



Sophisticats, 34-38 Eversholt Street Euston, London

Built Heritage Statement



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Summary

Wessex Archaeology was commissioned by DV Architects, on behalf of J D Wetherspoon PLC, to prepare a Built Heritage Statement for 34-38 Eversholt Street, Euston, London, NW1 1DA, located at Ordnance Survey National Grid Reference coordinates 529653, 182775.

The aim of this study is to inform a forthcoming planning application to redevelop the site, comprising the ground floor and basement of the property.

In accordance with the Chartered Institute for Archaeologists 'Standard for Desk-based Assessment' (2020) and to fulfil the requirements of paragraphs 194 and 203 of the National Planning Policy Framework (2021), this study sets out the significance of the site, the extent to which its setting contributes to that significance, and the potential impacts of the proposals on the site and any other nearby heritage asset.

The site is located at 34-38 Eversholt Street, forming part of an early 19th century three-storey with basement, brick-built terrace with a modern frontage to its ground floor. The terrace is built in a Regency style, as demonstrated by the original brick frontage of the terrace block and first-floor windows set back within brick-arched recesses. The site forms part of the locally listed 34-70 Eversholt Street, in recognition of its architectural and historic significance. The architect is not known, but the site is first listed in the 1852 London Directory as '34, 36 and 38 Seymour Street' as a grocery (Nos. 34 and 36) and china and glass shop (No. 38). The street was renamed in 1938 and listed as Eversholt Street in the 1940 trade directory. Since the 1970s, the former three properties at the site were amalgamated and operated as Sabah (1975), Fantasia (1985), Secrets (2005) and Sophisticats (2020). The site remains in use as Sophisticats.

Number 34-38 Eversholt Street forms part of the locally listed 34-70 Eversholt Street; a non-designated heritage asset of local heritage significance due to its historic and architectural interest. This is primarily expressed in its early 19th century Regency principal façade, historic development as part of Eversholt Street, and spatial association with Euston Railway Station. The terrace also includes the Grade II listed 64 Eversholt Street.

The principal elevation of the site fronts onto Eversholt Street. Unsympathetic alterations have created a modern ground floor frontage encompassing three former commercial properties, which has negatively impacted the significance of the locally listed terrace. Internally, the site has not retained any original planform, circulation or original fixtures or fittings that would contribute to its significance, following its redevelopment from independent shops in the late 20th century.

The proposals will remove extant unsympathetic alterations and finishes to the principal elevation and reinstate traditional aspects of the locally listed building previously lost. This will represent an overwhelmingly positive impact, enhancing the significance of the locally listed terrace and its encompassed Grade II listed property at Number 64, and improving the historic streetscape along Eversholt Street. The general streetscape enhancement will also positively improve the surrounding aspects to the adjacent locally listed Euston House, aiding to some degree, albeit limited, in the ability to appreciate its significance.

The proposed internal changes to the building will not affect the significance of the locally listed terrace, nor any other heritage asset.

In conclusion, it is considered that the proposals comply with section 16 of the National Planning Policy Framework.



In relation to Policy C4, E1, D1, D2, D3 and D4 of the Camden Borough Council Local Plan (2017), the proposal seeks to change the use of the club into a public house. The proposals have been carefully designed to enhance the character of the area, and the significance of nearby heritage assets, including the locally listed 34-70 Eversholt Street which the site forms part of.

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Sophisticats, 34-38 Eversholt Street Euston, London

Built Heritage Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by DV Architects, on behalf of JD Wetherspoons PLC (hereafter 'the Client'), to prepare a Built Heritage Statement for 34-38 Eversholt Street, Euston (hereafter 'the Site').
- 1.1.2 The proposals are to redevelop the Site, formed by the ground floor and basement of the property, which is currently a 'Gentleman's club', to a Public House (Sui Generis)/Restaurant (Use Class E).
- 1.1.3 The assessment has been prepared to inform the planning application process, in accordance with the Chartered Institute for Archaeologists '*Standard for Desk-based Assessments*' (2020), relevant Historic England guidance, and to fulfil the requirements of paragraphs 194 and 203 of the National Planning Policy Framework, hereafter 'NPPF' (2021). The existing plans and design proposals are included in **Appendix 4**.
- 1.1.4 While not statutorily designated or located within a conservation area, the Site is a non-designated heritage asset forming part of the locally listed 34-70 Eversholt Street. The terrace was added to Camden Council's Local Heritage List for its architectural and townscape significance (Camden Council Local website).

