

Former Car Repair Centre
70 – 86 Royal College Street
London
NW1 0TH



TOWNSCAPE, HERITAGE,
& VISUAL IMPACT ASSESSMENT,
INCLUDING VERIFIED VIEWS



ROCCO VENTURES

NHS
Central and
North West London
NHS Foundation Trust

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EXECUTIVE SUMMARY AND CONCLUSIONS

Montagu Evans has been instructed by Rocco Ventures Ltd (henceforth referred to as the 'Applicant') to provide consultancy services and produce this Heritage, Townscape and Visual Impact Assessment to accompany an application for planning permission for the redevelopment of a former car workshop at 70-86 Royal College Street (the 'Site').

The site lies within the administrative boundary of the London Borough of Camden (the 'Council'). It comprises an area of land presently occupied by brick garage buildings and areas of hardstanding. There are no designated or undesignated heritage assets within the Site, which is also not within a Conservation Area.

The wider context includes a number of listed buildings along Royal College Street and in the wider environs, as well as the Regent's Canal Conservation Area, which lies to the east.

Background to the Proposals

The Site presently comprises a former car garage facility with associated areas of hardstanding. These are defined by a low wall to Royal College Street, creating an inactive, unresolved frontage.

The Proposals seek to meet an identified need for an interim care facility, providing accommodation for patients ready to leave hospital. This would enable hospital beds to be reassigned to patients in need, and provide a pleasant setting for convalescents.

The Site's proximity to the St Pancras Hospital is an important consideration; enabling patients to be re-accommodated with minimal disruption, and ensuring that recovering individuals are not taken far from where they have been treated. The location is appropriate to this use; the 6a PTAL rating would ensure that the location is easy for visitors to access.

The proposals have been the subject of careful consideration through an iterative design process over 12 months, through which the architects and consultant team have sought to mitigate any potential harmful impacts, and enhance the Site through high quality design. Extensive consultation has been undertaken with the Council and Camden DRP.

As part of the development process, the heritage and visual sensitivities of the Site have been the subject of careful consideration. The nearest heritage assets to the Site are the locally listed Golden Lion Public House to the north, a number of listed terraces along Royal College Street, and the Regent's Canal Conservation Area to the east.

Summary of the Proposals

The intention for the Site is to provide a new intermediate healthcare building (C2) for a local Community Health NHS Trust, replacing an outdated facility on the St Pancras Hospital site.

This use is appropriate to the locality, owing to the proximity to St Pancras Hospital to the south, and meets an identified need for an updated facility in the borough. The Applicant has engaged in extensive consultation with the Council, who are supportive of the new use, and the NHS Trust.

Summary Assessment

The decision maker will be aware of the balanced and proportionate approach to conservation which is set out in the statutory provision at **Section 66(1)** of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF (2019). Paragraph 193 states that any harm to an asset should be accorded great weight. In considering the impact of the Proposed Development on the significance of nearby listed buildings, the starting point for an assessment must be to recognise that:

The Site is presently an unattractive feature in the setting of nearby heritage assets, including the Golden Lion Public House;

The Site is separated from the Regent's Canal Conservation Area by existing mid-rise development, limiting intervisibility; and

The environs of the Application Site has a highly urbanised character derived from the existing development and tight grain. Royal College Street is a busy traffic thoroughfare through the area.

The Proposed Development has been carefully considered to respond to the character of the streetscene, and the sensitivities of the Site. As such, the new building comprises three key elements; the main frontage building to Royal College Street, a rear 'mews' type character, and a link building which sits between the main frontage and the Golden Lion Public House.

The principal frontage building will introduce an active ground floor use to the Site, with a human scale, and reinstate the historic building line to this part of the street. The use of greenery breaks up the appearance of the upper parts of the building, and relieves the urban scene.

The rear mews character responds to its role as a secondary frontage, and provides high quality accommodation.

The link building allows the locally listed public house to remain visually distinct, and provides an attractive transitional space between the principal frontage and the Victorian character of the corner pub.

Conclusions

Our assessment finds that the Proposed Development would improve the appearance of the Site in views along Royal College Street, by defining the eastern side of the road, and replacing the irregular range of garage buildings with a high quality building with an active ground floor.

Overall, we consider that the setting of the listed buildings within the wider vicinity of the Site to the south and west would not be materially affected, and their significance would be preserved.

The Proposed Development would enhance the appearance of the Site, and its contribution to the setting of the Golden Lion Public House, through the improved frontage and reinstatement of the building line.

We conclude therefore that the proposed development would comply with national policy, Policies D1 and D2 of the Camden Local Plan (2007) and the relevant London Plan policies. On that basis, the decision maker will be able to discharge their legal duty as required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If the decision maker were to differ and find some harm arising as a result of the Proposed Development, then these would stand to be weighed against the wider benefits of the scheme set out in the Planning Statement prepared by DP9. Principal amongst these is the provision of a high quality interim care facility, meeting an identified need.

1.0

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Introduction

1.0 INTRODUCTION

- 1.1 Montagu Evans LLP has been instructed by Rocco Ventures Ltd (the 'Applicant') to provide heritage consultancy services to and produce this Heritage Statement in support of the redevelopment of 70-86 Royal College Street, NW1 0TH (the 'Site').
- 1.2 The Description of Development is:
Redevelopment of the existing site to provide a healthcare facility (Classes D1/C2) comprising Basement, Ground, plus Four storeys and Rooftop gardens, pavilions and plant enclosures.
- 1.3 70-86 Royal College Street ("the Site") is located in the London Borough of Camden ("the Council"). **Figure 1.1** outlines the boundaries of the Site, and an aerial view from Google Earth is provided at **Figure 1.2**.
- 1.4 The Site comprises an unlisted former car garage on the eastern side of Royal College Street. It does not include any listed buildings, and is not within a Conservation Area.
- 1.5 Our instruction has involved heritage, townscape and visual consultancy services to inform design development towards the final scheme, as presented in the proposals. This report should be read alongside the Design and Access Statement prepared by Ian Chalk Architects, and the Planning Statement prepared by DP9.
- 1.6 This Heritage, Townscape and Visual Impact Assessment has been prepared by qualified specialist professionals (MRTPI and IHBC).



Figure 1.1 Site Location Plan



Figure 1.2 Google Earth Aerial

Description of the Site

- 1.7 Nos. 70-86 Royal College Street are situated on the east side of Royal College Street, which runs broadly north-east to south-west from the junction with Farrier Street to the north, and Goldington Crescent Gardens to the south.
- 1.8 Built form at the Site presently comprises a range of modern, low-rise brick structures associated with a car workshop. A large area of hard standing to the front of the Site is associated with this use, and is bounded at pavement level by a low brick wall.
- 1.9 To the immediate south of the Site is a two storey brick Parcelforce depot, which has a large area of hardstanding for vehicle parking to the rear.
- 1.10 The Site does not contain any listed buildings, and is not within a Conservation Area. Adjacent to the north is the Golden Lion Public House, which is included on Camden's Local List. There are heritage assets within the wider vicinity of the Site, and the change to their setting has been considered as part of our assessment.

Purpose of this Report

- 1.11 We have prepared this heritage and townscape baseline document to inform the emerging proposals and pre-application discussions. Details of the methodology we have used is presented in **Section 2.0**.
- 1.12 In terms of the heritage context, paragraph 189 of the NPPF requires applicants to prepare assessment of the significance of heritage assets which will be affected by development proposals. The policy is clear that *'The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.
- 1.13 The buildings at the Site are not considered to possess any heritage interest, however the Site is situated adjacent to the Golden Lion Pub, a locally listed building. We have also identified heritage assets in the wider area which may experience a change to their setting as a result of the development of the Site.
- 1.14 The townscape assessment considers the existing urban context, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.
- 1.15 The future application will be accompanied by a visual assessment, which will consider the impact of the development on visual receptors. The assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.) as opposed to landscape or other features.
- 1.16 The future application will be supported by Accurate Visual Representations (AVRs) of the proposals to illustrate the townscape and visual impacts.
- 1.17 This report is structured in the following way:
- An overview of our methodology for assessment is included at **Section 2.0**;
 - The historical development of the locality, focussing on the Site, is provided at **Section 3.0**;
 - An assessment of significance for heritage assets in the setting of the Site forms **Section 4.0**;
 - **Section 5.0** provides a discussion of the legislative context and planning policy framework as they relate to heritage and design matters.

2.0

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Methodology

2.0 METHODOLOGY

2.1 This section provides an overview of the assessment framework. The method is the product of legislation, policy and best practice guidance.

Study Area

2.2 The study area comprises:

- All built heritage receptors within the vicinity of the Site, including:
 - listed buildings;
 - conservation areas;
 - registered parks and gardens;
 - scheduled ancient monuments; and
 - locally listed buildings (non-designated heritage receptors).
- Townscape character areas (500m radius);
- Visual receptors (within the visual envelope of the Site).

2.3 Site observations, a manual desk-based review of OS maps, characterisation studies and relevant heritage receptors were used to determine the study area. The study area has been informed by building locations and heights, topography and townscape features, and an understanding of the scale of the Proposed Development.

2.4 **Section 7.0** identifies viewpoints that have informed the 'visual study area'. The study area may be defined as the anticipated extent of visibility (from a height of approximately 1.5m (eye level) above the ground). It is acknowledged and accepted that judgments made by a surveyor are subjective, which provides limitations to the identification of a visual envelope. There will be areas within the study area where visibility is not possible e.g. due to interposing development. Conversely, the assessment considers further long distance views where identified and relevant.

Site Visit

2.5 A site survey of the baseline situation was undertaken by Montagu Evans during Spring 2019 to understand the immediate setting of the Site and to identify the townscape character and appearance.

Assessment Process Framework

Heritage

2.6 The term 'heritage asset' is used within this assessment to describe both designated (e.g. Listed Buildings, Registered Park and Garden, Registered Battlefield or Conservation Area) or non-designated (identified by the local authority e.g. building of townscape merit etc) assets. For the purposes of this HTVIA, built heritage assets do not include archaeological remains.

2.7 Paragraph 189 of the NPPF states:

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.

2.8 'Significance' (for heritage policy) is defined in the 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.*

2.9 This is reaffirmed by Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015).

2.10 It is commonly agreed that Grade I and II* buildings are of "exceptional" and "particularly important" interest; therefore these are generally afforded a higher heritage value. This differentiation is best summarised by the drafting of paragraph 189 of the NPPF, which states that the "level of detail (to describe the significance of heritage assets) should be proportionate to the assets' importance"; thus, a grading is appropriate. We have given due and proportionate regard to all heritage assets assessed.

2.11 Where a proposal may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of heritage assets. Setting is defined in the NPPF 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.

2.12 The assessment of setting is informed by the check-list of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) (hereafter "GPA3: Setting").

2.13 GPA3: Setting identifies five steps towards assessing the implications of development proposals which may affect the setting of heritage assets (it is consistent with other guidance):

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

2.14 Part 5 is incumbent on the decision maker, through the provision of conditions.

Townscape and Visual

2.15 The framework for assessment of townscape and visual impact has been prepared using the Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) ('GLVIA3'). We have also had regard to the methodology set out in An Approach to Landscape Character Assessment (2014) prepared by Natural England.

- 2.16 The two components of TVIA are:
1. Assessment of townscape effects: assessing effects on the townscape as a resource in its own right; and
 2. Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.
- Townscape*
- 2.17 Townscape is the 'built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces', as defined in GLVIA3.
- 2.18 An initial assessment defined distinct and recognisable patterns of elements, or characteristics that make one area different from another, rather than better or worse. This process, defined as townscape character assessment, is the process of identifying and describing variation in the character of townscape.
- 2.19 The assessment was informed by both field survey and desk based research of secondary sources, with reference to existing character assessments where applicable. The assessment allowed the description of character areas/types, their key characteristics and for them to be mapped with boundaries. The mapped boundaries suggest a sharp change from one townscape area. On site, however, this often represents a zone of transition. Townscape character areas are identified and assessed according to their built form, materials, maintenance, and statutory and non-statutory designations.
- 2.20 The objective of identifying the existing context is to provide an understanding of the townscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the townscape is experienced and the value attached to it.
- Visual*
- 2.21 Visual impact assessment relates to how people will be affected by changes in views and visual amenity at different places, including publicly accessible locations. Visual receptors are always people (although usually visual receptors are defined according to use e.g. residential, business, road, footpath etc.), rather than landscape features.
- 2.22 The aim of the visual baseline is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.
- 2.23 The baseline study identifies individuals and/or defined groups of people within the area who will be affected by changes in the views, 'visual receptors'. The following visual receptors are identified by GLVIA3 as being likely to be the most susceptible to change:
- Residents at home;
 - People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
 - Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
 - Communities where views contribute to the landscape setting enjoyed by residents in the area.
- 2.24 It should be noted that the assessment does not comprise a 'residential amenity assessment', which considers private viewpoints from residential properties. This is separate from townscape and visual assessment (refer to GLVIA3, paragraph 6.17).
- 2.25 Assessment viewpoints were identified based on a comprehensive review of the surrounding area, including the following criteria:
- Heritage receptors; and/or
 - Townscape character; and/or
 - Where the development may be prominent; and/or
 - Be visible from concentrations of residential areas; and/or
 - Open spaces (parkland, publicly accessible space); and/or
 - Potentially sensitive receptors (e.g. schools); and/or
 - Accessibility to the public; and/or
 - The viewing direction, distance and elevation; and/or
 - Townscape and transport nodes.
- 2.26 The Site is not located within any strategic views as determined by the adopted London View Management Framework (LVMF) (2012).
- 2.27 The visual assessment is supported by Accurate Visual Representations (AVRs), which provide the basis for the assessment of the Proposed Development and its effect on the identified views. Each viewpoint is reproduced at **Section 8.0** in the following formats:
- **Existing** – baseline photography; and
 - **Proposed** – 'existing' plus wire line (AVR1) or render (AVR3) of the Proposed Development.
- 2.28 The methodology for the compilation of AVRs prepared by Hayes Davidson is provided at **Appendix 1.0**.
- 2.29 The objective of a photomontage is to simulate the likely visual changes that would result from a proposed development, and to produce printed images of a size and resolution sufficient to match the perspective in the same view in the field.
- 2.30 Accurate visual representation is two-dimensional and cannot capture the complexity of the visual experience. It is an approximation of the three-dimensional visual experience the observer would receive on site. Neither do they capture transient significant effects arising from noise or traffic on perception, or that wider range of expectations and associations that anyone in an urban scene may have. A visit to the location from which the photographs were taken is strongly encouraged to appreciate and understand the visual impact.
- 2.31 The text accompanying each view seeks to contextualise it. Inevitably one must accept that judgement is involved in this specialist area on the basis of the above and the importance of design quality in the operation of policy. In preparing any written assessment, allowances are made for these factors as well as the assessor's knowledge of the scheme.

