

13<sup>th</sup> October 2022

Town and Country Planning Act 1990 (as amended)

**HERITAGE STATEMENT:**

Eagle Wharf  
146 & 150 Royal College Street  
London  
NW1 0TA

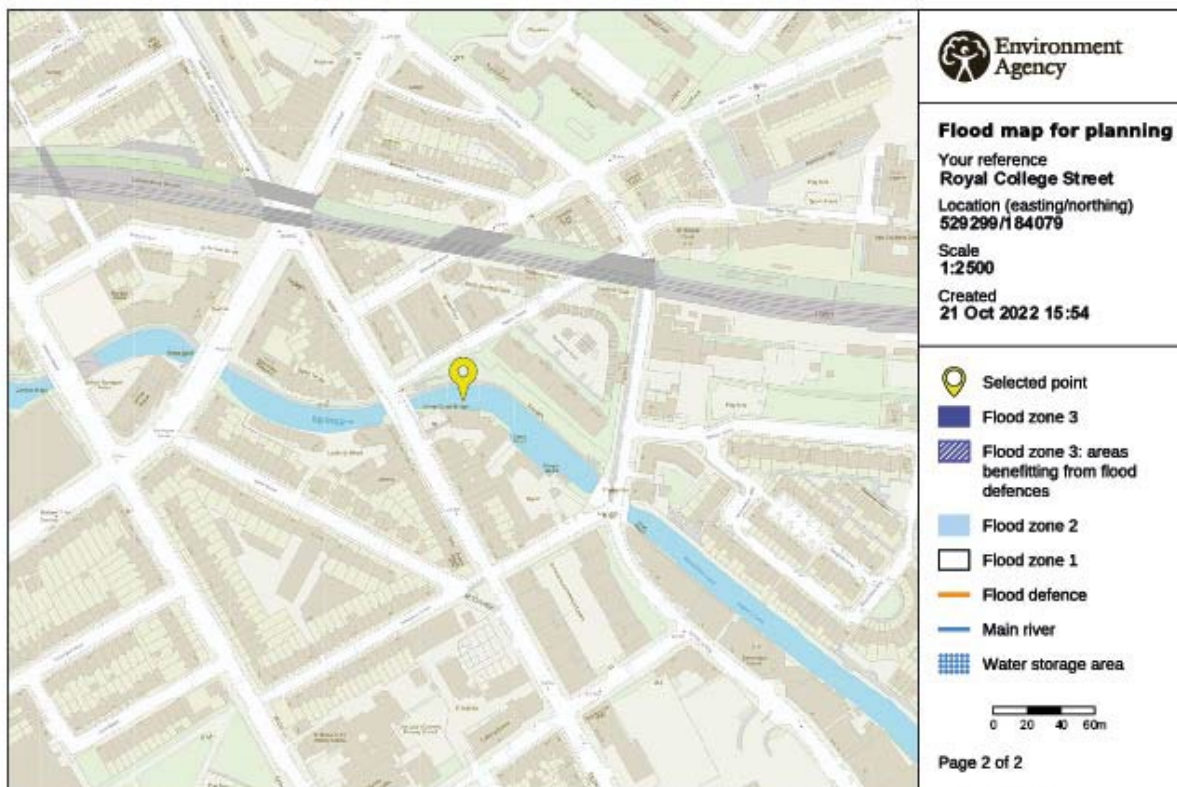
This Heritage Statement has been prepared in support of a submission for Demolition within a Conservation Area for the above property.

**1. Location & Site Description**

- 1.1 The application site totals approximately 850m<sup>2</sup> and is situated in the St Pancreas & Somers Town ward of the London Borough of Camden.
- 1.2 The site is bounded by Royal College Street to the west, the Regents Canal to the north and east and Bangor Wharf further to the south-east. On the south-west is a 3-storey listed terrace.
- 1.3 The site consists of a pair of three storey brick-built office buildings, originally constructed as warehouse space they are mentioned in the Regents Canal CA appraisal and management document as ‘an excellent example of the reinstatement of a historic canal-side warehouse building’
- 1.4 The two buildings are joined by a later link structure which contains stairs and WC accommodation.



- 1.5 The above aerial photograph shows the whole site outlined in blue and number 150 Royal College Street outlined in red.
- 1.6 The site has had a few planning applications in the recent past. In 1986 permission was granted for an additional storey and terrace connection, (8601250). In 1998 there were two applications, PE9800888 for works to the south-east and north-west elevations and PE9800907 for the link building with enclosed stairs. Finally in 2011 there was an application, 2011/4796/P, to change the doors on the north-east elevation to the canal
- 1.7 In 2021 permission was granted for a new 4-storey office building on the adjacent site fronting Royal College Street (2021/2472/P).
- 1.8 Vehicular access to the site is via Royal College Street, which is a one-way north bound road.
- 1.9 Pedestrian and cycle access are also provided via Royal College Street which has dedicated north and south cycle lanes.
- 1.10 The site is very well connected to the public transport system with Camden Road overland station a few minutes' walk away and Royal College Street is a bus route served by number 46 busses.
- 1.11 The site is on the Regents Canal a SINC and the north side of the canal is a designated Metropolitan walk.



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.