1.2 The Site

- 1.2.1 The Site is located at 34-38 Eversholt Street, Euston, London, NW1 1DA, centred on Ordnance Survey (OS) National Grid Reference (NGR) co-ordinates 529653, 182775. It is situated on the east side of Eversholt Street opposite Euston Railway Station and positioned on the corner junction of Eversholt Street and Doric Way, adjacent to the locally listed 'Euston House' (**Figures 1 and 2**). Eversholt Street is a thoroughfare built in the 1810s for Bedford Estate as 'Seymour Street', and it was renamed in 1938 as 'Eversholt Street'. It stretches one kilometre from Euston Railway Station to Camden Town.
- 1.2.2 The Site comprises the ground and basement floors of a three-storey with basement, rendered brick-built terrace, designed in a Regency style. It was built in the early 19th century with commercial premises to the ground floor and residential above. The Site operated as three separate properties until c.1975 when the ground floor and basement were amalgamated to become 'Sabah Night Club'. In c. 1985 the Site became 'Fantasia', a night club and live music venue, and in c. 2005 it became 'Secrets' a lap dancing club. In 2020 'Sophisticats', 'Gentleman's club', acquired the premises.
- 1.2.3 The interior of the Site underwent refurbishment works to amalgamate the ground floors of 34-38 Eversholt Street in the 1970s, as such all internal historic features were removed from the ground and basement floors.



1.3 Scope of document

- 1.3.1 This assessment was requested by the Client to determine, as far as is possible from existing information, the nature, extent, and significance of the built heritage resource within the Site and its environs, in accordance with the Chartered Institute for Archaeologists *Standard for Desk-based Assessment* (2020) and relevant Historic England guidance, and to fulfil the requirements of paragraphs 194 and 203 of the National Planning Policy Framework (NPPF; 2021).

2 METHODOLOGY

2.1 Aims and scope

- 2.1.1 The assessment will be undertaken using appropriate methods and practices, based upon relevant professional guidance, which satisfy the stated aims of the project, and which comply with the ClfA Code of Conduct and other relevant regulations of the Chartered Institute for Archaeologists.

- 2.1.2 The specific aims and scope of this assessment are to:

- *assess the significance of 34-38 Eversholt Street through weighted consideration of its valued components*
- *assess the implications of the design proposals on the significance of the heritage asset and its setting in accordance with the requirements of the National Planning Policy Framework (NPPF); and*
- *make recommendations for strategies to mitigate any potential harm arising from the design proposals.*

2.2 Study Area

- 2.2.1 A Study Area of a radius of 500 m centred the Site was established, in order to assess the known heritage assets, present within the vicinity and to give an indication of the potential dates and types of built heritage assets that might be present (**Figures 1 and 2**). A search of the Greater London Historic Environment Record was conducted (**Appendix 1**). The search also provides a context for the discussion and interpretation of the known and potential resources within the Site.