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Legislation and Planning Policy

3.0 LEGISLATION AND PLANNING POLICY

3.1 This section sets out the planning policy context for the redevelopment of the Site, including national and local guidance.

3.2 The following section sets out the planning policy context for the Site and for the context of the assessment process.

Legislation

3.3 The applicable legislative framework to this assessment includes the following:

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

Planning (Listed Buildings and Conservation Areas Act) 1990

3.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”) provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas. The following sections of the 1990 Act set out the duties on the decision maker in this case:

3.5 **Section 66(1):**

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

3.6 Section 66 applies as the building is situated in close proximity to a number of listed buildings along Royal College Street and in the wider environs.

Development Plan

3.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise.

3.8 The currently adopted Statutory Development Plan is formed from the following documents:

- The London Plan (July 2011 with alterations 2016);
- The Camden Local Plan (2017).

London Plan (2011 with alterations 2016)

3.9 **Policies 7.4** (Local Character) and **7.6** (Architecture) require development to make a positive contribution to the public realm, streetscape and wider cityscape, and to take references from the form, mass and orientation of the existing built environment.

3.10 **Policy 7.8** (Heritage Assets and Archaeology) outlines policy requirements for development affecting heritage assets. Part C of the policy states that new development “should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.”

3.11 The supporting text in support of Policy 7.8 was subject to minor additions in the review of October 2013. It is stated that crucial to the preservation of London’s unique character is the careful protection and adaptive re-use of heritage buildings and their settings.

London Plan (Intend to Publish, December 2019)

3.12 The London Plan is currently being updated and is at a very advanced stage in the plan-making process. The Examination in Public of the draft Plan concluded in March 2019 and the Intend to Publish version of the Plan submitted to the Secretary of State on 9 December 2019. It is expected that the new London Plan will be adopted in March 2020. The Intend to Publish version of the new London Plan contains key policies which govern the future development of the Site as follows.

3.13 The policies which are relevant to the assessment of heritage,

townscape and visual impacts are contained primarily in **Chapter 3, Design**, and **Chapter 7, Heritage and Culture**.

3.14 **Policy D3** (Optimising the Site Capacity through the Design-led Approach) makes reference at Part B to form and layout of design proposals, stating that development proposals should ‘*enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.*’ In summary, the policy encourages development which is sympathetic and complementary to the existing context. The approach to delivering good design is provided at **Policy D4**.

3.15 **The consideration of heritage sensitivities in relation to proposed developments is considered in Policy HC1 (Heritage Conservation and Growth). The policy states at Part C that ‘development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.’**

3.16 **Policy G5 (Urban Greening) is also relevant to the proposals, and relates to the integration of high quality landscape in developments in order to contribute to the urban greening of London.**

Camden Local Plan (2017)

3.17 The relevant policies of Camden’s Local Plan are:

3.18 **Policy D1** (Design), which requires that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 – Heritage;*
- c. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces,*

- improving movement through the site and wider area with direct accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening, for example through planting of trees and other soft landscaping;
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- o. carefully integrates building services equipment.
- The council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”
- 3.19 **Policy D2 (Heritage)** outlines the Council’s approach to designated and non-designated heritage assets and their settings. With regard to conservation areas, the policy states that the Council will:
- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of the conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.”
- 3.20 The following part of the policy relates to the setting of Listed Buildings.
- k. Resist development that would cause harm to the significance of a listed building through an effect on its setting.”
- Material Considerations**
- National Planning Policy Framework (NPPF) 2019**
- 3.21 Chapter 12 of the NPPF outlines the Government’s policy regarding design. It emphasises that *‘good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people’*.
- 3.22 Paragraph 127 states that design should:
- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”
- 3.23 Paragraph 130 advises that planning decisions should:
- “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.”
- 3.24 Paragraph 131 promotes sustainable development and appropriate design:
- “In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 3.25 Chapter 16 of the NPPF sets out the Government’s policies relating to the conservation and enhancement of the historic environment. In determining planning applications, Paragraph 189 specifies:
- “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.”
- 3.26 The emphasis is on understanding what is special about a heritage asset, and by extension, identifying those elements which are capable of accepting change without harm to the special heritage values of a place.
- 3.27 Where developments affect the significance of a designated heritage asset, paragraphs 193 to 196, and 200 of the NPPF are engaged.

- 3.28 Paragraph 193 states:
- *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 3.29 This corresponds with the statutory provisions set out in the 1990 Act and which were clarified in Barnwell.
- 3.30 Where a proposal takes the opportunity to enhance or better reveal the significance of a designated heritage asset then paragraph 200 applies: *“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 the asset (or which better reveal its significance) should be treated favourably.”*
- 3.31 Conversely, where development is deemed to cause harm, one must demonstrate the works have clear and convincing justification, and, furthermore, that harm is offset in some way proportionately by countervailing public benefits. That harm would, nevertheless, attract great weight in planning balance.
- 3.32 In national policy, Paragraph 195 of the NPPF refers to “substantial harm”, which is a high test tantamount to total demolition such that the special interest of the designated heritage asset is vitiated. Substantial public benefits would be required to offset this level of harm, though there would be a strong presumption against granting listed building consent or planning permission.
- 3.33 Paragraph 196 refers to “less than substantial harm” which practically applies to most areas where harmful works take place to a designated heritage asset. In this case, that harm would be weighed against public benefits. Such benefits can be improvements to the appearance of a CA through a complementary and high quality building and the realisation of land use planning objectives which in the case would secure residential units at a time of acute need.
- 3.34 Annex 2 of the NPPF defines heritage assets as buildings, monuments, sites, places, areas or landscape that are identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets (NDHAs), which are often but not always identified by the local planning authority.
- 3.35 The NPPF defines “significance” and makes clear that heritage interest may arise from archaeological, architectural, artistic or historic interest.
- 3.36 The NPPF indicates that in weighing planning applications affecting NDHAs, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 3.37)
- 3.37 In forming a balanced judgement required by paragraph 197 of the NPPF, the decision maker must also have regard to the design quality of the replacement development.
- National Planning Practice Guidance (First Live 2014) (“NPPG”)**
- 3.38 This guidance was published as a web-based resource on 27th March 2014. The publication includes useful guidance on decision-taking with regard to historic environment matters. Paragraph 3 states that:
- *“Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.*
 - *In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.*
 - *Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate, enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.”*
- Paragraph: 033 Reference ID: 18a-003-20140306
- Other Material Considerations**
- 3.39 Our appraisal also takes into consideration relevant planning guidance and any material considerations, including:
- Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
 - Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017);
 - Regent’s Canal Conservation Area Appraisal and Management Strategy (2008); and.
 - King’s Cross Conservation Area Statement (June 2004).
- Relevant Case Law**
- 3.40 In preparing our analysis we are mindful of the considerable weight attached to the preservation or enhancement of the setting of heritage assets, which was clarified by the Court of Appeal judgment in Barnwell Manor Wind Energy vs. East Northamptonshire et al [2014]. The Court held that *“to make an assessment of the indirect impact of development or change upon an asset it is first necessary to make a judgment about the contribution made by its setting”*. In turn, the decision ruled there is a *“strong presumption”* against granting planning permission for development which would cause harm to heritage assets precisely because the desirability of preserving the special interest is of *‘considerable importance and weight’*.
- 3.41 Jones v. Mordue [2015] confirmed that, generally, if a decision maker applies his or herself to the considerations at paragraphs 132-134 of the (2012) NPPF, then (absent some contrary indication) s/he has discharged the statutory duties at sections 66 of the 1990 Act.

// 70-86 ROYAL COLLEGE STREET, NW1 0TH



Historic Development

4.0 HISTORIC DEVELOPMENT

4.1 This section describes the historic background of the Site and its development to the modern day.

4.2 This Section has been informed by:

- King's Cross Conservation Area Statement (June 2004);
- London 4: North, Pevsner Architectural Guides: The Buildings of England; Cherry & Pevsner (1998);
- Survey of London: Volume 24: the Parish of St Pancras Part 4: King's Cross Neighbourhood, LCC (1952), accessed via <https://www.british-history.ac.uk/survey-london/vol24/pt4/pp134-139>; and
- Regent's Canal Conservation Area Appraisal and Management Strategy (2008).

Development of the locality

4.3 This section is focussed on the period from the 19th century, as prior to this the street arrangement and buildings in the locality had not yet been established.

4.4 Whilst Rocque's 1773 map (Figure 4.1) doesn't cover the Site itself, it does show the open, rural character of the locality, including the land to the south of the Site.

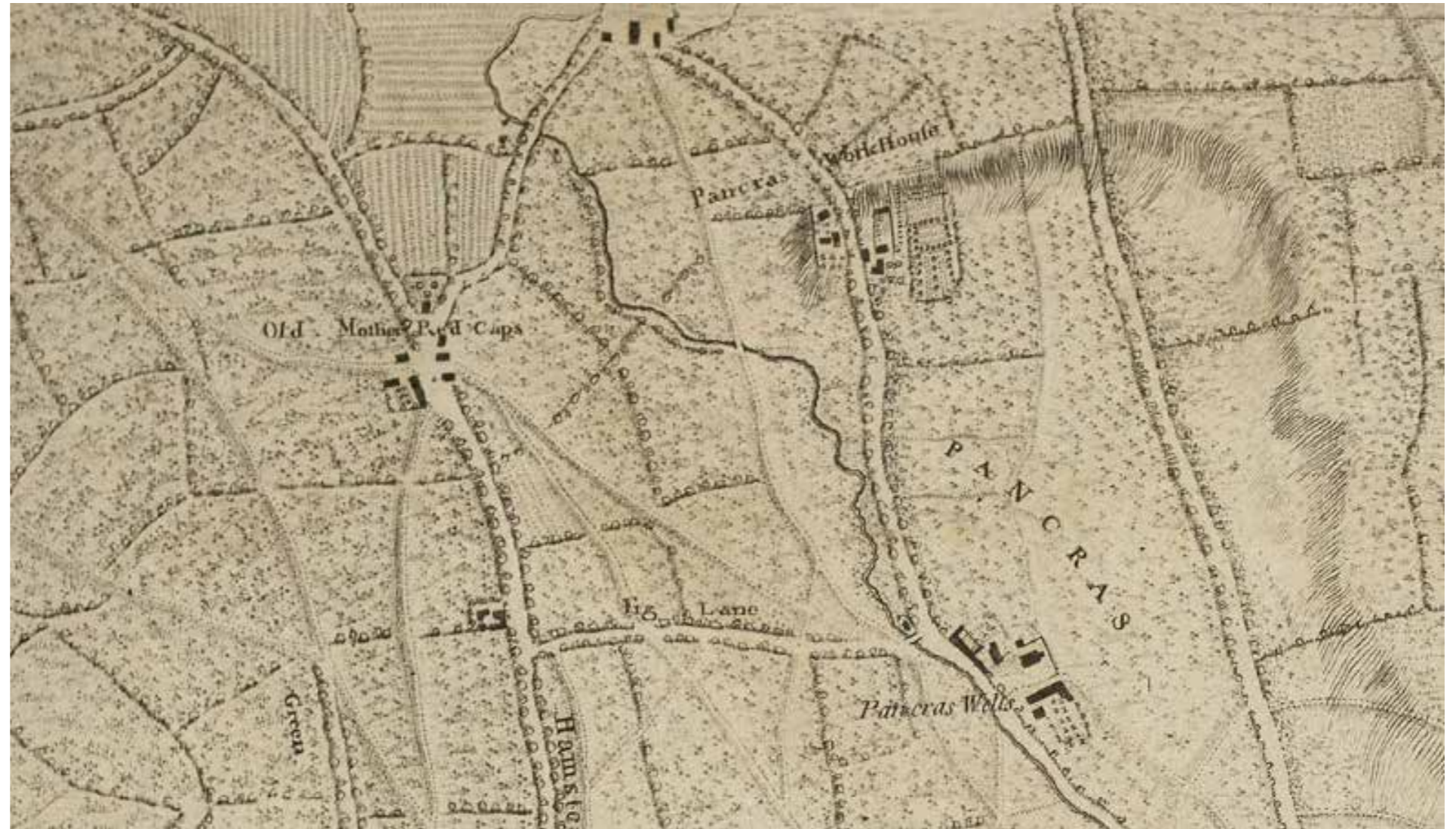


Figure 4.3 Rocque's Map showing the environs of the Site

- 4.5 In the early 19th century, the Paddington branch of the Grand Junction Canal to Camden Town was constructed. The Canal Bill was given royal assent in 1812, and work began on a new branch- the Regent's Canal- later that year.
- 4.6 The wider area had been developed under Charles Pratt, Earl of Camden with a range of terraced houses arranged around a grid street pattern, and the development of the canal brought considerable expansion to Camden Town, with new employment opportunities arising from the ease of transport for goods between Camden and Paddington, and beyond, to the midlands. A number of warehouses and industrial facilities developed in the environs of the canal, including the Mineral Water Manufactory and other warehouse facilities shown on the 1875-1876 OS at **Figure 4.2**.
- 4.7 At the Site, a continuous terrace of houses faced Royal College Street, with a less regular arrangement of buildings to the rear, around a central yard accessed from King's Road.
- 4.8 St Pancras Station was constructed in the 1860s on the Site of a former slum, and provided transport links across the UK.



Figure 4.4 1875-1876 OS

- 4.9 The Goad Map of 1891 (Figure 4.3) gives more detail about the use of the buildings at the Site and in its environs. To the rear of the terrace facing Royal College Street was a wide area of open space, formerly occupied by a large, rectilinear building. A Baptist chapel, water factory and fire station are indicated between Royal College Street and King's Road (now St Pancras Way).
- 4.10 The area was surveyed as part of Charles Booth's study of poverty in London between 1898 and 1899, and the following observations were made about the area in the environs of Royal College Street (then Great College Street) and Pratt Street:
 - "At this point, between Camden Street and Little Camden Street, the block is down, for an extension of Maple's Warehousing depots. The rest of the street three st. houses, respectable working-class; pink as map. The east end of this street side is taken up with Idris' Mineral Water Factory, and the Fire Brigade Station."
- 4.11 On the corresponding map, the buildings at the Site were coloured to indicate that their occupants were "fairly comfortable [with] good ordinary earnings" (Figure 4.4).



Figure 4.5 Goad's Insurance Map, 1891



Figure 4.6 Booth's Poverty Map, 1898

- 4.12 The area suffered considerable bomb damage during the Second World War, as indicated by the map at **Figure 4.5**.
- 4.13 At the Site, the terrace of houses on the east side of Royal College Street was damaged beyond repair, with only the Golden Lion Pub on the corner with Pratt Street remaining unharmed.
- 4.14 The 1953-1954 OS (**Figure 4.6**) shows that the ruined buildings at the Site had been cleared for redevelopment. The terrace on the west side of the street remained.

