
1379062	CHURCH OF ST PANCRAS	Grade I listed building	529817	182578
1379065	CORA HOTEL AND ATTACHED RAILINGS	Grade II listed building	529797	182509
1379209	1-9 AND 9A, WOBURN WALK	Grade II* listed building	529870	182531
1379210	4-18 AND 4A-18A, WOBURN WALK	Grade II* listed building	529888	182520



NHLE No.	Name	Designation	Easting	Northing
1379211	TWO LAMP POSTS	Grade II listed building	529868	182518
1390775	ELIZABETH GARRETT ANDERSON HOSPITAL	Grade II listed building	529842	182672
1417858	Bentham House	Grade II listed building	529756	182482
1426345	The British Library, piazza, boundary wall and railings to Ossulston Street, Euston Road and Midland Road	Grade I listed building	529966	182872

HER Event records

HER ref.	Name	Event Type	Organisation	Date	Easting	Northing
ELO8345	Euston Road, [St Pancras Church], London: Desk based assessment	DESK BASED ASSESSMENT	Bournemouth University	1995	529824	182578
ELO9123	Euston Road, (St Pancras Church), Camden, Desk Based Assessment	DESK BASED ASSESSMENT	Gifford	1995	529800	182580
ELO9124	Euston Road, (St Pancras Church Crypt), Camden, Evaluation	EVALUATION	Bournemouth University	1995	529812	182573
ELO9125	Euston Road, (South Garden - St Pancras Church), Camden, Evaluation	EVALUATION	Wessex Archaeology	1995	529800	182580
ELO11841	Euston Road (No 144) [Elizabeth Garrett Anderson Hospital], Camden, NW1: Desk Based Assessment	DESK BASED ASSESSMENT	Museum of London Archaeology Service	2005	529838	182700
ELO11843	Euston Road (No 144) [Elizabeth Garrett Anderson Hospital], Camden, NW1: Watching Brief	WATCHING BRIEF	Museum of London Archaeology	2009	529838	182706

HER Monument records

HER ref.	Name	Monument Type	Period from	Easting	Northing
MLO65989	EUSTON RD	INHUMATION; COFFIN; CRYPT	Post-medieval	529805	182585
MLO66289	ST PANCRAS CHURCH	DUMP	Post-medieval	529805	182585
MLO71157	UPPER WOBURN PLACE	CHURCH; BURIAL VAULT	Post-medieval	529817	182578
MLO79782	NUMBERS 3-6 AND ATTACHED RAILINGS	RAILINGS; TERRACED HOUSE; TERRACE	19th century	529776	182458
MLO79802	Euston Road/Euston Square, [Euston Fire Station], Euston, Camden, NW1 2BA {19th century railings}	GATE PIER; RAILINGS; BOUNDARY WALL; COPING	19th century	529759	182608
MLO79802	Euston Road/Euston Square, [Euston Fire Station], Euston, Camden, NW1 2BA {19th century railings}	GATE PIER; RAILINGS; BOUNDARY WALL; COPING	19th century	529788	182620
MLO79858	THE LODGE AND ATTACHED RAILINGS	RAILINGS; SEMI DETACHED HOUSE	Modern	529932	182558



HER ref.	Name	Monument Type	Period from	Easting	Northing
MLO80183	LEVITA HOUSE INCLUDING ATTACHED SHOPS AND SOMERS TOWN COFFEE HOUSE AND LEVITA HOUSE, ATTACHED SHOPS, SCREEN AND SOMERS TOWN COFFEE HOUSE	COFFEE HOUSE; PUBLIC HOUSE; COUNCIL FLATS; SHOP	Modern	529884	182762
MLO80334	NATIONAL WESTMINSTER BANK HALL OF RESIDENCE (27-43), JENKINS HOTEL (44 AND 45) AND RAILINGS	RAILINGS; TERRACED HOUSE; CRESCENT; TERRACE; HOTEL; TRAINING CENTRE	19th century	529988	182520
MLO80340	NUMBERS 46-63 AND ATTACHED RAILINGS	TERRACE; TERRACED HOUSE; CRESCENT; RAILINGS; HOTEL	19th century	530010	182489
MLO80341	STATUE OF JOHN CARTWRIGHT	STATUE; COMMEMORATIVE MONUMENT	19th century	530050	182544
MLO80628	NUMBERS 4, 5 AND 6 AND ATTACHED RAILINGS	RAILINGS; HOUSE; HOUSE	19th century	529965	182510
MLO80629	NUMBER 7 AND ATTACHED RAILINGS	STABLE; RAILINGS; HOUSE	19th century	529976	182514
MLO80630	NUMBERS 4-13 AND ATTACHED RAILINGS	RAILINGS; TERRACE; TERRACED HOUSE; TERRACE; TERRACED HOUSE; RAILINGS; HOUSE; HOUSE	19th century	529977	182444
MLO80633	NUMBERS 26-34 AND ATTACHED RAILINGS	TERRACE; TERRACED HOUSE; RAILINGS; RAILINGS; TERRACED HOUSE; TERRACE; APARTMENT	19th century	530008	182445
MLO80634	NUMBERS 40-44 AND ATTACHED RAILINGS	TERRACE; TERRACED HOUSE; RAILINGS; APARTMENT	19th century	529939	182544
MLO80635	45 Burton Street	HOUSE; SHOP	19th century	529936	182548
MLO80788	NUMBER 12 AND ATTACHED RAILINGS	TERRACED HOUSE; RAILINGS	19th century	529994	182634
MLO80837	RAILINGS AROUND EUSTON SQUARE GARDENS	RAILINGS; GATE PIER	19th century	529661	182571
MLO80842	THE ROYAL GEORGE	PUBLIC HOUSE; APARTMENT	Modern	529711	182697
MLO80859	RISING SUN PUBLIC HOUSE	PUBLIC HOUSE; DATE STONE	19th century	529892	182703
MLO80861	Euston Road (No 172)/Euston Square (No 69) [Euston Fire Station], Euston, Camden, NW1 2BA {early 20th century fire station}	FIRE STATION; L SHAPE PLAN; ORIEL WINDOW; PORCH; APARTMENT	Modern	529763	182633
MLO80875	14-16 Duke's Road	TERRACE; TERRACED HOUSE; SHOP; SHOP; HOUSE; HOTEL	19th century	529871	182550
MLO80876	THE PLACE AND ATTACHED RAILINGS	RAILINGS; DRILL HALL; OFFICE; THEATRE	19th century	529890	182591