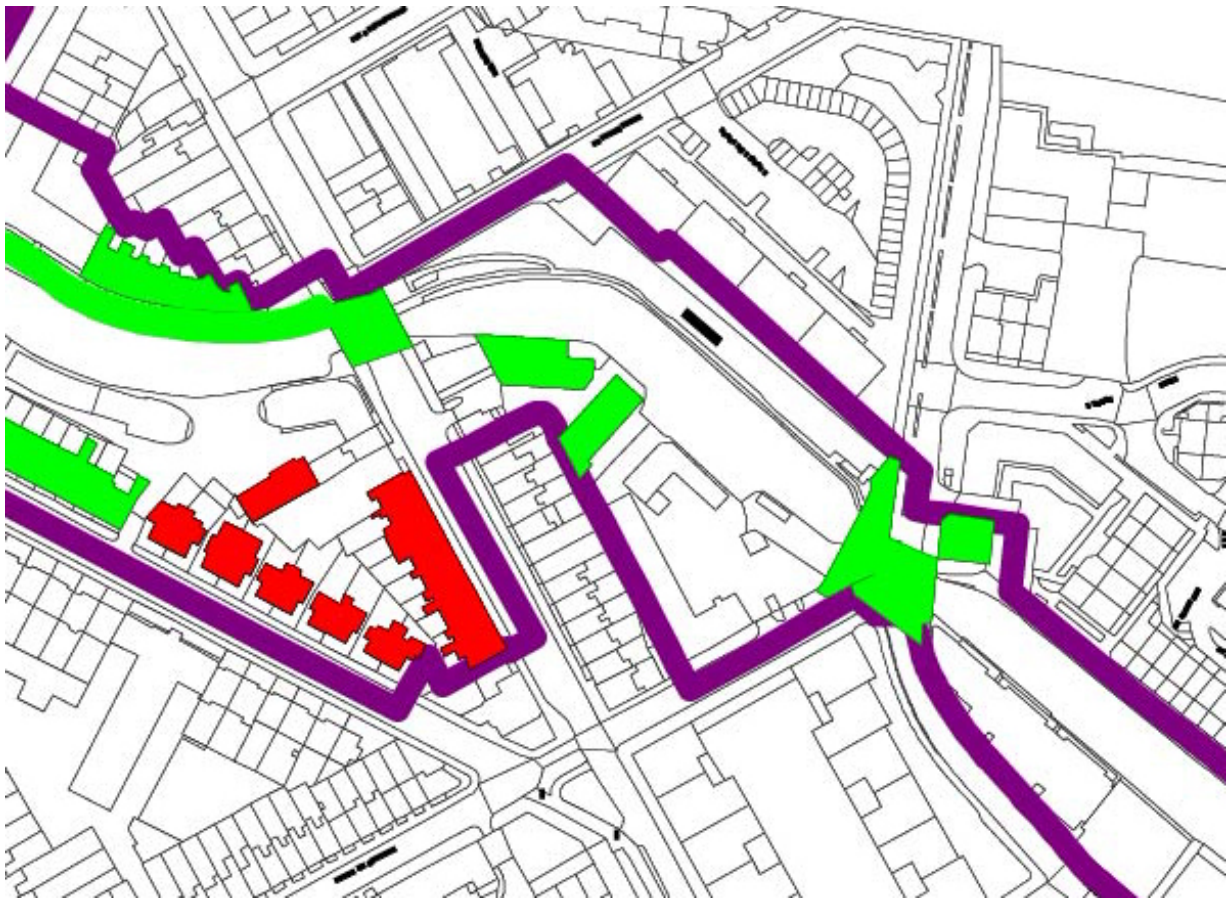
- 1.12 The site is entirely within a flood Zone 1 as shown on map above.



## 2. Significance

2.1 The site is within the Regents Canal Conservation Area.

2.2 The two existing buildings are considered to positively contribute to the Conservation Area as shown in the map below, with 'positive contributors' in green.



2.3 The London Borough of Camden adopted the Regents Canal Conservation Area in September 2008, and the appraisal document has a detailed history of the Canal and its development.

2.4 Eagle Wharf is present on the 1914 OS map, when the Canal was at the peak of use for the transportation of goods.

2.5 The north side of the canal, opposite the site, is described as a large open planted section, with the steep bank rising up from the towpath and the trees on it providing a valuable visual containment.

### **3 Proposal**

3.1 There are three discrete areas of building works covered in this proposal.

- The first two are the alterations to the south elevation of number 150 at the ground floor level.
- These alterations are within the courtyard and are therefore hard to see from the public realm. They will be completely hidden once the new development on Royal College Street has been completed.
- It is proposed to re-open a window that at some point in the past was infilled with brick.
- The new window will match in detail and material the other existing windows on that façade.
- It is also proposed to enlarge the boxing around the security shutter over the entrance door too provide an area of shelter at the front door.
- This boxing will have a sign for the business on its flank side facing the access route.
- The third area of work is to the roof level of number 150 Royal College St.
- The proposal is to install new decking and planters to the existing terrace area that links the second-floor office of 150 to the link building.
- There are planters proposed to both sides of the terrace within the line of the existing railings. These will be visible from the canal towpath, but will make a positive contribution to the environment.

**WILLIAM RUSSELL ARCHITECTS**

1a Highgate Business Centre  
33 Greenwood Place  
London NW5 1LB



View from Royal College St



View looking back to Royal College St





View of Entrance from Courtyard showing bricked-up window and existing security shutter



View of bricked-up window to left of entrance.





View of existing terrace and railing looking towards the canal



View of existing terrace and railing looking towards Royal College St



View of Eagle Wharf from the towpath



View of Eagle Wharf from the bridge.