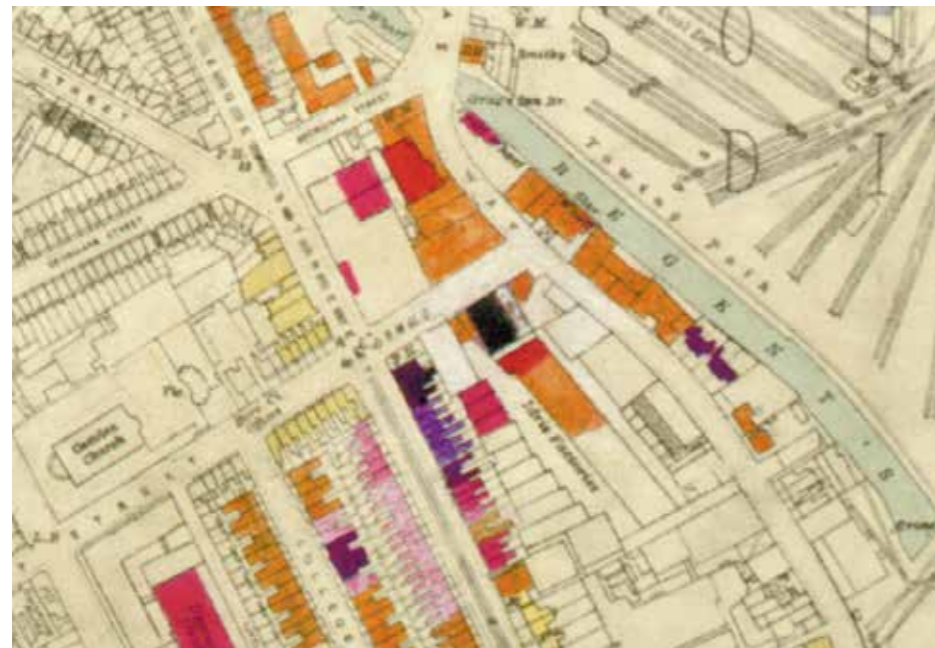


Figure 4.7 Bomb Damage Map



Figure 4.8 1953-1954 OS

- 4.15 By 1970, some redevelopment had taken place at the Site, with a narrow building set back from the Royal College Street Frontage (Figure 4.7). To the rear, 'GPO Garages & Workshops' had been established, facing St Pancras Way.
- 4.16 At this time, the vast majority of development to the south and west of the Site comprised warehouses, goods depots and workshops, associated with the canal and trains station. These occupied larger footprints than the earlier, residential terraces, and contributed to a more utilitarian character in the locality.

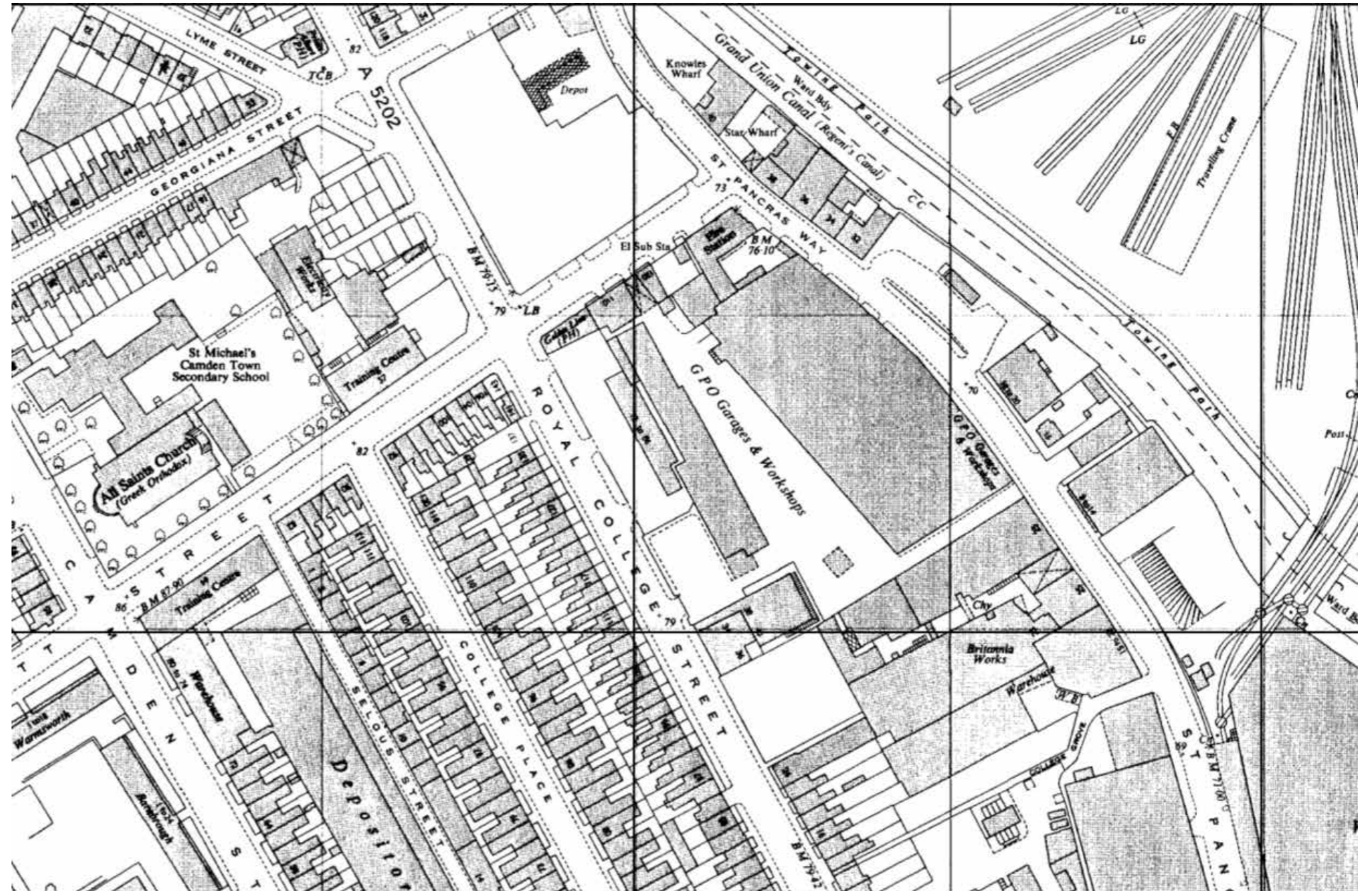


Figure 4.9 1970-1971 OS

- 4.17 The extant building at the Site was constructed in the early 1980s for Associated Tyre Specialists (Southern) Ltd, as a tyre service depot for the storage, supply and fitting of tyres. This is shown on the 1982-1990 OS at **Figure 4.8**. The large garage building to the rear remained at this time, and the range of warehouses and functional structures on the west side of the canal had begun to be redeveloped with a range of large footprint buildings, creating a continuous line of development on the eastern side of St Pancras Way.
- 4.18 To the west of the Site, the fine grain terrace development persisted, contributing to a varied townscape.



Figure 4.10 1982-1990 OS

// 70-86 ROYAL COLLEGE STREET, NW1 0TH



Assessment of Heritage Assets' Significance

5.0 BUILT HERITAGE: BASELINE AND ASSESSMENT

- 5.1 The identification of heritage assets has been based on the methodology set out in **Section 2.0**. The search included all listed buildings, conservation areas, registered parks and non-designated heritage assets within the study area. Professional judgement has been used to select those which may experience change to their setting.
- 5.2 The heritage assets are identified below with a short description.
- 5.3 In the context of the definition of setting offered in the Framework, (which advises this is 'surroundings in which a heritage asset is experienced'), this defines the setting of heritage assets in very broad terms. Indeed, such a broad scope means that many development proposals may be held to come within the setting of a heritage asset. Most would agree, however, that aside from some generic inter-visibility, a great number of such proposals could not reasonably be held to engage with or alter the setting of heritage assets in a material way.
- 5.4 Owing to the nature and the height of the Proposed Development, the prevailing height of other buildings in the surrounding area, and the screening provided by the existing building forms, the effect on the setting of some built heritage assets is restricted. For the purposes of this HTVIA therefore professional judgement has been used to select those built heritage assets that are likely to experience change to their setting, and by extension, their heritage significance. Those receptors that are both physically and functionally separated from the Site have not been assessed as the heritage significance of these assets is unlikely to be affected.
- 5.5 The National Planning Practice Guidance (PPG) makes clear that understanding the significance of heritage assets and their setting is necessary to develop proposals which avoid or minimise harm. Early assessments can help to identify constraints and opportunities arising from the asset at an early stage in the development process.
- 5.6 Accordingly, we set out a statement of significance for the site, and its contribution to heritage assets in the vicinity in this section.
- 5.7 The Heritage Asset Map at **Figure 4.1** shows the location of identified heritage assets in relation to the Site.

Background

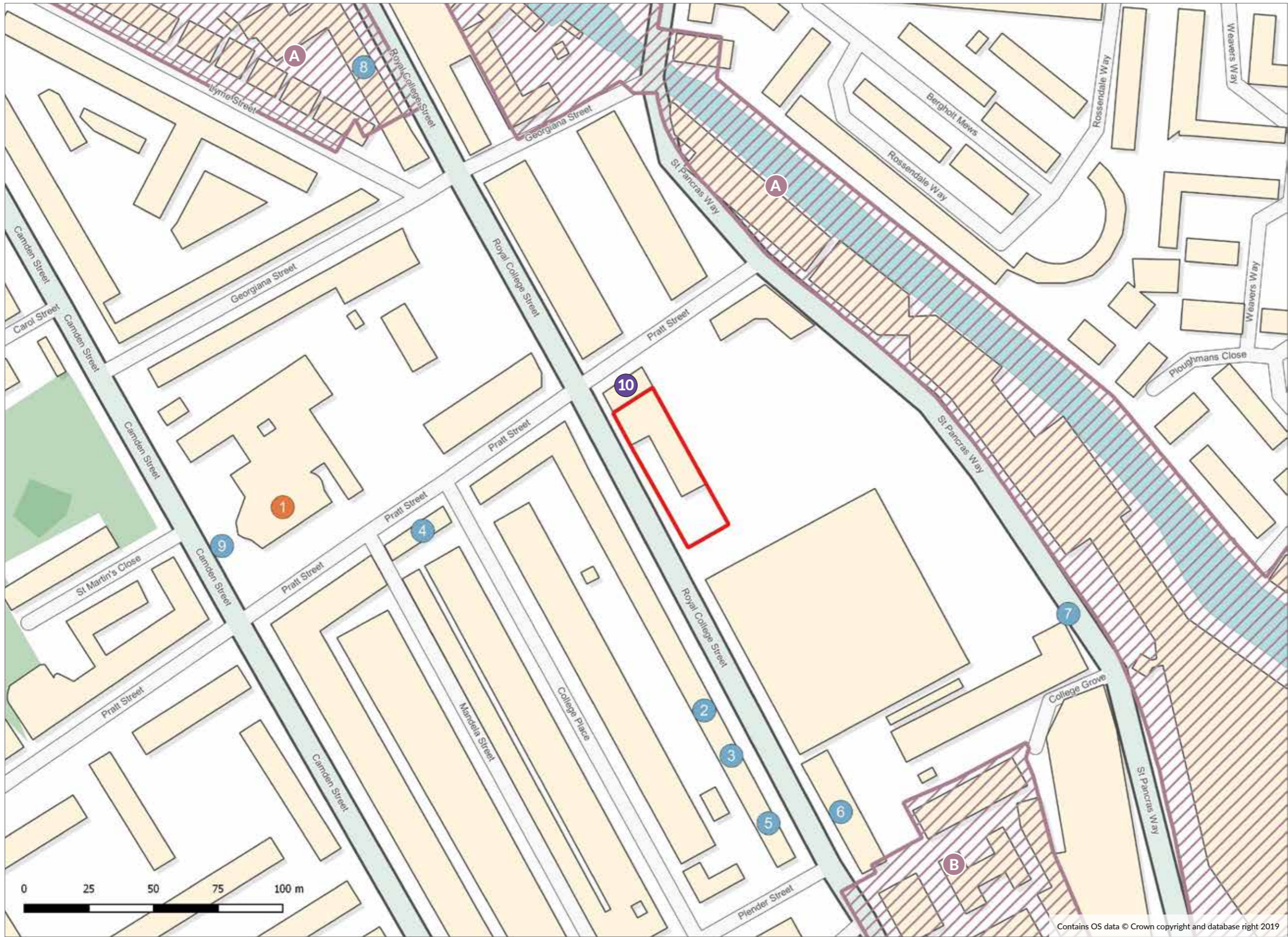
- 5.8 The NPPF underpins our assessment of the significance of heritage assets in the vicinity of the Site, and its contribution to their setting. We have also had regard to Historic England's Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015) ("GPA 2") and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) ("GPA3"). The heritage assets relevant to this assessment are the locally listed Golden Lion Pub, adjacent to the north of the Site, and listed buildings and Conservation Areas in the wider vicinity of the Site.
- 5.9 Below we consider the contribution made by the Site to the setting, and by extension, significance, of the assets referenced above.

Built Heritage Appraisal

- 5.10 Owing to the tight, linear street arrangement in the vicinity of the Site, the topography of the locality and scale of surrounding development, the area within which the Site is experienced is limited. Site surveys, a study of historic maps and understanding of this local environment has informed our identification of heritage assets which may experience a change to their setting as a result of a change at the Site. These are shown on the Heritage Asset Map at **Figure 5.1**.
- 5.11 The Application Site comprises an unlisted building in the setting of the Kings Cross St Pancras and Regent's Canal Conservation Areas. There are also a number of listed buildings in the immediate vicinity, which have the potential to experience a change to their setting as a result of the Proposed Development.
- 5.12 Accordingly, we provide below a description and assessment of the significance of these assets, as well as an assessment of the contribution made by the Site to that significance and/ or the appreciation thereof.
- 5.13 These are arranged primarily along two roads; the north-south route of Royal College Street, and east-west route of Pratt Street.

Regents Canal Conservation Area

- 5.14 The Regent's Canal Conservation Area is the subject of a Conservation Area Statement adopted by the Council in 2008.
- 5.15 The designation covers the route and adjacent land of the Regent's Canal as it travels through the London Borough of Camden. The canal historically linked to 3,000 miles of waterways nationally, and was an important trade and goods transport link across the country. It was in use from the early 19th century.
- 5.16 The ease of transport led to the development of industrial sites along the canal side, including the gasworks at St Pancras. The canal itself has a minimum width of 14ft 6 inches with some areas of wider passing places, and its length is marked by a series of double locks.
- 5.17 Today, the conservation area is experienced primarily by pleasure craft traveling along the canal, and pedestrians or cyclists using the towpaths. The route of the canal has a secluded character, distinct from that of the surrounding townscape, and the experience of moving along the route is marked by a range of former industrial structures interposed with modern day buildings, a number of which are in either office or residential use.
- 5.18 The Site is situated approximately 75m from the Conservation Area at its nearest extent on the eastern side of St Pancras Way. This part of the Conservation Area is characterised by modern, mid-rise buildings which define the route of the canal and interpose the wider townscape and the historic linear route of the canal.
- 5.19 Whilst there is the potential for some views out of the Conservation Area towards the Site, and reciprocally from the townscape towards the CA, the Site does not contribute to its character and appearance or the appreciation thereof. The irregular range of low-rise buildings are understood separately, and the focus of the CA is on the linear route of the canal, from which it is separated by interposing development.