HER ref.	Name	Monument Type	Period from	Easting	Northing
MLO81125	BRITISH MEDICAL ASSOCIATION HOUSE INCLUDING SCREEN AND GATES	METAL FRAMED BUILDING; OFFICE; POOL; GARDEN; COURTYARD; TEMPLE; MEETING HALL; WAR MEMORIAL; OFFICE; OFFICE; GARDEN SCREEN; GATE	Modern	529903	182430
MLO81126	WAR MEMORIAL AT BRITISH MEDICAL ASSOCIATION HOUSE	FOUNTAIN; STATUE; POOL; WAR MEMORIAL; STEPS	Modern	529931	182464
MLO81231	CHURCH OF ST PANCRAS	PARISH CHURCH; PARISH CHURCH	19th century	529818	182578
MLO81234	CORA HOTEL AND CORA HOTEL AND ATTACHED RAILINGS	RAILINGS; TERRACE; TERRACED HOUSE; HOTEL; HOTEL	19th century	529797	182509
MLO81375	Woburn Walk (1-9, 9A)	TERRACE; TERRACED HOUSE; SHOP; SHOP; HOUSE	19th century	529876	182538
MLO81376	Woburn Walk (4-18)	TERRACE; TERRACED HOUSE; SHOP; SHOP; HOUSE	19th century	529890	182520
MLO81377	TWO LAMP POSTS	LAMP POST	19th century	529868	182518
MLO81551	Euston Road, [Elizabeth Garrett Anderson Hospital], Camden, {late 19th century Queen Anne style women's hospital}	WOMENS HOSPITAL	19th century	529840	182676
MLO99220	Brill Place to Euston Road, [British Library site], Camden, {site of St Pancras Goods Yard}	LEVELLING LAYERS; GOODS YARD	19th century	529940	182962
MLO99221	Ossulston Street/Euston Road [The British Library], Camden, {site of late 19th century goods shed}	GOODS SHED	19th century	529960	182896
MLO99225	Brill Place to Euston Road, Camden, {site of late 19th century railway sidings and cranes}	RAILWAY SIDING; RAILWAY; CRANE; RAILWAY BRIDGE; ARCH BRIDGE	19th century	529943	183018
MLO103258	Endsleigh Gardens, Euston, Camden {Palaeolithic Mammalian Fossil}	FINDSPOT	Palaeolithic	529703	182489
MLO103767	Cartwright Gardens, Euston Road, [Cartwright Gardens], Camden, WC1, {19th Century Garden}	GARDEN; RAILINGS; TENNIS COURT; LODGE	19th century	530038	182537
MLO103775	Euston Road, [Euston Square Gardens (East and West)], Camden, NW1, {19th Century Square}	NURSERY; GARDEN	19th century	529648	182564
MLO103823	Tavistock Square, [Tavistock Square Gardens], Camden, WC1, {19th Century Gardens}	GARDEN; PATH; RAILINGS; BENCH; PLAQUE	19th century	529893	182338
MLO104320	173-177 Euston Road [Friends House Garden], Camden, NW1 2BJ {private garden}	WALL; HOUSE; LAWN; ROSE GARDEN	Modern	529661	182492



HER ref.	Name	Monument Type	Period from	Easting	Northing
MLO105469	Endsleigh Gardens (Nos 4-8) [Betham House], Fitzrovia, Camden, WC1H 0EG {1950's Office block}	TOWER; PARAPET; MANSARD ROOF; BALUSTRADE; PORTICO; TRADES UNION BUILDING; UNIVERSITY COLLEGE; LAW SCHOOL	Modern	529756	182499
MLO107443	Tavistock Square, [British Medical Association Council Garden and Court of Honour], Camden, WC1H 9JP {1920s garden and memorial court}	COMMEMORATIVE GARDEN; WATER GARDEN; COMMEMORATIVE GARDEN	Modern	529931	182463
MLO107443	Tavistock Square, [British Medical Association Council Garden and Court of Honour], Camden, WC1H 9JP {1920s garden and memorial court}	COMMEMORATIVE GARDEN; WATER GARDEN; COMMEMORATIVE GARDEN	Modern	529951	182434
MLO107476	Ossulston Street/Euston Road/ Midland Road [The British Library], St Pancras, Camden {20th century public library}	PUBLIC LIBRARY; CLERESTORY; CLOCK TOWER; ORIEL WINDOW; STAIRCASE; PERGOLA; BALUSTRADE; READING ROOM; PIER; OFFICE; BASEMENT	Modern	529981	182871
MLO107480	Upper Woburn Place / Euston Road, [St Pancras Parish Churchyard], Camden, NW1 2BA, {early 19th century churchyard}	CHURCHYARD; SCULPTURE	19th century	529824	182578

Non-designated heritage assets within the Study Area identified on the Camden Local List

Ref No.	Name	Asset type
62	Grafton Chambers	Building or group of buildings
73	37 Chalton Street	Building or group of buildings
74	39 and 41 Chalton Street	Building or group of buildings
75	43 Chalton Street	Building or group of buildings
76	57 Chalton Street	Building or group of buildings
78	66 Churchway	Building or group of buildings
80	Euston Road Tavern/O'Neills, 73 Euston Road	Building or group of buildings
94	Euston House	Building or group of buildings
660	Wellesley House	Building or group of buildings
664	Seymour and Winsham	Building or group of buildings



Appendix 4: Verified Views

1. VERIFIED VIEW VIEWPOINT SELECTION AND TYPE

- 1.1 Proposed viewpoints were identified by CHQ Architects and Foundation CGI used these as guide to find suitable positions located on site.
- 1.2 Verified View Level 3 was chosen to give the assessors the most meaningful representation of the proposed.

