



Belgrove House,  
NW1

S73 addendum  
note

March 2022

1. This note has been prepared to accompany the S73 application for the proposed amendments to the application at Belgrove House, Euston Road, in the London Borough of Camden. The application is for the the redevelopment of Belgrove House as a part 5 part 10 storey building plus 2 basement levels for use as office and research and laboratory floorspace incorporating café and flexible retail and office floorspace, an auditorium and a new step free entrance to Kings Cross LUL station in place of the two tube boxes on Euston Road together with terraces at fourth and fifth floor levels, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works.
2. This note considers the changes to the scheme in terms of townscape and heritage. The TVIHA, submitted with the planning application, and the updated drawings and DAS addendum, prepared by AHMM, should be consulted in conjunction with this note.

### **The proposed amendments**

3. The amendments to the scheme, which are of relevance to townscape, visual impact and heritage matters, can be summarised as follows:
  - Internal alterations to the core layout and associated changes to the southern elevation;
  - Change to the design of the laboratory glazing at levels 1-3;
  - Alterations to the Euston Road main entrance;
  - Alterations to the indicative public realm design;
  - Design development to the external terraces at levels 4 and 5;
  - Design development of the facades at levels 4 and 5;
  - Design development to the double skin façades at levels 6-9;
  - Amendments to the PV layout and plant layout at roof level; and
  - Amendment to the glazing at the riser crown.
4. The changes to the design are minor in terms of townscape, visual impact and heritage. There have been minor changes to the southern elevation from 4<sup>th</sup> to 9<sup>th</sup> floor level. The glazing at 1<sup>st</sup> to 3<sup>rd</sup> floor levels has been reconsidered to fit in with the buildings' structure and to give improved views. The design of the entrance on Euston Road has been altered, but still provides safe access to the reception area. The public realm design, which was indicative, has been developed following discussions with LB Camden highways officers and TFL. The design development to the terraces and facades is minor in nature and remains consistent with the approved scheme. The changes to the plant layout are minor, and there has been a small amendment to the glazing at the crown of the risers.

### **Townscape, Visual Impact and Heritage**

5. With regards to townscape and visual considerations, the overall appearance of the Proposed Development would not be altered to a significant extent by the design amendments. The previously assessed effects of the Proposed Development on views and townscape would not change as a result of the amendments.

6. With regards to heritage considerations and the direct effect on the Kings Cross Conservation Area and the indirect effects on heritage assets in the surrounding area as assessed in the 2020 TVIHA, the previously assessed effects of the Proposed Development would not change as a result of the amendments.
7. In summary, the proposed design amendments would not result in any change to the assessments of effect with respect to townscape, visual impact and built heritage, as presented in the 2020 TVIHA. The conclusions reached in the 2020 TVIHA remain unchanged and valid for the proposed amendments.

The Townscape Consultancy  
March 2022