HERITAGE ASSET PLAN

Application Site

Conservation Areas

- A. Regents Canal CA
- B. Kings Cross St Pancras CA

Listed Buildings

Grade I

- 1. All Saints Greek Orthodox Church

Grade II

- 2. 91-99, Royal College Street
- 3. 85C, 87 and 89, Royal College Street
- 4. 82-90, Pratt Street
- 5. Nos 75-85 and attached railings
- 6. Nos 6-22 Royal College Street, and attached railings and bollard in pedestrian way of No 12
- 7. Penfold Pillar Box outside Parcel Force London Central Office (office not included), St Pancras Way
- 8. Nos 165-181 and attached railings
- 9. Boundary railings and gates to All Saints Greek Orthodox Church

Locally Listed Buildings

- 10. Golden Lion PH

Location:
Royal College Street

Date:
January 2020

Scale:
1:1,500 @ A3

Figure 5.1 Heritage Asset Map

▲ North



CHARTERED SURVEYORS
5 BOLTON STREET, LONDON W1J 8BA
T: 020 7493 4002
F: 020 7312 7548
www.montagu-evans.co.uk

Kings Cross St Pancras Conservation Area

- 5.20 The King's Cross/ St Pancras Conservation Area was designated in 1986 and is the subject of a Conservation Area Statement adopted by the Council in 2003. The area is focussed on the environs of the historic station at King's Cross, which is noted in the Statement as being a major gateway into London for two centuries. Its northernmost extent reaches approximately 160m to the south of the Site.
- 5.21 The character of the Conservation Area as a whole is focussed on the station buildings at its core. The function of these, as a gateway to Central London, is noted as a fundamental characteristic, and the station buildings form major London landmarks. The area has seen significant redevelopment in recent years, including the upgrading of St Pancras Station, development at Granary Square, and at the gasholder Site adjacent to the canal.
- 5.22 The sub-area closest to the Site is the St Pancras Gardens sub-area. This comprises a range of residential and institutional uses, including the St Pancras Hospital, which includes the buildings of the former St Pancras Workhouse and has a Victorian institutional character.
- 5.23 To the south, the open crescent space at Goldington Crescent Gardens provides relief from the urban environment at the junction of Royal College Street, Pancras Road and Crowndale Road, described in the Statement as a "focal point".
- 5.24 The buildings at the Site do not make any contribution to the character and appearance of the Conservation Area, and do not appear in any significant views in or out.
- All Saints Greek Orthodox Church (grade I)*
- 5.25 *All Saints Greek Orthodox Church was added to the statutory list in 1954. It was built between 1822 and 1823 for the Church of England in a Greek Revival style by W & HW Inwood.*
- 5.26 *The church has a rectangular plan and apsed chancel. The exterior has a semi-circular portico with giant fluted ionic columns and a circular stone tower with entablature. The classical detailing was inspired by Henry William Inwood's travels in Greece.*
- 5.27 *The building was constructed originally as a Chapel of Ease serving the new developments across Lord Camden's Estate. It was known originally as the Camden Chapel, and dedicated to all saints in 1920, before being loaned to the Greek Orthodox Church in 1948.*

Boundary railings and gates to All Saints Orthodox Church (grade II)

- 5.28 The boundary railings and gates to All Saints Orthodox Church were added to the statutory list in January 1999, and date from the late 19th century. They form the historic boundary treatment defining the churchyard of the Greek Orthodox Church on Pratt Street, with cast and wrought iron railings on a low stone coped wall.
- 5.29 They possess historic and architectural interest as part of original composition of the Greek Orthodox Church, and the feature which defines the extent of its graveyard.
- 5.30 Contribution made by the Site to setting and significance
- 5.31 The Church is situated on the north-western side of the junction between Camden Street and Pratt Street, where the open space of the junction allows for the appreciation of its attractive classical portico and plainer side elevation. The land associated with the church is defined by the boundary railings.
- 5.32 Whilst there is taller development to the south, the tower of the church nevertheless has a landmark quality, and the relationship between the building and the terraced houses in the surrounding area to the west remains legible, and makes a positive contribution to its setting.
- 5.33 The Site does not contribute to the heritage value or appreciation of the church or its boundary railings.
- Penfold Pillar Box outside Parcel Force London Central Office (Office Not Included), St Pancras Way (grade II)*
- 5.34 The pillar box was added to the statutory list in 1987, and comprises a hexagonal box with a beaded frieze and the letters VR. It was designed by JW Penfold and erected circa 1872.
- 5.35 The box possesses historic and architectural (design) interest as a good example of a recognised form designed by a known architect.
- 5.36 Contribution made by the Site to setting and significance
- 5.37 The pillar box is situated at the rear of the mail depot site, and forms part of the street furniture on the western side of St Pancras Way. The mid-rise built form in the surrounding environment creates a defined setting to the east, and screens views toward the canal.
- 5.38 The present building at the Site does not contribute to the heritage value or appreciation of the pillar box.

Numbers 165-181 and attached railings (grade II)

- 5.39 These buildings were added to the statutory list in January 1999, and comprise a terrace of nine houses built circa 1845 in brick with rendered ground floors and channelled rustication.
- Numbers 6-22 Royal College Street, and attached railings and bollard in pedestrian way of Number 12 (grade II)*
- 5.40 6-22 Royal College Street were added to the statutory list in 1993, and comprise a terrace of nine houses built in the late 18th century, and believed to be the work of Joseph Kirkman and Alexander Hendy as part of the development of Lord Camden's Estate.
- 5.41 The buildings have four storeys above a cellar, in yellow stock brick with stucco at ground floor.
- 5.42 The buildings possess historic and architectural interest as good examples of late 18th century townhouses, and for their association with Kirkman and Hendy; early speculative house builders who developed the area following Lord Camden's Estate Act in 1788.
- Numbers 75-85 and attached railings (grade II)*
- 5.43 75-85 and attached railings were added to the statutory list in 1993, and comprise a terrace of six, late-18th century houses believed to have been built by Joseph Kirkman and Alexander Hendy as part of their work developing Lord Camden's Estate.
- 5.44 The buildings have patched yellow stock brick, a continuous stucco sill band at first floor, and slated mansard roofs.
- 5.45 The buildings possess historical and architectural interest as good examples of late 18th century houses, and as with those at 6-22, for their association with Kirkman and Hendy.
- 85C, 97 and 89, Royal College Street (grade II)*
- 5.46 These buildings were added to the statutory list in 1974, and comprise a terrace of early-to-mid 19th century houses with three storeys and stock brick exterior. The ground floor has rusticated stucco and tripartite sashes with vermiculated keystones.
- 5.47 The buildings possess historic and architectural interest as good examples of 19th century development characteristic of the locality.

91-99 Royal College Street (grade II)

- 5.48 91-99 Royal College Street were added to the statutory list in 1974, and comprises a terrace of five, early-to-mid 19th century houses of two storeys with round-arched doorways and fanlights.
- 5.49 The buildings possess historic and architectural interest as good examples of 19th century development in the locality.
- 5.50 Contribution made by the Site to setting and significance
- 5.51 These buildings form part of the historic terraced development in the wider area, which characterises this part of Camden. The historic street arrangement, with the north-south linear route lined with continuous residential development, remains legible, though at the Site and to its south, this has been lost. The large Parcelforce building to the south of the Site, the areas of hard standing and the car garages at the Site are all negative features in the setting of the listed buildings, which detract from the appearance of the streetscape as a whole.
- 5.52 At the Site, the scale, inconsistent building line and wide car entrance have an irregular appearance, and do not contribute to the significance of appreciation of the listed buildings in any way.

82-92, Pratt Street (grade II)

- 5.53 82- 90 Pratt Street were added to the statutory list in 1974, and comprise a terrace of five, three-storey 19th century houses, built in the 19th century. The houses are yellow stock brick, with rusticated stucco to the ground floor and a stucco parapet.
- 5.54 The buildings possess historic and architectural interest as a good example of a 19th century terrace.
- Contribution made by the Site to setting and significance*
- 5.55 These buildings are situated on the east-west route of Pratt Street, to the north west of the Site. They are legible as part of the historic residential development in this part of Camden, and as such share an association with the Greek Orthodox Church, which was constructed as a chapel of ease, and is an attractive feature in the buildings' setting.
- 5.56 The Site does not contribute to the significance or appreciation of the listed buildings.



Figure 5.2 Listed buildings to the south of the Site along Royal College Street



Figure 5.3 listed buildings to the south of the Site along Royal College Street

The Golden Lion Public House (Locally Listed)

- 5.57 The Golden Lion Public House lies adjacent to the Site to the north, and is included on Camden's Local List. It comprises a four storey red brick Victorian Corner Pub, which retains historic detailing such as its stall riser, fascia and ornate render and blue brick detailing to upper levels.
- 5.58 The building is an attractive feature in the streetscape, and contributes to the legibility of the Victorian development of the locality. It is first shown on the 1875 OS, and retains its original function. The public house has some historic and architectural interest as a building which illustrates the historic development of the locality, and as a remnant of the early streetscape which survived the extensive bomb damage sustained in the Second World War.



Figure 5.4 The Golden Lion Public House

Contribution made by the Site to setting and significance

- 5.59 The buildings at the Site relate poorly to the public house's south elevation. An area of plain render, possibly scarring from the earlier terrace of buildings, is prominent, and the patchwork area of brick on the elevation is prominent. The building line of the public house differs noticeably from that of the Site buildings, and the lack of an active frontage at ground floor forms an unattractive setting.
- 5.60 The Site building appears underscaled, and in character sits jarringly against the historic pub building.



Figure 5.5 The Golden Lion Public House and adjacent Site buildings

Heritage Assessment

- 5.61 The following section provides an assessment of the effect of the Proposed Development on the identified heritage assets.

Principle of Development

- 5.62 70-86 Royal College Street lies on the east side of the road, in close proximity to a number of sites identified in Camden's Site Allocation DPD (2013). Whilst this does not include the Site, it establishes the locality as one which is subject to ongoing change, and it is within this context that the Proposed Development would be experienced.
- 5.63 The Applicant's aspirations for the project are to add a new building to the streetscape which will take reference from the prevailing characteristics of the history and appearance of the locality and nearby built form to improve the appearance of this part of Royal College Street. The building will accommodate a bespoke intermediate care facility (C2) for operation by the NHS Camden and Islington Trust, meeting an identified need to replace an existing facility which is no longer fit for purpose.
- 5.64 In doing so, the Applicant intends to replace the unattractive, underscaled buildings of the existing car garage and its associated hard standing with a new, high quality building which will enhance the character, permeability and amenity of the Site.
- 5.65 The existing context is varied; comprising the historic arterial route of Royal College Street, set within a diverse pattern of development including 18th century townhouses, Victorian warehouses, 20th century residential development and, to the south, institutional buildings including the Royal Veterinary College.
- 5.66 Through the development of the proposals, the project team has been mindful that conservation is a process of managing change and not simply preserving the status quo for its own sake. The emphasis is on understanding what is special about a heritage asset and its setting, and ascertaining where certain elements are capable of accepting change without harming the special values of a place.

- 5.67 Sections 4.0 and 5.0 have set out a detailed analysis of the historical development of the Application Site and its heritage significance. The Site does not include any heritage assets, but is within the setting of a number, the significance of which (and the contribution made to that significance by the Site) have been considered in this section.
- 5.68 In considering the impact of the works, the starting point for an assessment must be to recognise that:
- The listed buildings along Royal College Street sit within a heavily altered, mixed setting. The Site does not contribute to the significance of the assets, which are best appreciated in views taking in their front elevations directly. A change to this part of the setting should not, therefore, be intrinsically harmful in the manner meant in heritage policy.
 - The locality is the subject of a number of forthcoming redevelopment projects which include taller development, as befits the location. Buildings with a taller presence are not therefore alien to the street.
- 5.69 This approach is supported by the NPPG that promotes sensitive design that delivers public benefits in a sustainable and appropriate way and paragraph 200 of the NPPF which states that local planning authorities should treat favourably those developments that better reveal the significance of a heritage asset.
- 5.70 Below, we assess the effect of the Proposed Development on the salient heritage assets identified previously in this report.

Conservation Areas

Regent's Canal Conservation Area

- 5.71 As discussed previously in this section, the Regent's Canal Conservation Area is situated approximately 75m west of the Site at nearest extent. It is focussed on the linear route of the Regent's Canal, which runs broadly north-south.
- 5.72 The setting to the west of the CA comprises a range of modern development, including the light industrial buildings south of Georgiana Street, the Parcellforce depot with its extensive hardstanding, and modern accommodation blocks on the west side of St Pancras Way south of College Grove.
- 5.73 The visual assessment at **Section 7.0** provides an indication of the visibility of the Proposed Development from the CA (Viewpoints 3, 4b and 5). Whilst a perceptible change to setting,
- 5.74 Within this context, the change to part of the setting of the CA would be a minimal change which would have no effect on its special character or appreciation thereof.
- 5.75 The focus of the CA would remain on the linear route of the canal, defined by the continuous building line forming the western boundary of the CA.

King's Cross St Pancras Conservation Area

- 5.76 The King's Cross St Pancras Conservation Area lies to the south of the Site, focussing on the station buildings at its core. The Site makes no contribution to its setting or significance.
- 5.77 The Proposed Development would have no effect on the character and appearance of the Conservation Area, or the appreciation thereof. The new building would be perceptible from a small area at the northernmost extent of the CA, as part of the existing development in the wider environs. It does not feature in any noted views into or out of the CA, and the ability to appreciate the significance of the CA would be unchanged.

Listed Buildings

All Saints Greek Orthodox Church (grade II*), Boundary railings and gates to All Saints Greek Orthodox Church (grade II)

- 5.78 The Greek Orthodox Church and boundary railings are set within an urban context which includes low-rise historic residences, modern accommodation, and some commercial development. The surrounding street layout has a grid arrangement, and this, coupled with continuous building lines to the south, defines the limits within which the church is experienced.
- 5.79 The Site does not presently contribute to the setting of the listed buildings, or their significance.
- 5.80 The Proposed Development would be partially visible in some views east along Pratt Street over approximately 150m. The upper parts of the Proposed Development would be seen in the context of the existing urban environment, and would form a peripheral element within the wider context of the church, which would not detract from its landmark status within its immediate environs.
- 5.81 Additionally, the ornate front elevation of the church is best appreciated in views north, from which position the Proposed Development would be to the viewer's rear.
- 5.82 The Proposed Development would have no effect on the intrinsic significance of the listed building, or the appreciation thereof.