2. PHOTOGRAPHY

- 2.1 The photography was undertaken on the 28 March 2019 using a Canon 5D Mark iv using a Canon EF 24-70mm LII zoom lens.
- 2.2 The height to the centre of the lens was recorded for each view
- 2.3 A plumb line was hung from the lens's entrance pupil and marked on the ground with a survey nail, where possible. If using a survey nail was not possible a permanent ground feature was used.
- 2.4 The time and date of each photograph was recorded so that any direct sun & shadow could be reproduced in our 3D model.
- 2.5 The camera was targeted at the centre of the proposed development, unless otherwise stated.
- 2.6 The photograph's lens distortion is removed using the Adobe Lens profile for the lens used.
- 2.7 The surveyor surveyed the camera locations and key points within each photograph. These are delivered as 3D CAD point cloud along with a table of their coordinates. All coordinates relate to the OS grid & datum via GPS observations.

3. 3D MODELLING

- 3.1 A 3D computer model was created of the proposed development from the plans, elevations and sections supplied by CHQ Architects.
- 3.2 CHQ Architects were supplied with renders of this model to ensure that we had interpreted their proposal correctly.
- 3.3 Arbitrary 3D models were created for the immediate context and used to recreate shadows and reflections on the proposed development.

4. VERIFICATION PROCESS

- 4.1 The surveyed camera positions and key points were imported into our 3D software.
- 4.2 To prevent numerical and display inaccuracies the surveyors coordinate system was moved so that the coordinates for "Position 4D" (529925.981E

182558.834N) became our new origin (0,0 in the 3D software's x and y axes).

- 4.3 Foundation CGI's 3D model of the proposed development was aligned to the surveyor's coordinate system using the CAD information supplied by CHQ Architects.
- 4.4 For each view a virtual camera is created in our 3D program using the camera's position supplied by the surveyor and the initial focal length is set using the data recorded in the photograph's metadata.
- 4.5 For each camera the camera's target, roll and focal length is refined so that the surveyed points in the 3D scene aligned with the corresponding points in the photograph.

5. IMAGE PRODUCTION

- 5.1 Buildings with a similar orientation to the proposed development within the photography were analysed to provide a reference of how the proposed should be lit.
- 5.2 Computer renders of each view are combined with the photographs using Adobe Photoshop.
- 5.3 The combined image is analysed to determine which elements of the proposed development will be visible and masking is applied to remove elements that would be hidden behind the context.
- 5.4 Further analysis of the photography provides us with tonal values to hue, saturation and brightness of the computer renders to set them into the photograph.
- 5.5 On image View 1 the existing panels colour were adjusted in Photoshop to simulate changing the panels to match RAL 7022 for the lower panels and RAL 7038 for the upper panels
- 5.6 On image view 1 due to the inability to mask out the mass of smaller branches and twigs in front of the proposed different branches and trees were overlaid to simulate the tree
- 5.7 Finally any camera roll is removed to provide a horizontal horizon and converging verticals are minimised.

6. VERIFIED VIEW LIMITATIONS

- 6.1 Verified Views are intended to be used alongside site based assessment.
- 6.2 Whilst the position and scale of the proposed development within the photography is of verifiable accuracy, assuming accurate survey data, there is currently no way of depicting every eventuality that may affect the proposed development. Lighting, weather & atmospheric conditions along with the ageing of materials can all affect a viewers perception of the proposed. Therefore where the Verified View depicts proposed materials Foundation CGI worked with the Architect to ensure these materials are shown as intended under the lighting conditions shown in the photograph. This is a subjective, non-verifiable process.

7. GLOSSARY

- 7.1 Photomontage: The combination of a computer render of a 3D model with site photography. The computer render will typically have masking applied to remove elements that would be hidden behind any context.
- 7.2 Computer render: The 2D representational output from a 3D software application.

8. VERIFIED VIEWS PREPARED BY:

Foundation CGI
Studio 13, Claremont Business Centre
6-8 Claremont Road
Surbiton
KT6 4QU
Tel: 020 8549 3355

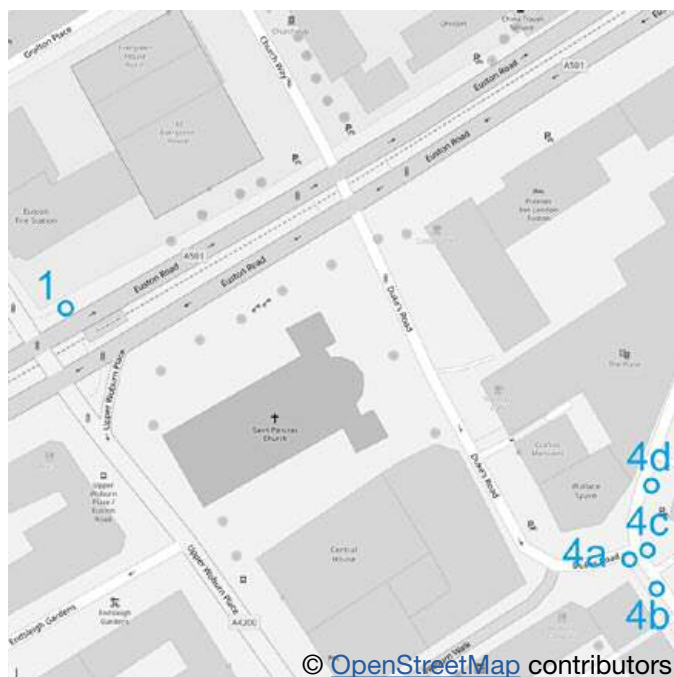
Position 1: Fire Station - Euston Road



Existing View



Verified Camera View: Annotated key points (red arrows) and their corresponding survey points (green crosses) seen through the re-created virtual camera demonstrating a verified view.