2.3 Sources

- 2.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:
- *the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets*
 - *the Camden Council planning portal*
 - *the Greater London Historic Environment Record (HER)*
 - *national heritage datasets*

- *Ordnance Survey mapping available online; and*
- *relevant primary and secondary sources held at the Camden Local Studies and Archives Library, available online and in Wessex Archaeology's own library.*

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

2.4 Site visit

2.4.1 The Site was visited on the 12th and 13th September 2022. Weather conditions were overcast.

2.4.2 The aim of the Site visits was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural, or historic interest.

2.5 Assessment of significance

2.5.1 Significance (for heritage policy) is defined as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.5.2 The assessment of the significance of the non-designated heritage asset was informed by:

- *Planning (Listed Buildings and Conservation Areas) Act, 1990*
- *The National Planning Policy Framework (NPPF) (MHCLG 2021)*
- *Planning Practice Guidance (MCHLG 2021)*
- *Standard and guidance for historic environment desk-based assessments (ClfA 2020)*
- *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008)*
- *Conservation Principles for The Sustainable Management of The Historic Environment: Consultation Draft (Historic England 2017a)*
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets in Advice Note 12 (Historic England 2019)*
- *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (Historic England 2015)*
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017b); and*
- *Relevant Designation Selection Guides published by English Heritage/Historic England.*

2.5.3 For the purposes of this assessment, the significance of heritage assets is defined in terms of the 'interests' set out within the glossary of the NPPF, as per *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019).

2.5.4 These interests are further defined as:

- **Archaeological Interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **Architectural and Artistic Interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and sculptures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- **Historic Interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

2.5.5 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015).

2.6 Setting assessment

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

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounds 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.'

2.6.2 The setting assessment was guided by *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (GPA3; Historic England 2017b), which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their setting are affected'
- Step 2 requires assessment of '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'
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'
- Step 5 is to 'make and document the decision and monitor outcomes'

2.6.3 Steps 1 to 3 have been undertaken for the purposes of this assessment.

2.7 Best practice

2.7.1 This built heritage statement was carried out in accordance with the Chartered Institute for Archaeologists' *Standard and guidance: desk-based assessment* (CIfA 2020) the National Planning Policy Framework, and relevant guidance published by Historic England.

2.8 Assumptions and limitations

2.8.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.8.2 The records held by the various national heritage datasets consulted are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.8.3 The locally listed building dataset illustrated on Figure 2 has been transcribed from the Camden London Borough Council interactive map. Camden London Borough Council have not yet provided a formal output following a request from Wessex Archaeology. Therefore, the accuracy of this dataset cannot be guaranteed.

2.9 Copyright

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

3 PLANNING BACKGROUND AND DESIGNATIONS

3.1 Introduction

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

3.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process along with the principal heritage assets in and around the Site. Further detail is presented in **Appendix 2**.

3.2 Designated heritage assets

3.2.1 A designated heritage asset is defined in the NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

3.2.2 Designation can be defined as:

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

3.2.3 Relevant to the Site, statutory protection is provided to certain classes of designated heritage assets under the following legislation.

- *Planning (Listed Buildings and Conservation Areas) Act 1990.*

3.3 Non-designated heritage assets

3.3.1 A non-designated heritage asset is defined in paragraph 39 of the Planning Policy Guidance (2019) as:

'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decision but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'

3.3.2 Paragraph 203 of the NPPF (2021) states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm of loss and the significance of the heritage asset.'

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

3.4 National Planning Policy Framework

3.4.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and most recently revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected and to be applied.

3.4.2 Section 16 of the NPPF entitled, 'Conserving and enhancing the historic environment', sets out the principal national guidance of the importance, management and safeguarding of heritage assets within the planning process.

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

3.4.4 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource*

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

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

3.4.6 In 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance (PPG) web-based resource. The resource provides additional guidance intended to accompany the NPPF. It includes a section entitled 'Historic Environment,' which expands upon the corresponding sections of the NPPF and was most recently updated on 24 June 2021.