91-99 Royal College Street, 85c, 87 and 89 Royal College Street, Nos. 75-85 and attached railings (grade II)

- 5.83 These terraced houses are situated on the west side of Royal College Street, facing the Site.
- 5.84 The irregular, range of garage buildings and extensive hardstanding are an unattractive feature on the setting of the listed buildings, which would be replaced with a comprehensive, attractive new care facility, which would revitalise the Site and introduce an active ground floor use, appropriate to the surrounding context.
- 5.85 The Proposed Development would reinstate the historic building line along the eastern side of the Road, framing views north and south along the route. The urban greening to the front elevation would be an attractive feature which would provide some relief from the dense urban environment.

- 5.86 The front elevation has been designed with a distinct top, middle and bottom, which respond to the character of the terraced houses, and provides an attractive feature in their setting.
- 5.87 Whilst the Proposed Development would be taller than the terraced building, this would be in keeping with the institutional character and function of the new building, and would have no effect on the intrinsic significance or appreciation of the listed buildings. Where they would be experienced together, the Proposed Development would define the eastern side of the road, framing the linear route. The appreciation of the buildings' special interest, primarily expressed through their front elevations, would not change.
- 5.88 Overall, we consider that the Proposed Development would improve the contribution made to the buildings' setting by the Site.

Nos. 6-22 Royal College Street and attached railings and bollard in pedestrian way of no. 12 (grade II)

- 5.89 This group of terraced houses is situated to the south of the Site, on the eastern side of Royal College Street.
- 5.90 The Proposed Development would reinstate a continuous building line at the Site, which is more reflective of the context in which the terrace would have stood originally.
- 5.91 The Proposed Development will have a limited presence in the setting of the listed buildings, owing to its position on the same (east) side of the road. The Parcellforce depot interposes the buildings and the Site, which are understood separately.
- 5.92 The existing, irregular range of garage buildings and associated hardstanding would be replaced with a comprehensive, attractive new care facility, which would revitalise the Site and introduce an active ground floor use, appropriate to the surrounding context.
- 5.93 The Proposed Development would slightly improve the Site's contribution to the setting of the listed buildings through the replacement of the unattractive range of built form with a high quality, unified development. However, the two are primarily experienced separately, and the principal appreciation of the listed building would not change.
- 5.94 The intrinsic significance of the listed building would be preserved.

Penfold Pillar Box outside Parcel Force London Central Office (office not included), St Pancras Way (grade II)

5.95 The Penfold Pillar Box is situated to the south west of the Site, behind the Parcelforce site.

5.96 The Proposed Development would be a perceptible element in the wider setting of the listed structure, but would have no effect on its intrinsic significance or the appreciation thereof.

Nos. 165-181 and attached railings (grade II)

5.97 The buildings at 165-181 Royal College Street are situated to the north-east of the Site.

5.98 The Proposed Development would be experienced as part of the wider urban development to the south of the buildings. This wider context already includes the larger blocks towards the Regent's Canal, and the existing light industrial buildings to the south east of Georgiana Street/ Royal College Street.

5.99 The buildings' significance is best appreciated in views of their front elevations, in which case, the Proposed Development would be to the viewer's rear.

5.100 The principal elements of the buildings' setting, comprising the linear route of Royal College Street and the remaining historic terraces along the road, would not change.

5.101 The Proposed Development would result in no change to the intrinsic significance of the listed building, or the appreciation thereof.

82-90 Pratt Street (grade II)

5.102 The Site presently makes no contribution to the setting of 82-90 Pratt Street, which derive their significance primarily from their development as part of the 19th century expansion in this part of Camden.

5.103 The ability to appreciate the building's special interest would not change as a result of the Proposed Development. There is the potential for some, peripheral views towards the Site to the east, in which the Proposed Development would be seen and understood as part of the varied context of modern development in the wider environs of the listed building.

5.104 The significance of the building, and the appreciation thereof, would be preserved.

Locally Listed Buildings

Golden Lion Public House

5.105 The Golden Lion Public House is situated immediately north of the Site, at the junction between Pratt Street and Royal College Street. The present garages at the Site relate poorly to the building line, materials, articulation and scale of the public house, and there is therefore scope to improve the contribution made to the setting of the locally listed building by the Site.

5.106 The new care facility would be visually distinguished from the public house by a new infill building has been designed to provide a link between the locally listed Golden Lion Public House and the main Royal College Street frontage of the Proposed Development. To do this, it has been designed to continue the shoulder height of the public house, and has hatched cladding to the front elevation to draw a visual distinction and create space between the building and the care facility.

// 70-86 ROYAL COLLEGE STREET, NW1 0TH



Townscape and Visual Context

6.0 TOWNSCAPE: BASELINE AND ASSESSMENT

Townscape

6.1 The townscape surrounding the Site may be categorised into three distinct areas. For the purposes of this assessment the character areas are referred to as:

- Character Area 1: Regent's Canal Conservation Area;
- Character Area 2: Royal College Street;
- Character Area 3: Residential Development to the west; and
- Character Area 4: Varied residential development.

6.2 The broad boundaries of the character areas are identified in **Figure 6.1**. The character and appearance of the character areas is discussed below.

Character Area 1: Regent's Canal Conservation Area

6.3 This character area lies to the east of the Site, comprising the Regent's Canal Conservation Area and its environs to the east.

6.4 The focus of this character area is the Regent's Canal, which forms an open linear route surrounded by dense, predominantly modern development, chiefly of 5-6 storeys. The uses are varied; the historic, industrial character of the waterway has changed as new residential and commercial buildings have been constructed in their stead, and the canal itself is now used predominantly by house boats and pleasure craft.

6.5 The towpath provides an attractive pedestrian walkway alongside the canal, and has a sense of seclusion owing to the lack of traffic. The western frontage to the canal has a continuous building line, with some projecting balconies to upper floors.

6.6 The bridge at St Pancras Way, toward the north of the character area, provides a vantage point from which the attractive linear views south along the canal can be appreciated. In these views, the character area has a tightly defined character.

Character Area 2: Royal College Street

6.7 This character area is diverse, focussing on the straight, linear thoroughfare of Royal College Street, which forms an arterial route through the area.

6.8 Royal College Street is characterised by its terraces of townhouses, of two to four storeys, which create a continuous frontage and reinforce the linear character of the street. On the east side of the street these have been replaced in part with modern development, including the car garage to the north, and the building at the Site, which has a long frontage and strong horizontal emphasis.

6.9 Built form in the character area is varied, and has resulted from multiple phases of development. The west side of the street retains much of its historic character, comprising long ranges of 2-3 storey townhouses, set behind narrow front yards with balustrading. These have an attractive, uniform appearance, and contribute to the historic character of the streetscene.

6.10 The eastern side of the road is less regular, with remnants of historic terraces interspersed with modern, post-war redevelopment. The latter includes the large Parcelforce depot, with its extensive hardstanding, and the low-rise buildings at the Site which formed part of a car garage. The areas of hardstanding and the irregular building line have eroded the historic rhythm of the street, creating townscape gaps with views through to areas with an unattractive, back-of-house character.

6.11 The prevailing materials in the area are brick and stucco, the latter a common ground floor treatment for the townhouse frontages.

6.12 Towards the south of the character area is more institutional development, including buildings associated with the Royal Veterinary College, the wide frontage of which contributes to the linear emphasis of the road.

6.13 The building sits at an area of transition between townscape character areas. Broadly, these comprise the modern, taller development to the east, near the Regent's Canal, the industrial character of the space along Pratt Street to the north, and the historic linear route of Royal College Street to the west.

Character Area 3: Residential Development to the west

6.14 This character area lies broadly to the west of Royal College Street, comprising 19th and 20th century residential development of varied scale and form. The historic frontage to Royal College Street is continued towards the west with contemporaneous rows of terraced houses along College Place, and a mix of terraces and taller modern development along Mandela Street and the east side of Camden Street. To the north, and the west of Camden Street, development is more varied and includes the open space at St Martin's Gardens.

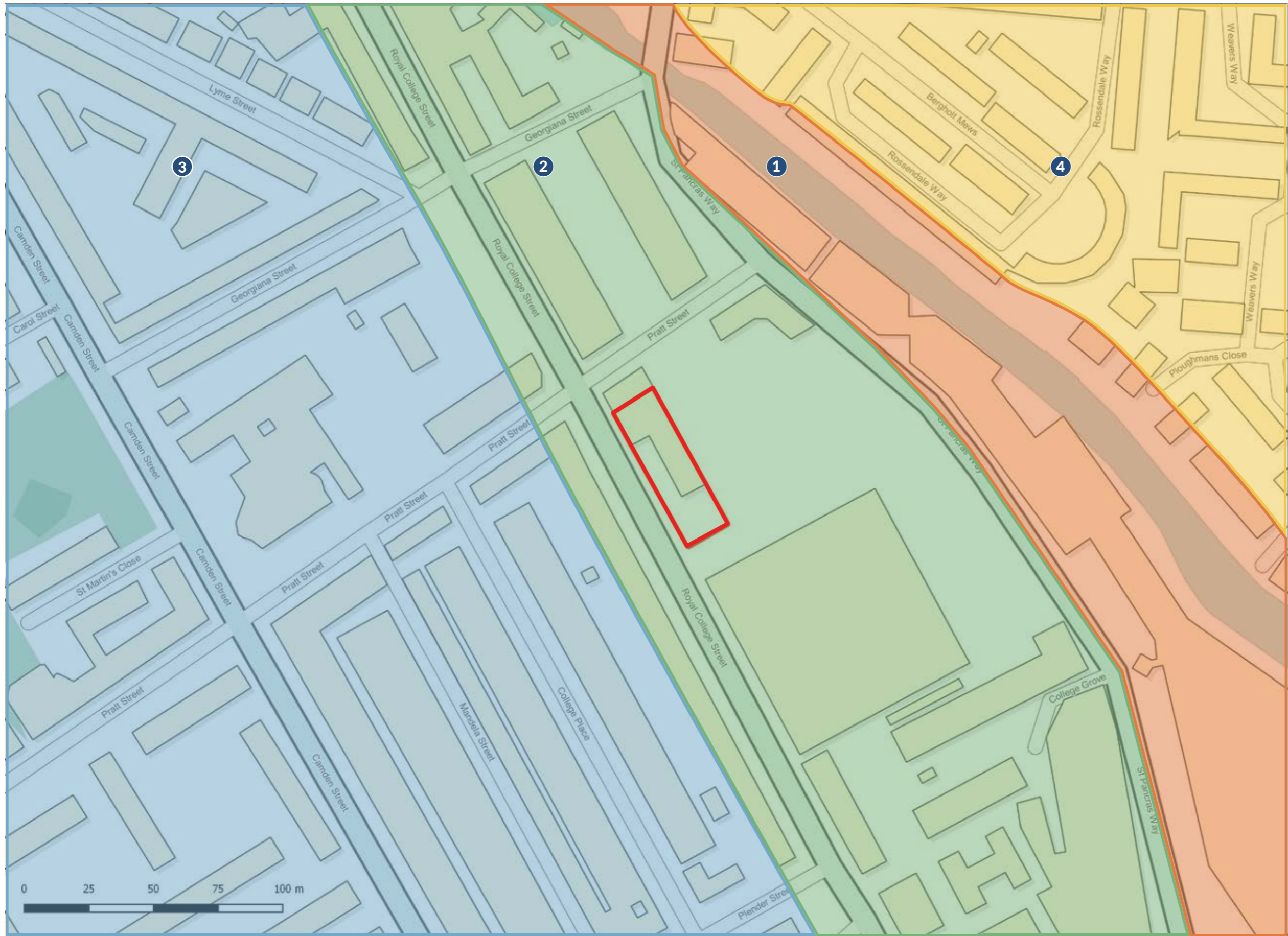
6.15 The grade II* listed All Saints Greek Orthodox Church is a landmark building in the character area; its attractive portico is a notable feature, and its corner position marks the junction between Camden Street and Pratt Street.

6.16 Built form in the environs of Pratt Street is more varied; comprising low-rise residential flats with projecting sections and balconies, and some with enclosed gardens at ground floor level.

Character Area 4: Residential development east of the Regent's Canal

6.17 This character area lies to the east of the Regent's Canal, and comprises a range of 20th century planned residential estates, with two storey houses arranged around an irregular street layout. It is defined broadly by the railway to the north, and Camley Street to the east.

6.18 The area has an insular, sheltered character, defined by the relatively fine-grain development and extensive greenery, including private gardens to houses, and areas of street trees.



TOWNSCAPE CHARACTER AREA PLAN

- Application Site
- 1 Regent's Canal Conservation Area;
- 2 Large footprint mixed development;
- 3 Varied residential development;
- 4 Greek Orthodox Church.



Location:
Royal College Street

Date:
January 2020

Scale:
1:1,500 @ A3

Figure 6.1 Townscape Character Area Plan

▲ North



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Townscape Assessment

- 6.19 The following section assesses the effect of the Proposed Development on the identified townscape.
- 6.20 The Design and Access Statement prepared by Ian Chalk Architects provides a detailed discussion on the design rationale and architectural approach.

Character Area 1: Regent's Canal Conservation Area

- 6.21 The character of this area would not change as a result of the Proposed Development. The strong linear emphasis, focussed on the canal, would remain, and the scale of development along the western boundary of the character area would continue to screen views out towards the Site.
- 6.22 The Proposed Development would have no effect on the character or functioning of the area.

Character Area 2: Large footprint mixed development

- 6.23 The Proposed Development would introduce a new use to the area through the replacement of the existing irregular unwelcoming garage buildings with a high quality intermediate care facility, with active ground floor uses.
- 6.24 The Proposed Development would reinstate the historic building line, better framing views north and south along Royal College Street and improving what is presently an ill-defined site in the townscape. The pedestrian experience along Royal College Street and to the rear would be improved through natural surveillance from active ground floor uses and accommodation above.
- 6.25 The proposed use would create a new interim care facility in close proximity to the St Pancras Hospital, in an area characterised by institutional development (including the Royal Veterinary College). The legibility of the street scene would be improved by the defined building line, and attractive urban greening to the front elevation, which would relieve the urban character of the area and improve the public realm.
- 6.26 The scale and materiality of the Proposed Development has been carefully considered to respond to the prevailing character of the streetscene. The use of brick would integrate the new building into its context, whilst the faience above would create a contemporary, lightweight addition to the streetscene, befitting the building's use.

- 6.27 In terms of detailing, each part of the Proposed Development has been given its own distinct character, with a sense of unity created through the common architectural language. The building has a defined top, middle and bottom section, which also creates a human scale at street level.
- 6.28 The new building would have three main components, each of which is considered below.