Viewpoint Location
National Grid Reference: 529772.156E 182607.820N
Height of Camera Lens: 24.741m



Viewpoint Information
Height of Camera (above ground): 1685mm
Ground Marking: Survey Nail
Date Taken: 28 March 2019
Time Taken: 11:15 am
Focal Length: 44mm
Field of View: 44.3°
Verified View Type: Level 3

Position 1: Fire Station - Euston Road



Existing View

Position 1: Fire Station - Euston Road



Proposed View

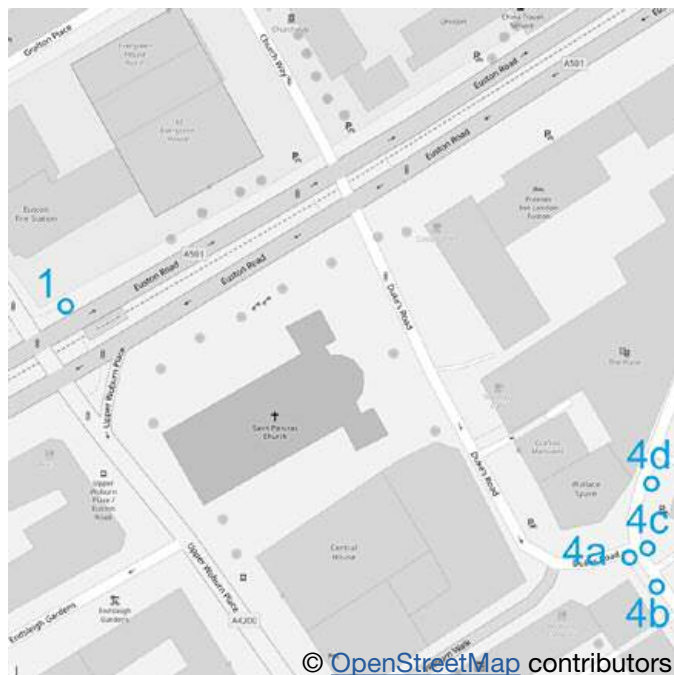
Position 4A: Duke's Road



Existing View



Verified Camera View: Annotated key points (red arrows) and their corresponding survey points (green crosses) seen through the re-created virtual camera demonstrating a verified view.



Viewpoint Location

National Grid Reference: 529917.685E 182542.820N
Height of Camera Lens: 24.906m



Viewpoint Information

Height of Camera (above ground): 1680mm
Ground Marking: Survey Nail
Date Taken: 28 March 2019
Time Taken: 10:50am
Focal Length: 24mm
Field of View: 73.7°
Verified View Type: Level 3

