

Euston Lodges, Euston Station  
190 Euston Road London NW1 2EF  
Design & Access Statement  
180320

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## **1. Outline**

The following Design & Access Statement is submitted to Camden Council Planning Department in respect to the proposed improvement works to the East & West Lodges at Euston Station, NW1 2EF.

The Euston Lodges are currently in use as the Euston Tap, a public house.

## **2. Site Description**

The Euston Lodges are located at the southern entrance to Euston Station along Euston Road. The lodges were built as part of the 1870 layout to Euston Station and are the only survivors of the previous station which was destroyed in 1962 as the station was rebuilt in conjunction with the electrification of the West Coast Main Line.

The Lodges are Grade II listed, and sit within the Bloomsbury Conservation area.

Until recently the Lodges were located in the centre of two generous green spaces which made up Euston Square Gardens. Due to recent works in progress to Euston Station the western green space has been converted into a taxi rank and drop off area. This has brought a large amount of vehicular and pedestrian traffic to the western side of the West Lodge.

Both lodges are currently in use as a popular pub, with the West Lodge open during daytime hours. They provide amenity to this side of Euston Station and the wider area. This function ensures that these heritage assets are protected and in use, and the proprietor has already facilitated improvement works to the buildings.

## **3. Planning History**

In 2013 Network Rail gained listed building consent and planning permission to install new oak framed windows to all elevations of the Euston Lodges in line with application ref. 2013/6395/L approved on 28.11.2013. The windows were sensitively procured to match the original historical windows. Prior to this installation the window openings had been blocked in with stonework.

Following receipt of this permission windows were installed to the more prominent north and south elevations, with the other openings remaining blocked in.

## **3. Amount**

Approval is sought for the following:

### **Works to Building Fabric**

- New oak windows to the West Lodge west elevation, and East Lodge east elevation.

### **External works to West Lodge**

- Replacement of metal utility railing with cast iron railing and pillars to match original.
- New decking to create larger outdoor terrace, with storage and plant concealed under deck.

## **4. Relevant Planning Policy**

### **4a. National Planning Policy**

The Government has set out its planning policies for the historic environment and heritage assets in the National Planning Policy Framework (NPPF), published in March 2012.

Paragraphs 126 to 141 of the NPPF contain the heritage specific policies, but other policies expressly apply to the historic environment also. Specific guidance contained within the NPPF states that when determining applications the authority should take into account

the Government objectives as expressed in the overarching definition of sustainable development and particularly (paragraph 131):

*“- the desirability of sustaining and enhancing the significance of all heritage assets (whether designated or not) and putting them to viable uses consistent with their conservation;  
- the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality;  
and  
- the desirability of new development making a positive contribution to local character and distinctiveness.”*

#### 4b. The London Plan

London Plan was adopted in 2011 and is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

Policy 7.8: Heritage assets and Archaeology details the regional policy in respect to development of listed buildings:

*“B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.*

*D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.”*

#### 4c. Local Policy

The Camden Local Plan was adopted in 2017 and sets out the strategy for managing growth and development in the borough. Specific policy is set out regarding the conservation of Camden’s heritage details, and the requirements of development proposals for Conservation areas and/or listed buildings.

- Policy as described in the Camden Local Plan supports the protection of public houses, and enhancement works which support their operation and longevity.

Policy C4 Public Houses:

*“Public houses (pubs) play an important community and cultural role. As places where members of the community meet and gather, they support social wellbeing and strengthen community cohesion.”*

*“The Council will seek to protect public houses which are of community, heritage or townscape value”*

- Camden Local Plan policy supports the protection of Heritage Assets such as listed buildings and conservation areas and the open spaces which provide a setting for these assets.

Policy A2 Open Space:

*“In order to protect the Council’s open spaces, we will:*

*f. conserve and enhance the heritage value of designated open spaces and other elements of open space which make a significant contribution to the character and appearance of conservation areas or to the setting of heritage assets;”*

Policy D2 Heritage:

*“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.”*

*“7.60 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it can often extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings.”*

## 5. Design Approach

The proposed improvements aim to enhance the outlook onto the West Lodge and external area from all approaches. The reinstated oak framed window to the West elevation will particularly improve the outlook from the west approach where new taxi rank and pathways have been added.

Decking to the full extent of the external area of the West lodge will create a more unified external area. Concealing the plant and storage area under the decking level will reduce the visual clutter and allow this valuable Heritage asset to be enhanced and highlighted. This also facilitates the operation of the pub, encouraging its success. Removing any equipment, pipework and a small section of wall abutting the north elevation of the building and adding an uninterrupted pedestrian access around the north and west elevations brings the external functions away from the listed building to improve the vista of the building.

## **5. Consultation**

The tenant of the two lodges has been in regular contact with the Railway Heritage Trust over the proposed work to the lodge. The Trust are extremely supportive of the proposed works and will support the planning application. Their support is also shown by their interest in contributing towards the additional window conversions, any extension of the Cast Iron fencing (particularly using existing pillars), and the external decking.

Furthermore Network Rail have also been approached for comment on the proposals. They are supportive of the improvement works as described.

## **6. Scale**

The footprint of the Lodges and West Lodge external area will remain the same. The size and shape of the terrace was already defined by a kerb and railings. The proposals are designed to improve the functionality, appearance, finish and boundary treatment of this area.

The decking material and new railings will be complimentary to the materials used in the existing building and context.

The new windows will match the design and materiality of the others previously reinstated.

## **7. Access**

The access to the internal spaces with the Lodges remains as existing.

Access to the external space will be improved with the addition of new gates and ramped decking, and a single level surface.

## **8. Use**

The use of the two Lodges will remain as existing. The use of the external space will be as existing but with its functionality and appearance enhanced.