The frontage building to Royal College Street

- 6.29 The outpatient unit at ground floor would create an active frontage, and the brick frontage would tie the building into its surroundings. The ground floor also includes extensive glazing to the lobby space.
- 6.30 The delicate faience tiling to the upper parts of the building would reduce the impression of the overall massing, and the projecting overhangs would create interest whilst accommodating planters, contributing greenery to the scene.

The Royal College Mews Building

- 6.31 The 'mews' building, to the rear, would accommodate consultation rooms for the Out-Patient clinic, the central stair, lift core and one-bed ward rooms. This part of the Site has a more private character, set back from the main frontage, and these uses are thus appropriate.

The Infill Building

- 6.32 The infill building has been designed to provide a link between the locally listed Golden Lion Public House and the main Royal College Street frontage of the Proposed Development. To do this, it has been designed to continue the shoulder height of the public house, and has hatched cladding to the front elevation to draw a visual distinction and create space between the building and the care facility.
- 6.33 The proposals have been developed mindful of the emerging character of the locality, and would form an integrated part of the emerging street scene, welcoming people into the character area.
- 6.34 The Proposed Development would be a beneficial addition to the character and functioning of Character Area 2, providing a new high quality facility appropriate to its context, and meeting an identified need in the locality.

Character Area 3: Residential Development to the west

- 6.35 This character area is both physically and functionally separated from the Site. There is the potential for some limited intervisibility with the Site, which is considered in the visual assessment at **Section 7.0**, however, this would be seen in the context of the existing development west of Royal College Street and would have no effect on the character or functioning of the area.

Character Area 4: Residential development to the east of the Regent's Canal

- 6.36 This character area is both physically and functionally separated from the Site. The Proposed Development would have no effect on the character or functioning of the area.

// 70-86 ROYAL COLLEGE STREET, NW1 0TH



Heritage and Townscape Impact Assessment

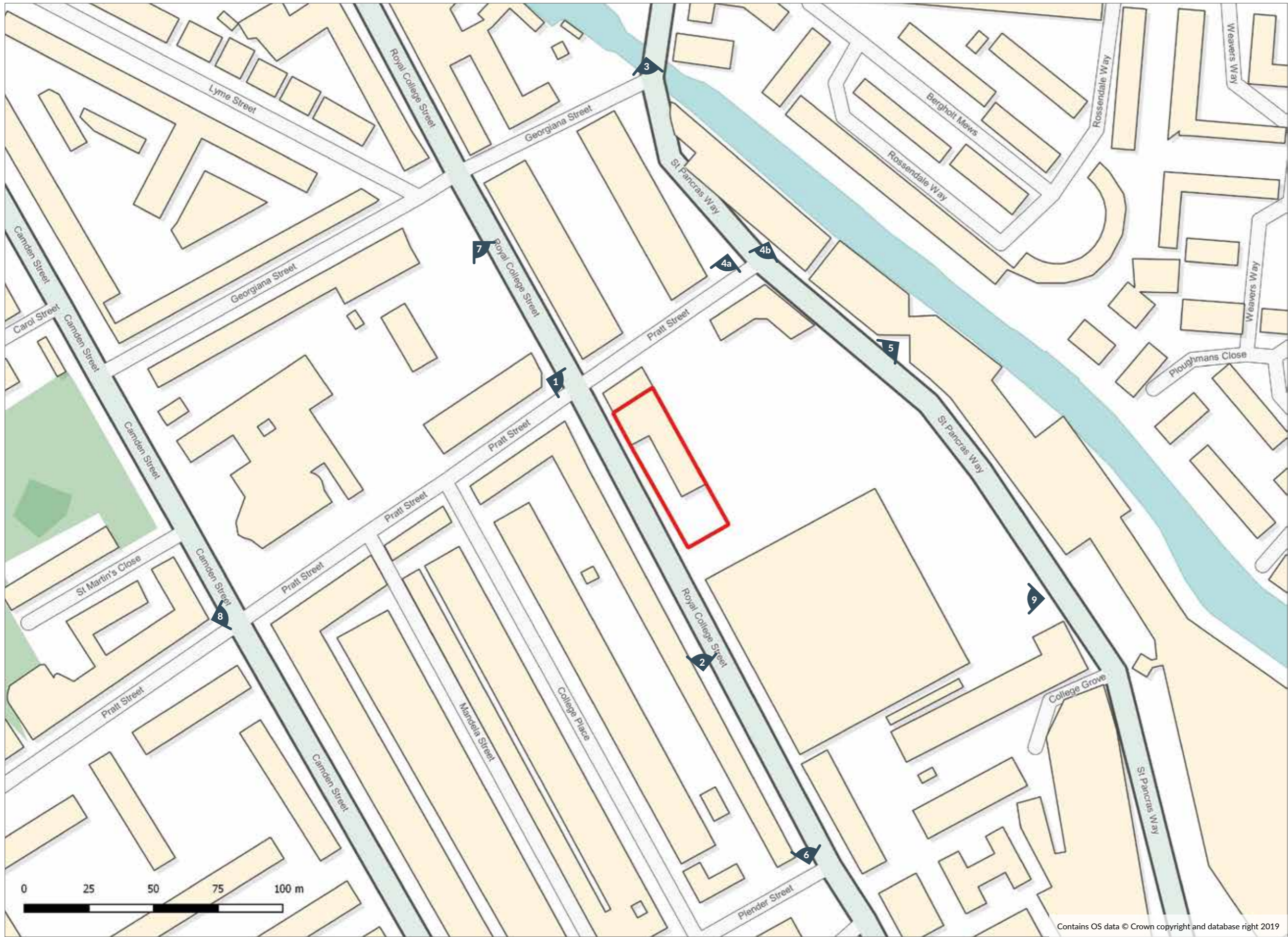
7.0 ASSESSMENT: VISUAL

Visual

- 7.1 The HTVIA is supported by ten AVRs. The location of the AVRs is provided at **Figure 7.1**. **Table 7.1** below provides an overview of the heritage and townscape considerations for each view, including any additional considerations such as the proximity to key transport nodes. A description of the existing scene for each identified view and the likely visual receptors are provided in this section. This description is set alongside a corresponding AVR of the Proposed Development and analysis of any significant effect occurring.
- 7.2 Where it will appear in the view, a cumulative assessment of the Proposed Development in conjunction with the emerging St Pancras Commercial Centre development is included (2019/4201/P). This comprises a mixed-use development of three buildings of 5-7 storeys, situated at no. 63, Pratt Street. The application is due to go before planning committee on 23rd January 2020.

Table 7.1 Summary of viewpoint locations

View	Location	Townscape Character	Heritage Assets	Visual Receptors	AVR Type	Additional Considerations
1	Pratt Street, north of junction with Royal College Street	Commercial Residential	Golden Lion Public House (locally listed)	Pedestrians Road users	Wireline (AVR1)	Kinetic viewpoint experienced as part of movement through area
2	Royal College Street, near nos. 95-101	Commercial Residential	85c, 87 and 89 Royal College Street (grade II) Golden Lion Public House (locally listed)	Pedestrians Road Users	Wireline (AVR1)	Kinetic viewpoint experienced as part of movement through area
3	St Pancras Way bridge, oriented south east	Commercial Residential	Regent's Canal Conservation Area	Pedestrians Road Users	Wire Line (AVR1)	Focus on linear route along canal
4a	West side of St Pancras Way, north of junction with Pratt Street	Commercial Residential	N/A	Pedestrians Road Users	Wire Line (AVR1)	Kinetic viewpoint experienced as part of movement through area
4b	East side of St Pancras Way, opposite junction with Pratt Street	Commercial Residential	Regent's Canal Conservation Area	Pedestrians Road Users	Wire Line (AVR1)	Kinetic viewpoint experienced as part of movement through area
5	St Pancras Way, opposite entrance to Parcellforce Site	Commercial	Regent's Canal Conservation Area	Pedestrians Road Users	Wire Line (AVR1)	Kinetic viewpoint experienced as part of movement through area
6	Junction of RCS and Plender Street	Commercial Residential	No. 75-85 and attached railings (grade II) Nos. 6-22 Royal College Street and attached railings and bollard in pedestrian way of no. 12 (grade II) 85c, 87 and 89 Royal College Street (grade II) 91-99 Royal College Street (grade II) Golden Lion Public house (locally listed)	Pedestrians Road Users	Wire Line (AVR1)	Kinetic viewpoint experienced as part of movement through area
7	Royal College Street, oriented south east towards Golden Lion Public House	Commercial Residential	Golden Lion Public House (locally listed)	Pedestrians Road Users	Wire Line (AVR1)	Kinetic viewpoint experienced as part of movement through area
8	West side of Camden Street, adjacent to junction with Pratt Street	Residential Commercial Place of Worship	All Saints Greek Orthodox Church (grade I) Boundary railings and gates to All Saints Greek Orthodox Church (grade II)	Pedestrians Road Users	Wire Line (AVR1)	Kinetic viewpoint experienced as part of movement through area
9	Southern end of Parcellforce site adjacent to 8-14 St Pancras Way, oriented towards Site	Commercial Residential	N/A	Pedestrians Road Users	Wire Line (AVR1)	Kinetic viewpoint experienced as part of movement through area



VIEW LOCATION PLAN

- Application Site
- 1. Pratt Street, north of junction with Royal College Street
- 2. Royal College Street, near nos. 95-101
- 3. St Pancras Way bridge, oriented south east
- 4a. West side of St Pancras Way, north of junction with Pratt Street
- 4b. East side of St Pancras Way, opposite junction with Pratt Street
- 5. St Pancras Way, opposite entrance to Parcelforce Site
- 6. Junction of RCS and Plender Street
- 7. North of view 1, picking up the pub in a longer shot looking south
- 8. Pratt Street and the junction of Camden Street to demonstrate no impact on the church
- 9. Southern end of the Parcel Force site on the opposite side of the road, outside 8-14 St Pancras Way looking towards the site

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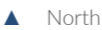
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Location:
 Royal College Street

Date:
 January 2020

Scale:
 1:1,500 @ A3

Figure 7.1 View Location Plan



North

VIEW 1: PRATT STREET, NORTH OF JUNCTION WITH ROYAL COLLEGE STREET

EXISTING

- 7.3 This viewpoint is situated on the north-west side of the junction between Royal College Street and Pratt Street, oriented south east towards the Site.
- 7.4 The foreground of the view is open in character, comprising the junction between the two roads. The centre of the view comprises the Golden Lion Public House, presently the largest building in the view, and forming its focus.
- 7.5 Development in the view is irregular. Along Royal College Street, the low-rise range of buildings at the Site and the adjacent Parcelforce depot have a strong horizontal emphasis and functional appearance, whilst development along Pratt Street and St Pancras Way to the viewer's left is residential, and of 5-6 storeys. The building line along the western side of Royal College Street is varied and the character of this part of the view is illdefined, with areas of hardstanding and security fencing.
- 7.6 Some taller development is visible in the background of the view, breaking the roofline along Royal College Street.
- 7.7 The view would be experienced primarily by pedestrians and road users moving through the area. Their focus would be on wayfinding, and the road ahead.



PROPOSED

- 7.8 The foreground of the view would remain open in character, and the Golden Lion Public House, occupying the centre of the view, would remain the focus.
- 7.9 The Proposed Development would replace the irregular, poorly defined buildings at the Site with an attractive, unified development which defines the western line of Royal College Street.
- 7.10 The visual relationship between the Site and the Golden Lion Public House would be improved through the link building, which relates to the shoulder of the building, whilst maintain the prominence of the Dutch gable.
- 7.11 The appearance of the Proposed Development would integrate the new building into its context, including brick at ground floor, and faience to the upper three floors to reduce the appearance of the massing. The projecting horizontal floor bands and articulated bay windows would add interest to the façade, and contribute to an attractive composition.



VIEW 2: ROYAL COLLEGE STREET, NEAR NOS. 95-101**EXISTING**

- 7.12 The viewpoint is situated along Royal College Street, oriented north east towards the Site.
- 7.13 The view has a strong linear emphasis derived from the route of the road. The continuous building line to both sides defines its extent, and draws the viewer's eye towards the background of the view. The urban environment is softened by trees planted at intervals, which add interest to the view.
- 7.14 To the viewer's left is a continuous terrace of townhouses, predominantly of 3-4 storeys, some of which are included on the statutory list.
- 7.15 The right hand side of the view is framed by the low-rise, continuous frontage of the Parcellforce depot, which has a strong horizontal emphasis. The building line at the Site is irregular, with a low wall defining the extent of hard standing, and a single storey garage structure set back from the street frontage, creating a gap in the view.
- 7.16 Towards the background, the viewer is aware of the blank side elevation of the Golden Lion Public House, which is an unattractive feature in this view.
- 7.17 The view would be experienced primarily by pedestrians and road users moving through the area. Their focus would be on wayfinding, and the road ahead.



PROPOSED

- 7.18 The character and composition of the view would remain the same. The Proposed Development would reinstate a continuous building line to the east side of the street, and frame the linear route of Royal College Street, drawing the viewer's eye towards the background of the view.
- 7.19 The brick materials at ground level would relate to the appearance of the adjacent and surrounding development, grounding the building in its context. The articulated fenestration to the front elevation would create interest above street level and break up the Royal College Street frontage. On the southern elevation, the recessed brickwork provides interest to the blank return, and the planters to each overhang contribute to the character of the scene.
- 7.20 The Golden Lion Public House can be seen beyond the Proposed Development, though this is not the best position from which to appreciate its local significance.
- 7.21 The Proposed Development would be a high quality, attractive addition to the view.



CUMULATIVE

7.22 In the cumulative condition, the emerging development at St Pancras Commercial Centre has been added in wireline (red). This would be seen in the background of the view, on the north side of Pratt Street. The overall height datum of the view would be increased, and the new, residential upper part of the Commercial Centre development would be visible.



VIEW 3: ST PANCRAS WAY BRIDGE, ORIENTED SOUTH EAST**EXISTING**

- 7.23 This viewpoint is located on the western pavement of the bridge at the junction between Georgiana Street and St Pancras Way, approximately 125m north east of the Site at nearest extent.
- 7.24 This is a transient viewpoint, which forms part of the wider experience of travelling along St Pancras Way and over the canal, whether on foot or in a vehicle.
- 7.25 The character of the view is defined by the road interchange between the bridge and St Pancras Way, and the mixed-use development visible in the middle ground. The blank elevations of the industrial units accessed from Pratt Street are a prominent, unattractive element in the middle ground. In the background of the view, the upper parts of development on the west side of Royal College Street can be seen above.
- 7.26 Whilst only partially within the frame of this view, the viewer's eye would be drawn to the linear corridor of the Regent's Canal to their left.
- 7.27 The view would be experienced primarily by pedestrians and road users moving through the area. Their focus would be on wayfinding, and the road ahead.