Position 4A: Duke's Road



Existing View

Position 4A: Duke's Road

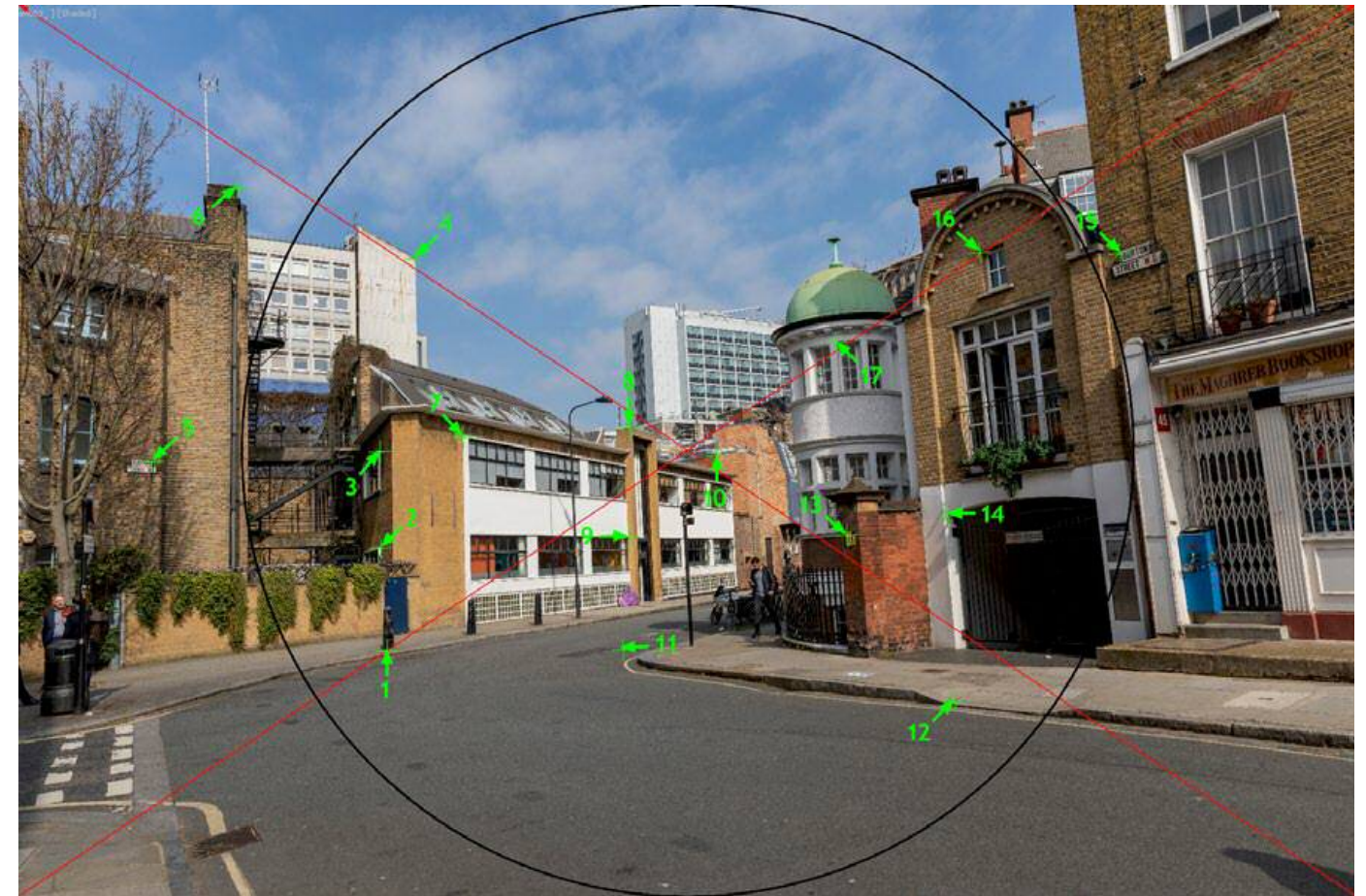


Proposed View

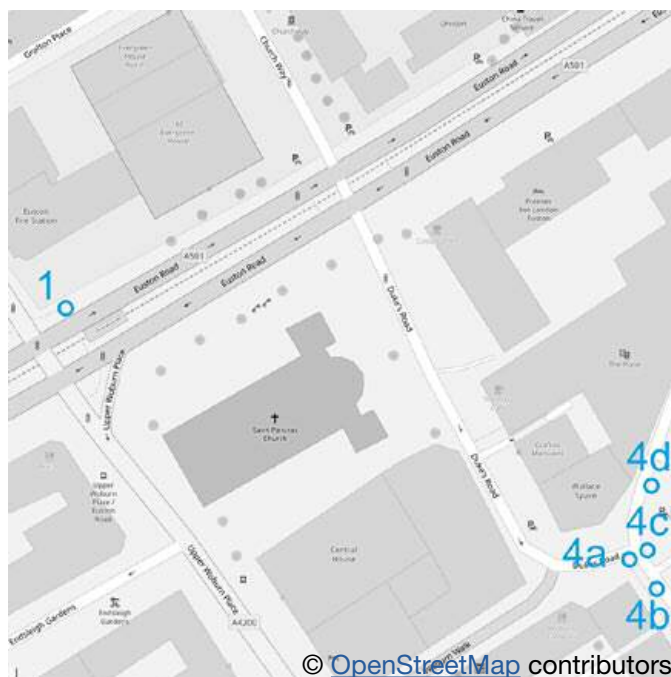
Position 4B: Burton Street - West Side



Existing View



Verified Camera View: Annotated key points (red arrows) and their corresponding survey points (green crosses) seen through the re-created virtual camera demonstrating a verified view.



Viewpoint Location
National Grid Reference: 529923.730E 182535.565N
Height of Camera Lens: 25.044m



Viewpoint Information
Height of Camera (above ground): 1685mm
Ground Marking: Survey Nail
Date Taken: 28 March 2019
Time Taken: 10:51am
Focal Length: 24mm
Field of View: 73.7°
Verified View Type: Level 3