3.5 Local planning policy

3.5.1 The Site is situated within the administrative borders of Camden London Borough Council. At present, planning applications are primarily decided upon by using the policies of the:

- *Camden Local Plan (Adopted 2017).*

3.5.2 The Local Plan forms the basis of the development plan for the area and sets targets for the provision of new housing and employment, as well as setting out general policies in relation to economic development and protection of natural and historic features. The policies of particular interest to the development are 'Policy C4 Public Houses', 'Policy E1 Economic Development', 'Policy D1 Design', 'Policy D2 Heritage', 'Policy D3 Shopfronts' and 'Policy D4 Advertisements'

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

4 HERITAGE ASSETS

4.1 Introduction

4.1.1 Heritage Assets are defined in NPPF Annex 2 as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets are identified by the local planning authority (including local listing).'

4.1.2 In addition, Planning Practice Guidance defines non-designated heritage assets as:

'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.'

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'

(Paragraph: 039 Reference ID 18a-039-20190723; Revision date: 23 07 2019).

4.2 Designated Heritage Assets

4.2.1 There are no designated heritage assets within the Site.

4.2.2 There are 68 listed buildings within a 500 m radius study area of the Site; 3 Grade I listed, 8 Grade II* listed and 59 Grade II listed. In addition, the study area includes the Bloomsbury Conservation Area and the Kings Cross / St Pancras Conservation Area. The closest to the site are The Royal George (NHLE no. 1342046; situated on Eversholt Street) and 64, Eversholt Street (NHLE no.132047), although none of the designated heritage assets share intervisibility and only 64 Eversholt Street has any meaningful relationship with the Site. As such, only 64 Eversholt Street will be considered further within this assessment, along with the Site.

4.2.3 All designated heritage assets within the Site and Study Area are depicted on **Figure 1** and in **Appendix 3** respectively.

4.3 Non-designated heritage assets

4.3.1 The Site contains the non-designated heritage asset of 34-70 Eversholt Street.

4.3.2 There are a further 28 non-designated heritage assets within the study area. Their locations and details are provided on **Figure 2** and in **Appendix 3** respectively.

4.3.3 As the majority of the non-designated heritage assets within the study area have neither any historical association or meaningful intervisibility or relationship with the Site and/or where the Site does not form part of their setting contributing to their significance, based on Site visit observations, these assets have been scoped out of any further assessment.

4.3.4 Due to the proximity and the potential for their significance to be impacted through a change within their setting, in addition to 34-70 Eversholt Street, the following non-designated heritage assets will be considered further:

- Euston House; and
- St Mary's, St Anne's and St Joseph's flats, Doric Way and Drummond Crescent.

5 HISTORIC BACKGROUND

5.1 Previous studies

5.1.1 No record of any previous intrusive archaeological investigations within the Site have been identified during the preparation of this assessment.

5.2 Historical background, context, and relevant planning history

History of Camden and the establishment of Eversholt Street

- 5.2.1 The earliest records of Camden relate to the 1790s. When Charles Pratt, 1st Earl of Camden, owned and developed land at Camden Place, he then named the area 'Camden Town'.
- 5.2.2 However, the origins of Eversholt Street, predate the development of Camden. The development lies in the construction of New Road, which was established as a thoroughfare to bypass the congestion of London, and later renamed Euston Road. Historically, north of the road, which includes the Site, was agricultural fields with footpaths leading to the current street that led to Camden Town.
- 5.2.3 Eversholt Street was built in the 1810s in response to the development of London, most notably the Bedford Housing Estate. The road was originally called Seymour Street until 1938 when it was renamed Eversholt Street. The street stretches one kilometre north from Euston Railway Station to Camden Town.
- 5.2.4 Euston Railway Station opened in 1837 as London's first inter-city terminal. It was originally located north of its present location but was demolished and replaced with the existing station in the 1960s, opposite the Site. The improved transport links continue to bring more people to the area.

History of the Site

- 5.2.5 The Site was built in the early 19th century on the east side of Eversholt Street, the principal thoroughfare that connects the borough of Euston to Camden. It forms the southern end of a long terrace encompassing numbers 34-70 Eversholt Street and originally comprised three properties. The properties included residential flats at the first and second floor, and commercial units at ground and basement levels. The precise year of construction is not currently known nor by who.