PROPOSED

- 7.28 The fore and middle ground of the view would not change, and the viewer's attention would remain on their immediate environment. The viewer's eye would still be drawn to the linear corridor of the canal, left of the frame.
- 7.29 The Proposed Development would be visible in the middle ground of the view, behind the blank elevations of the industrial buildings on the north side of Pratt Street.
- 7.30 Whilst a perceptible change, the Proposed Development would not change the character and composition of the view, and would be seen in conjunction with the existing development in the background of the view.
- 7.31 From this perspective, the lightweight appearance of the roof gardens and faience cladding would minimise the appearance of the building's massing, and create a pleasing addition to the scene.
- 7.32 The viewer's focus would not change as a result of the Proposed Development, which would be a peripheral element in the view.



CUMULATIVE

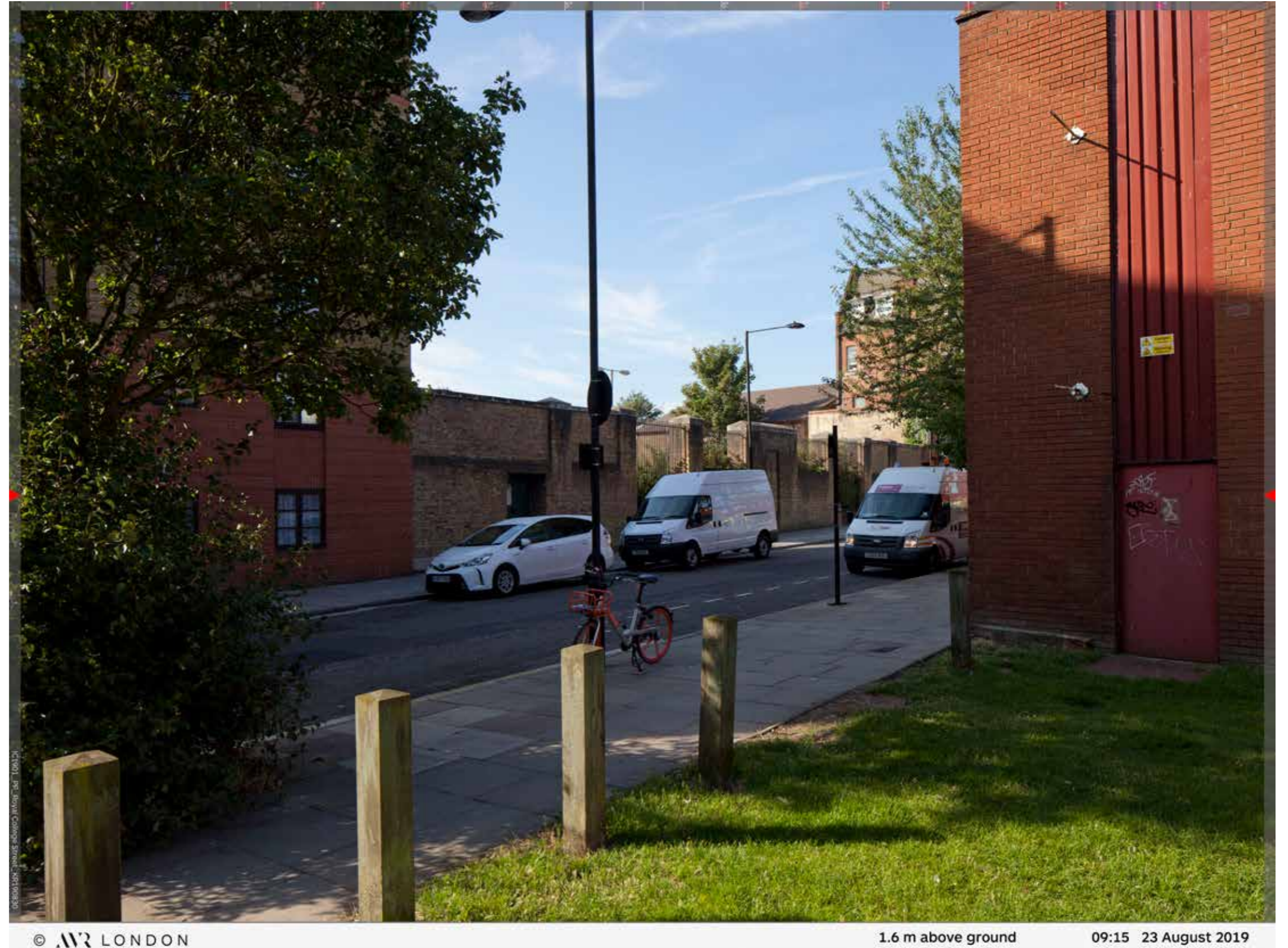
7.33 In the cumulative condition, the Proposed Development would be entirely screened by the new St Pancras Commercial Centre development.



VIEW 4A: WEST SIDE OF ST PANCRAS WAY, NORTH OF JUNCTION WITH PRATT STREET

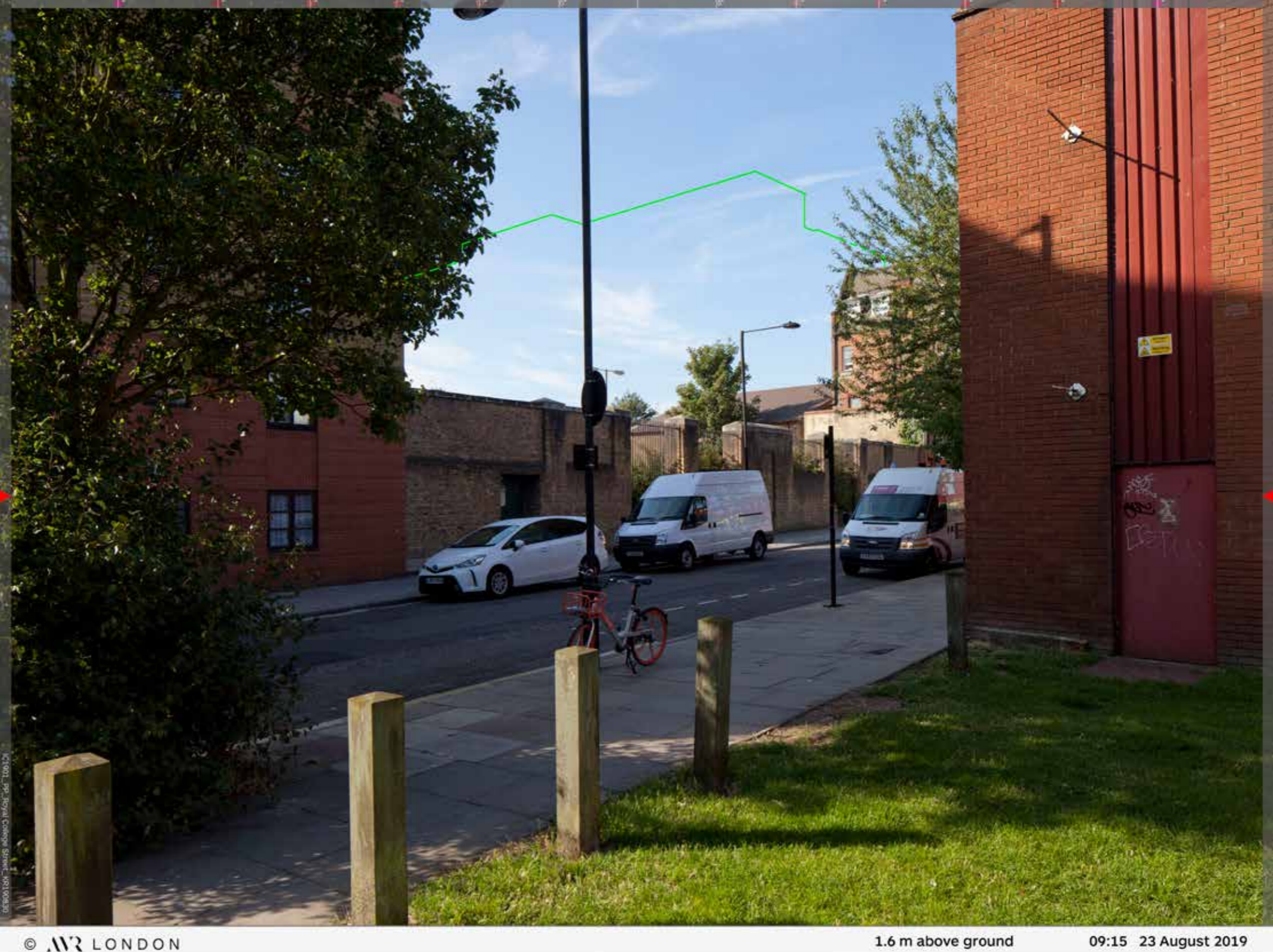
EXISTING

- 7.34 This viewpoint is situated on the west side of St Pancras Way, close to the junction with Pratt Street, oriented south west towards the Site.
- 7.35 The view is oriented laterally across St Pancras Way, and has a contained character, defined by the dense development and brick elevations in the fore and middle ground. To the viewer's right, the view is framed by the rear elevation of industrial units accessed from the north of Pratt Street, and to the right is a 5-6 storey residential block defining the corner of the junction.
- 7.36 The hardstanding to the rear of the Parcelforce Depot contributes to a townscape gap in the middle ground, seen behind a brick and metal fence.
- 7.37 The view would be experienced primarily by pedestrians and road users moving through the area. Their focus would be on wayfinding, and the road ahead.



PROPOSED

- 7.38 The Proposed Development would be visible in the middle ground of the view, set behind the wall defining the Parcellforce site.
- 7.39 From this perspective, the viewer would be able to appreciate the character of the rear 'mews' building, which would be clad in an attractive, light coloured brick, tying the building into its context. The building would define the east side of Royal College Street, and be seen in the context of the existing urban development in the view.
- 7.40 The viewer's attention would remain on the foreground, contained by the linear route of St Pancras Way.



VIEW 4B: EAST SIDE OF ST PANCRAS WAY, OPPOSITE JUNCTION WITH PRATT STREET

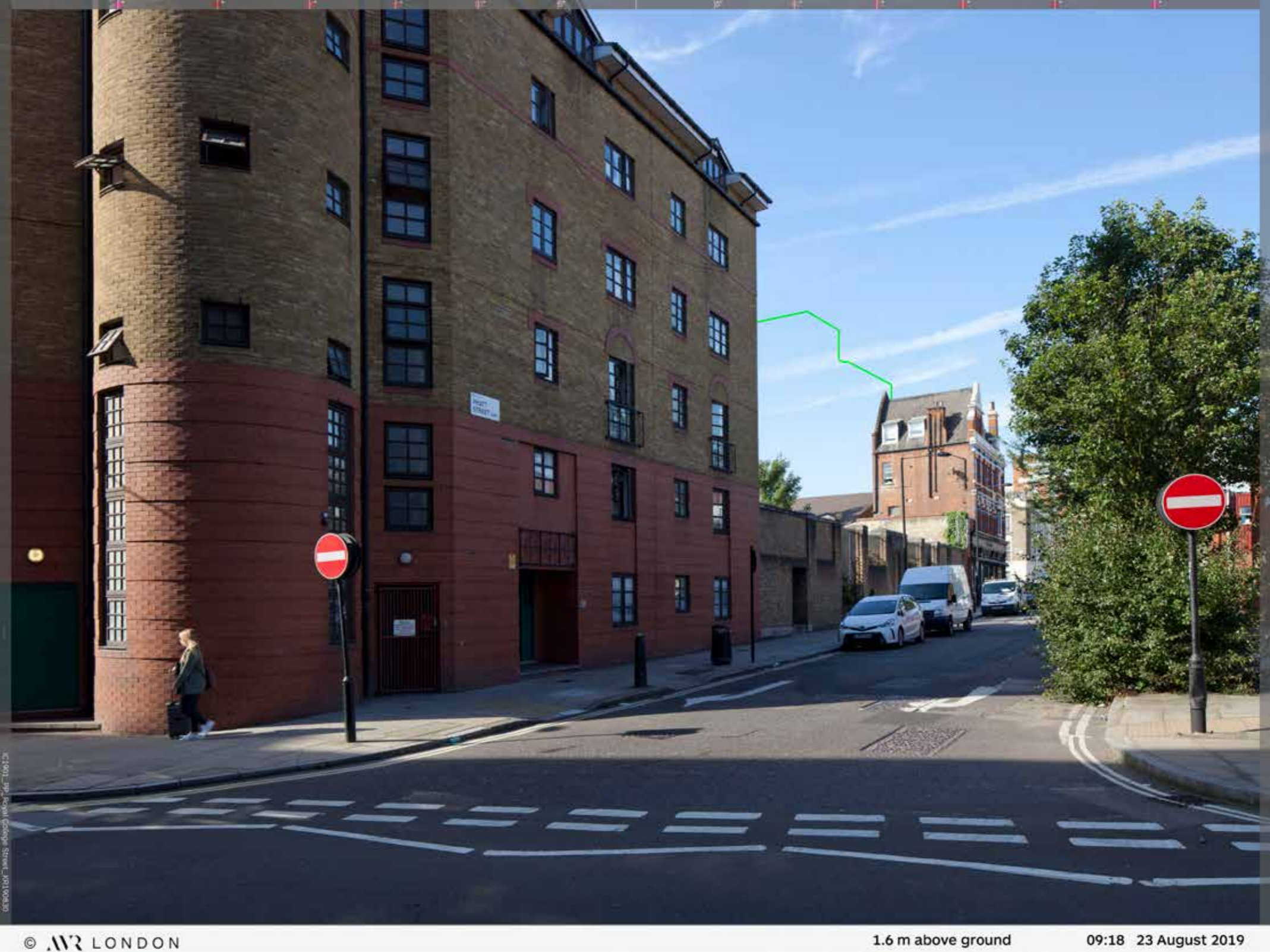
EXISTING

- 7.41 This viewpoint is situated on the east side of St Pancras Way, immediately east of 4a, oriented south west towards the Site.
- 7.42 The view is oriented laterally across St Pancras Way, and along Pratt Street, which is defined by a six storey residential development to the viewer's left, and a continuous brick wall defining the extent of the Parcelforce site. The viewer would be aware of the blank rear elevations of the range of light industrial buildings accessed from the north side of Pratt Street to their right.
- 7.43 The Golden Lion Public House is a prominent feature in the middle of the view, though this is not a position from which its appearance is best appreciated.
- 7.44 In the background of the view, taller development to the west side of Royal College Street can be seen in filtered views through the tree cover.
- 7.45 The view would be experienced primarily by pedestrians and road users moving through the area. Their focus would be on wayfinding, and the road ahead.



PROPOSED

- 7.46 The Proposed Development would be visible in the middle ground of the view, through the townscape gap on the south side of Pratt Street.
- 7.47 The foreground of the view would not change, and the viewer's eye would remain drawn along Pratt Street in the centre of the view. The partial view towards the Golden Lion Public House would not change.
- 7.48 The Proposed Development would be peripheral to the experience of the view, and whilst noticeable, would not change its overarching character and composition.