Position 4B: Burton Street - West Side



Existing View

Position 4B: Burton Street - West Side

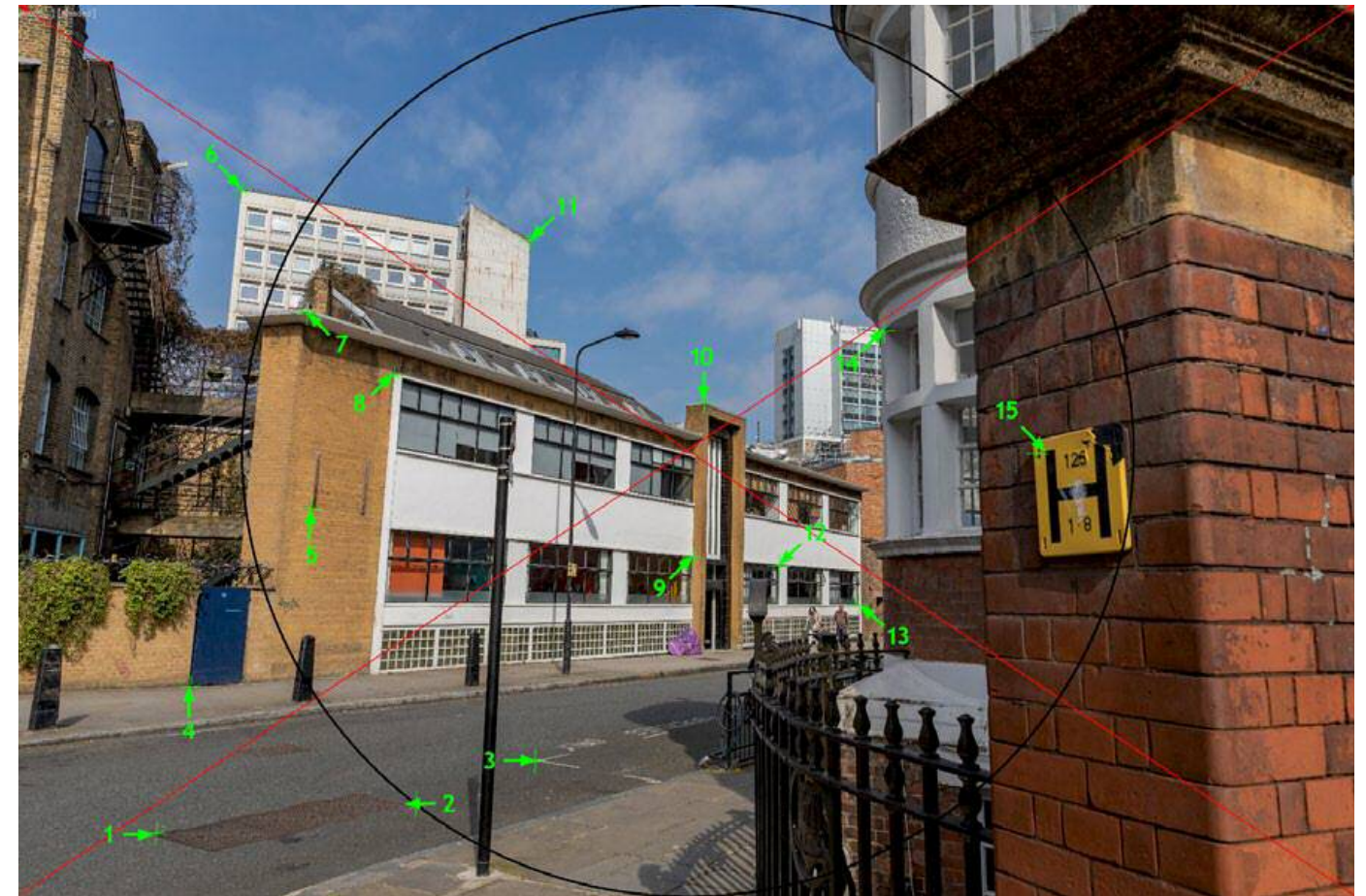


Proposed View

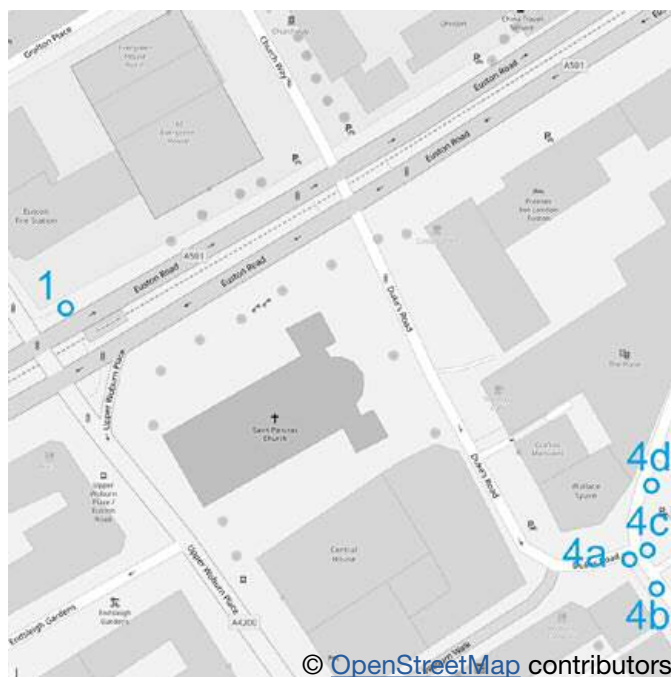
Position 4C: Burton Street - East Side



Existing View



Verified Camera View: Annotated key points (red arrows) and their corresponding survey points (green crosses) seen through the re-created virtual camera demonstrating a verified view.



Viewpoint Location
National Grid Reference: 529925.549E 182548.177N
Height of Camera Lens: 25.082m



Viewpoint Information
Height of Camera (above ground): 1685mm
Ground Marking: Survey Nail
Date Taken: 28 March 2019
Time Taken: 10:52am
Focal Length: 24mm
Field of View: 73.7°
Verified View Type: Level 3

Position 4C: Burton Street - East Side



Existing View

Position 4C: Burton Street - East Side

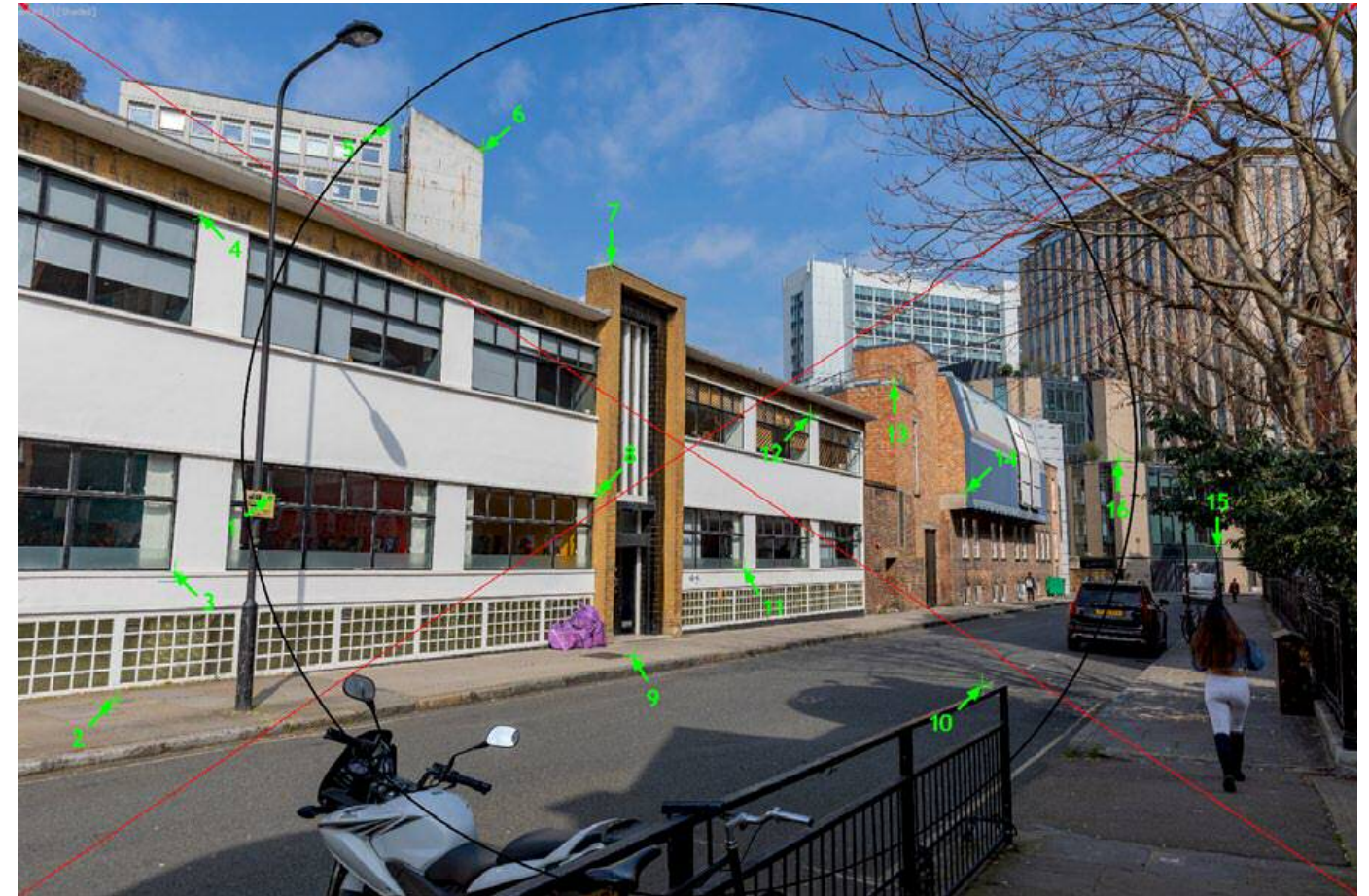


Proposed View

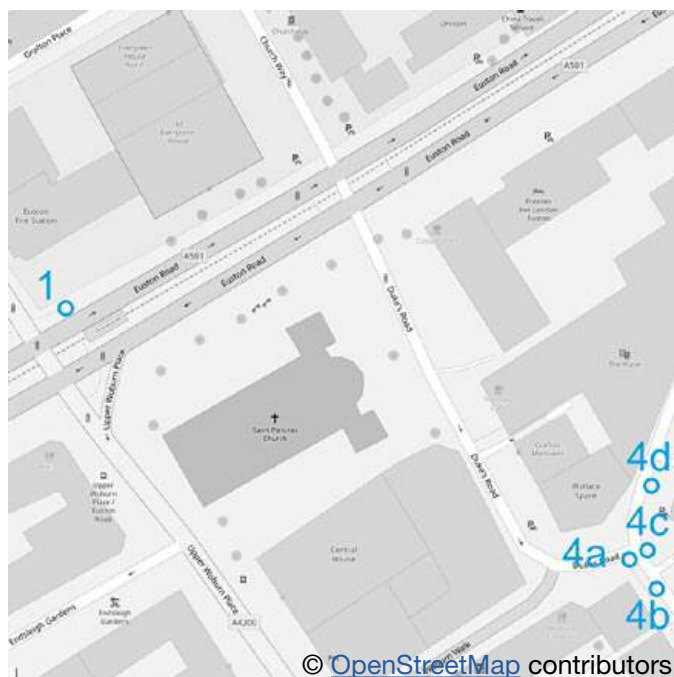
Position 4D: Flaxman Lodge



Existing View



Verified Camera View: Annotated key points (red arrows) and their corresponding survey points (green crosses) seen through the re-created virtual camera demonstrating a verified view.



Viewpoint Location

National Grid Reference: 529925.981E 182558.834N
Height of Camera Lens: 24.984m



Viewpoint Information

Height of Camera (above ground): 1680mm
Ground Marking: Survey Nail
Date Taken: 28 March 2019
Time Taken: 10:54am
Focal Length: 24mm
Field of View: 73.7°
Verified View Type: Level 3