VIEW 5: ST PANCRAS WAY, OPPOSITE ENTRANCE TO PARCELFORCE SITE

EXISTING

- 7.49 This viewpoint is situated on the east side of St Pancras Way, oriented west towards the Site. It is within the Regent's Canal Conservation Area, but oriented away from the canal and out of the CA.
- 7.50 The view has an open character, derived from the road and pavement in the foreground and hardstanding at the Parcelforce depot beyond, defined by a brick wall. The extensive hard standing contributes to the urban character of the scene.
- 7.51 The view would primarily be experienced by pedestrians and road users. Their focus would be on wayfinding and the road ahead.



PROPOSED

- 7.52 From this perspective, the rear mews part of the Proposed Development would be seen across the open space created by the Parcelforce site.
- 7.53 The foreground of the view would not change, and the viewer would continue to understand the public route of the road and the private open space within the Parcelforce depot separately.
- 7.54 The mews elevation of the Proposed Development would be an attractive addition to the view, which would create interest in the middle ground. The light colour of the faience, and the roof gardens above, would reduce the effect of the massing, and draw a distinction between the rear elevation of the adjacent public house. The Proposed Development would mark the location of the main frontage to Royal College Street, distinct from the functional, industrial character of the Parcelforce buildings.



CUMULATIVE

- 7.55 In the cumulative condition, the St Pancras Commercial Centre development would be visible to the viewer's right hand side, partially obscured by the existing residential block at the corner of St Pancras Way and Pratt Street.
- 7.56 The new building would be of a comparable scale to the Proposed Development, and the two would be seen as part of the modern redevelopment of the area.



VIEW 6: JUNCTION OF ROYAL COLLEGE STREET AND PLENDER STREET

EXISTING

- 7.57 This viewpoint is situated on the north-west side of the junction between Royal College Street and Plender Street, oriented north-east towards the Site.
- 7.58 The view has a strong linear emphasis, and the continuous lines of built form flanking the road draw the viewer's eye along Royal College Street towards the background. The listed buildings which line Royal College Street form a peripheral element in the view, though this is not a position from which they are best appreciated.
- 7.59 The continuous built form contributes to an urban character, with street trees at intervals providing some relief.
- 7.60 The view would primarily be experienced by pedestrians and road users. Their focus would be on wayfinding and the road ahead.



PROPOSED

- 7.61 The Proposed Development would frame the linear route of Royal College Street, drawing the viewer's eye towards the background of the view.
- 7.62 From this distance, the side elevation of the building would be visible, and the recessed faience would create interest. The lightweight colour and materials cladding the upper parts of the building would reduce the appearance of the massing, and the planters to the front elevation would contribute to the greenery in the scene.
- 7.63 The blank elevation of the Golden Lion Public House would be screened in this view, though this is not a perspective from which it could be best appreciated.
- 7.64 The Proposed Development would be a high quality, attractive addition to the view.



VIEW 7: ROYAL COLLEGE STREET SOUTH OF JUNCTION WITH GEORGIANA STREET

EXISTING

- 7.65 This viewpoint is situated part way along Royal College Street, south of the junction with Georgiana Street, oriented south east towards the Site. The view has a poorly defined character, composed of a number of elements including the linear route of Royal College Street, a building Site in the foreground, and the blank rear elevation of light industrial units defining the left hand side of the view.
- 7.66 The Golden Lion Public House can be seen in the middle ground, and comprises an attractive landmark at the junction of Royal College Street and Pratt Street.
- 7.67 Towards the background of the view, the scale of development decreases, and built form is partially obscured by street trees. The buildings here appear underscaled next to the public house.
- 7.68 The view would primarily be experienced by pedestrians and road users. Their focus would be on wayfinding and the road ahead.



PROPOSED

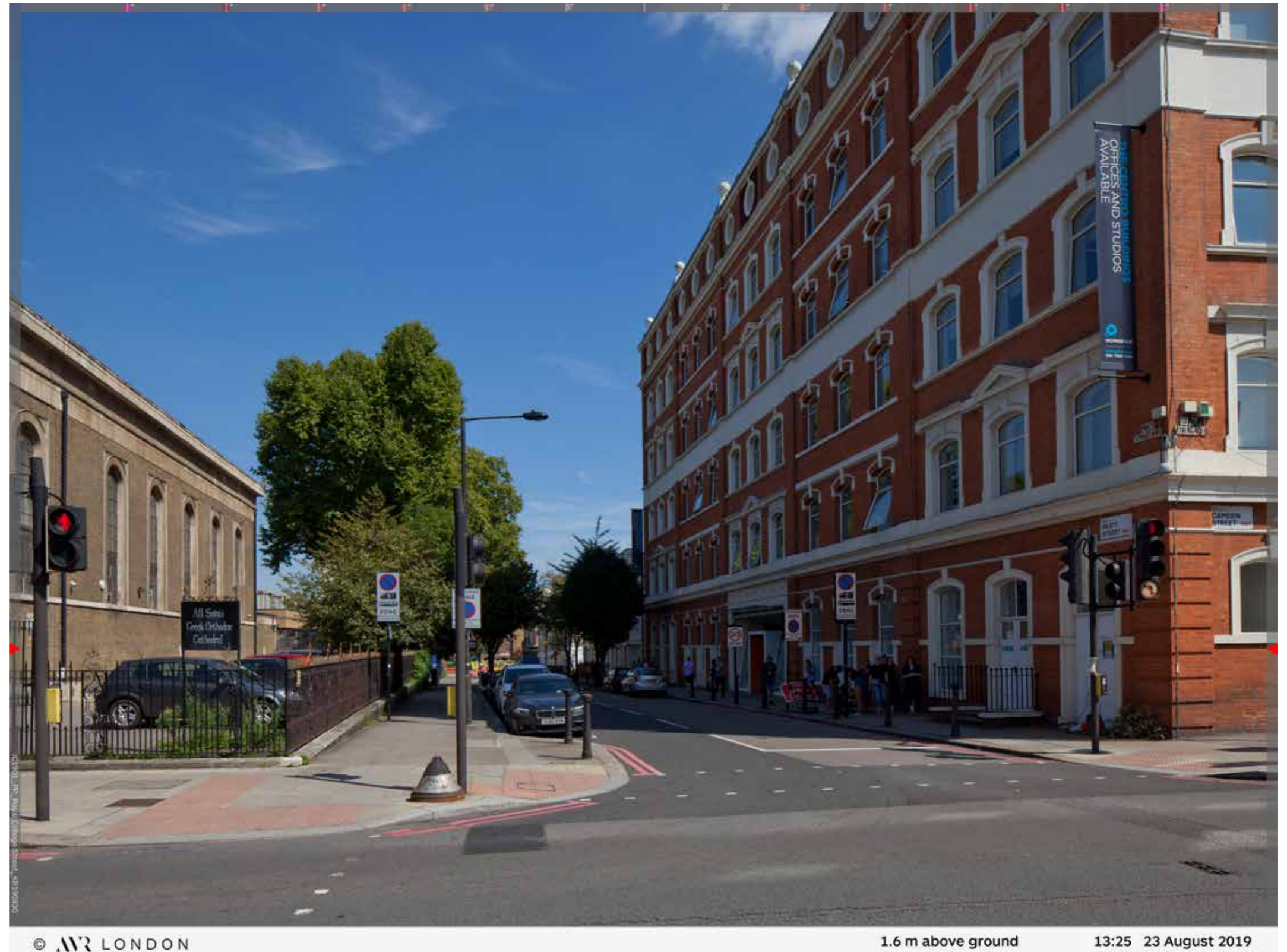
- 7.69 The Proposed Development would be seen in the background of the view, behind the Golden Lion Public House. The new building would define the eastern side of the street, framing views toward the background.
- 7.70 The light colour of the materials and the setback roof gardens would differentiate the Proposed Development from the public house in front, and allow it to remain prominent.
- 7.71 The planters to the front elevation would introduce additional greenery to the streetscene, which would relieve the urban environment.
- 7.72 The character and composition of the view would remain the same, and the viewer's focus would remain on the linear route of Royal College Street.



VIEW 8: JUNCTION OF PRATT STREET AND CAMDEN STREET

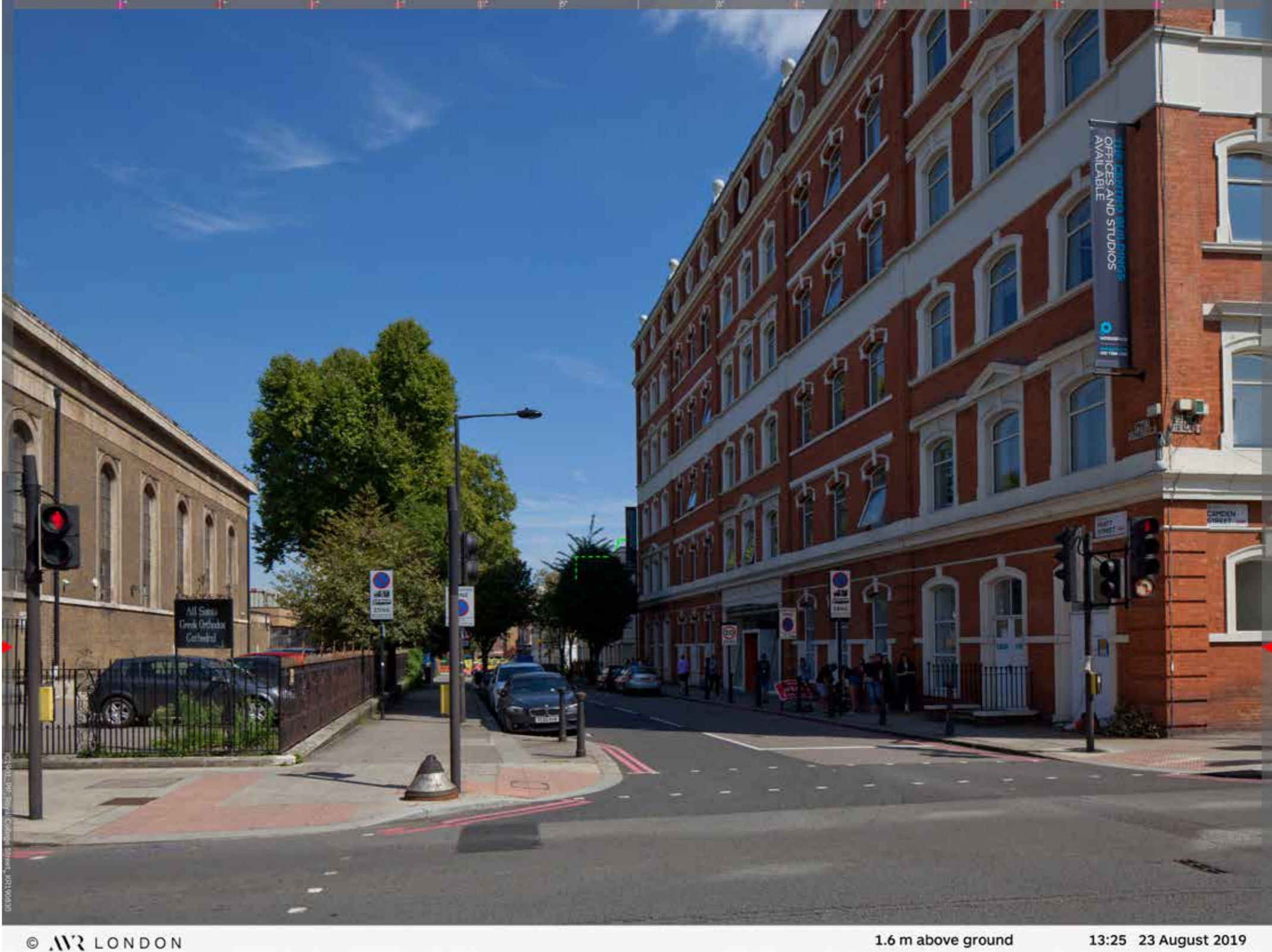
EXISTING

- 7.73 This viewpoint is situated on the north-west side of the junction between Pratt Street and Camden Street, oriented west towards the Site.
- 7.74 The foreground of the view comprises the open space of the junction, defined to the viewer's right by commercial development of six storeys, and to the left by the railings which define the parameters of All Saints Greek Orthodox Church (grade II*).
- 7.75 Whilst not within the frame of the view, the viewer would be aware of the frontage of the Orthodox Church, which has an attractive, classical portico with Ionic columns.
- 7.76 The viewer's eye is drawn along the linear route of Pratt Street, where it is terminated by development in the background. There are street trees to both sides of the road which provide some relief from the urban environment.
- 7.77 The view would primarily be experienced by pedestrians and road users. Their focus would be on wayfinding and the road ahead. The view would also be experienced by some worshippers attending the Orthodox Church. Their focus would be on their destination.



PROPOSED

- 7.78 The Proposed Development would be almost entirely obscured by the existing development in the fore and middle ground.
- 7.79 The uppermost parts of the Proposed Development would be partially visible in the background to the right hand side of the view, but this would be a peripheral element which would not draw the viewer's eye.
- 7.80 The focus would remain on the linear route of Pratt Street, and the Greek Orthodox Church, to the viewer's left.



CUMULATIVE

7.81 In the cumulative condition, the St Pancras Commercial Centre would be visible behind the Greek Orthodox Church. This would be understood separately from the Proposed Development, and there would be no additional impact on visual amenity as a result of the Proposed Development.



VIEW 9: 8-14 ST PANCRAS WAY, OPPOSITE PARCELFORCE SITE

EXISTING

- 7.82 This viewpoint is situated along St Pancras Way, north of the junction with College Grove, opposite the entrance to the Parcelforce Site. It is oriented north west towards the Site.
- 7.83 The foreground of the view comprises the hard standing of the road, which is defined by a brick wall at the Parcelforce boundary. The area of lorry parking beyond contributes to the urban character of the view, and the low-rise Parcelforce building has a functional, industrial appearance.
- 7.84 There are some views of wider development to the right hand side of the view, where a residential block and the Golden Lion Public House can be seen, however, these are peripheral to the experience of the view.
- 7.85 The view would primarily be experienced by pedestrians and road users. Their focus would be on wayfinding and the road ahead.



PROPOSED

- 7.86 From this perspective, the rear mews part of the Proposed Development would be seen behind the Parcelforce building.
- 7.87 The fore and middle ground of the view would not change, and the viewer would understand the high quality, attractive new building separately from the industrial character of the Parcelforce site in the foreground.
- 7.88 The mews elevation of the Proposed Development would be an attractive addition creating interest in the background of the view. The light colour of the faience, and the roof gardens above, would reduce the effect of the massing, and contrast with the Parcelforce buildings. The Proposed Development would mark the location of the main frontage to Royal College Street, distinct from the functional, industrial character of the buildings in the foreground.