Position 4D: Flaxman Lodge

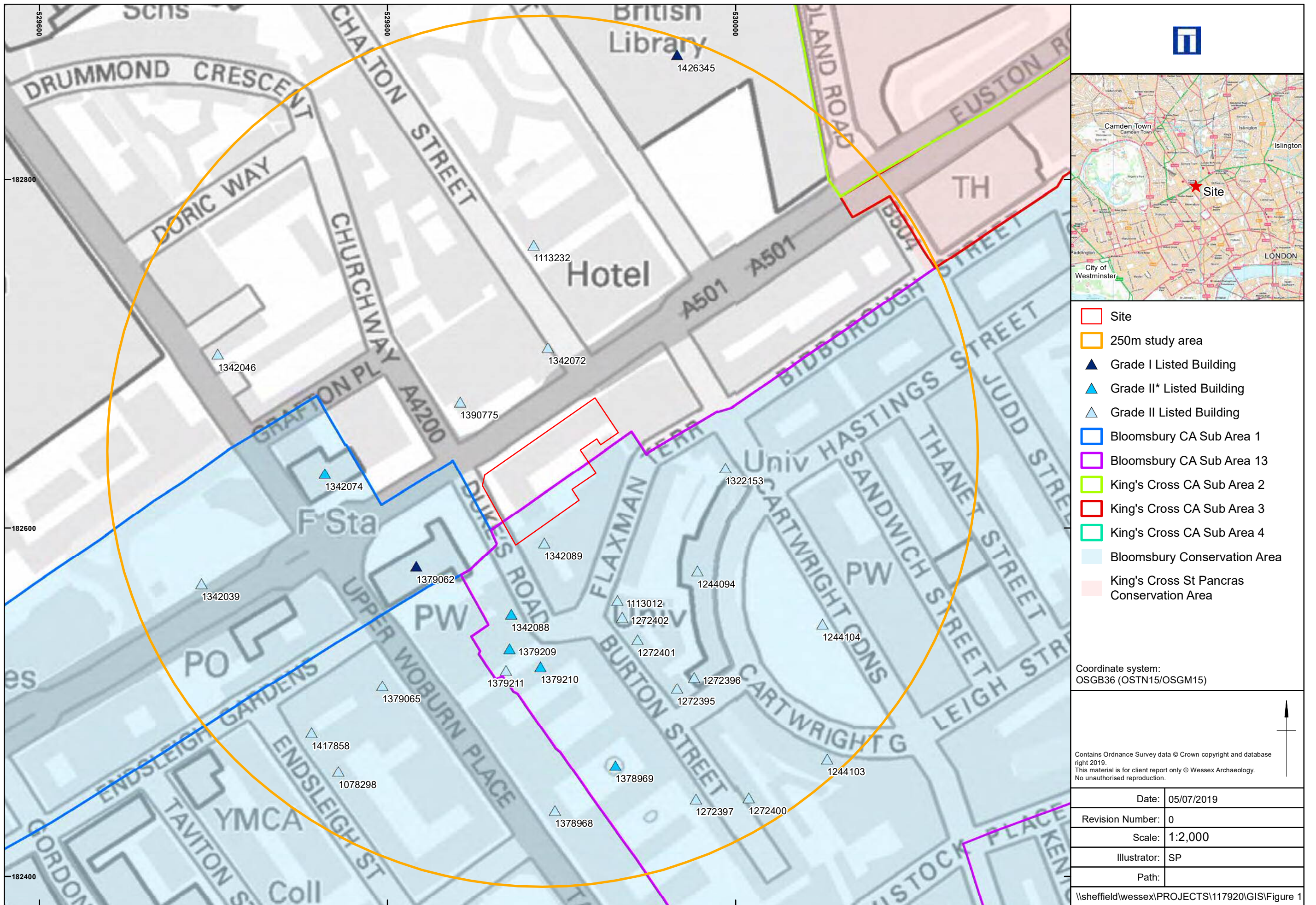


Existing View

Position 4D: Flaxman Lodge

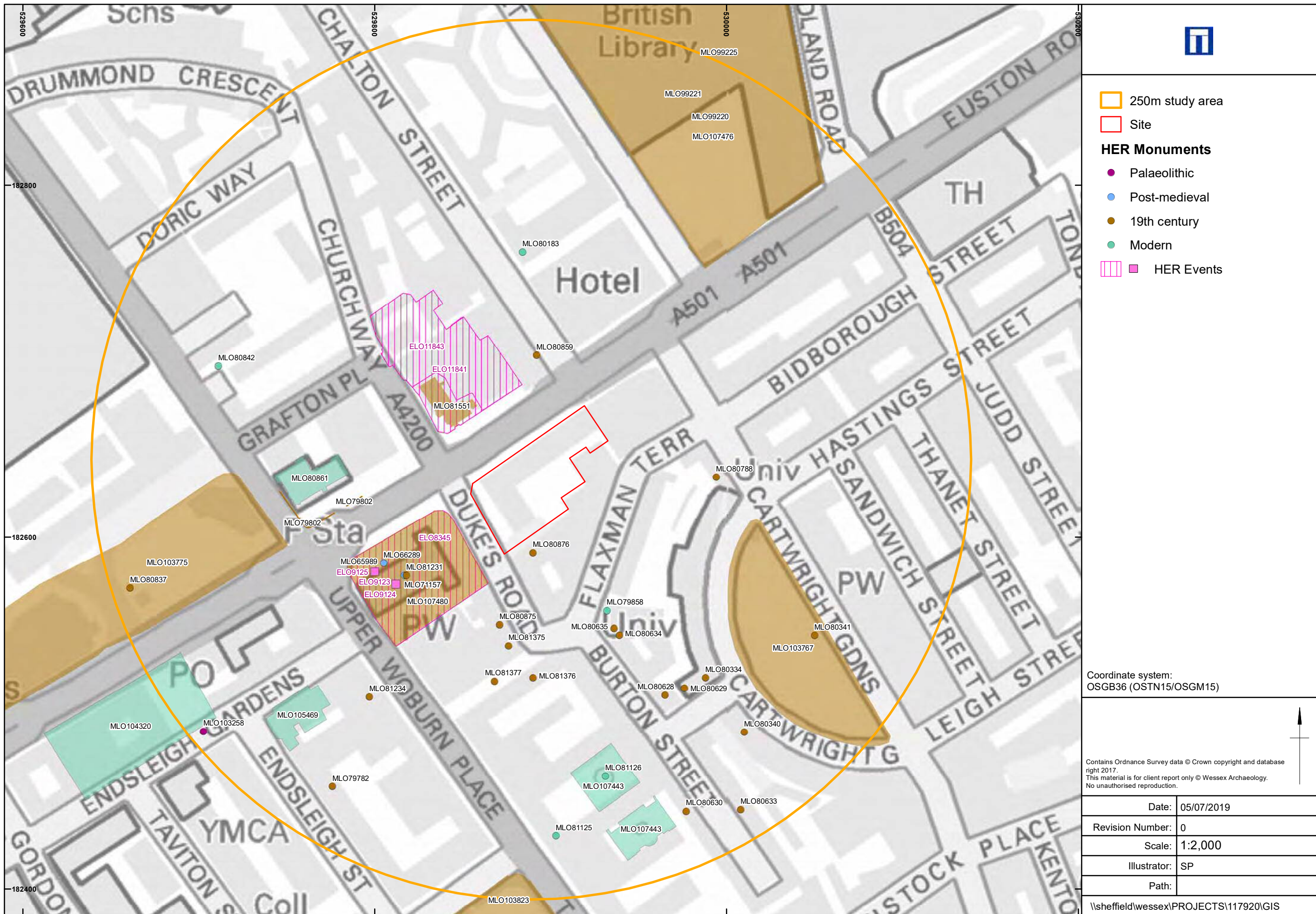


Proposed View



Site location and designated heritage assets within the Study Area

Figure 1



Study Area and recorded historic environment resource (based on GLHER and other sources)

Figure 2