The Site is first listed in the 'London Trade Directory of 1852' as 34, 36 and 38 Seymour Street. According to the trade directories of 1862 to 1920, the Site had a variety of occupants which included bakers, butchers, and grocers. From 1924 to 1966, the Site had the same occupants, Express Dairy Company (34 Eversholt Street) and Maison Escande's Hotel and Restaurant (36 and 38 Eversholt Street). An image taken in the 1930s from the south of the Site, shows the Site occupied by 'Express Dairy Company' and Maison Escande's Hotel and Restaurant (**Plate 1**). The photograph shows the Eversholt Street elevation as brick-built with white sash windows to the first and second floor. The ground floor of 36-38 Eversholt Street has a traditional shopfront under a large canopy with signage advertising the occupant on the first floor. Additionally, the ground floor of 34 Eversholt Street also has a traditional shop front with advertising to the glazing and advert for 'teas and luncheons' above the chamfered doorway to the corner of Doric Way and Eversholt Street. The Doric Way elevation of the Site is shown as rendered with coloured paint advertising 'Express Dairy Company' and Euston Railway Station. From 1966 to 1975, Cooper Kitchen occupied 34 Eversholt Street, though it is not known who occupied 36 and 38 Eversholt Street at this time.

- 5.2.6 A review of the available historic mapping (**Figure 3**) shows that from the early 20th century onwards, the Site has gradually expanded to its rear. By 1922 (**Figure 3B**) Number 34 had amalgamated with the adjacent property on Doric Way, whilst Number 36 was extended to its rear. Further extensions and amalgamations continued in the latter 20th century with

Number 34 shown as one with number 42 Doric Way by the early 1990s (**Figure 3C**), forming an 'L'-shaped property surrounding small yard areas at the rear of numbers 36-38.

- 5.2.7 The ground floor and basement of the Site was amalgamated in 1975 when the Site became 'Sabah' nightclub. Images of the Site dating to 1975 (not reproduced) show the first and second floor of the Eversholt Street elevation and the majority of the Doric Way elevation as rendered white, whilst the shopfront occupying the ground floor of the Site is painted black with advertising for 'SABAH' to its fascia. The splayed entrance to the corner with Doric Way has been removed and the principal entrance is now in bays one and two of 36 Eversholt Street, and projecting signage is positioned at the first floor. In c. 1985 the Site became 'Fantasia', a night club and live music venue. The appearance of the Site remained the same but the projecting signage on the first floor moved to the corner of Doric Way and Eversholt Street (**Plate 2**). By 2005, the Site was 'Secrets', functioning as a 'Gentleman's' club. During this period, the Site's external render was painted black, and a shop canopy was added to the Everhsolt Street and Doric Way elevations. A small entrance was installed on the Doric Way elevation, and the former sash windows at first floor were replaced by modern casements (**Plate 3**). The Site was later renamed 'Sophisticats' in 2020, with the present appearance of the Site with a grey rendered first and second floor, with modern sash windows to the openings. The ground floor is painted black with a shop canopy to the principal elevations. Access to the Site is via the main entrance along Eversholt Street (formerly Number 36), with a secondary entrance from Doric Way (**Plate 4**).
- 5.2.8 The amalgamation of 34-38 Eversholt Street in the 1970s resulted in the removal of any internal original and historic features, along with the original planform and circulation of the former three properties at both ground and basement levels.
- 5.2.9 21st century planning applications for the property listed on the Camden Council website include:

Planning Application	Description	Decision
2005/4873/P	Retention uPVC windows and replacement of remaining timber windows with uPVC	Approved
2010/2490/P	Conversion of upper floors and erection of two storey extension above existing nightclub to create 4 x 2 bed units and 2 x 1 bed units (class C3) and change of use of the existing ancillary office space to 1 x 4 bed unit (class C3) and associated external alterations	Approved
2011/1283/P	Alterations to entail retained mansard roof with creation of 2 x rear dormer at first floor level (as an amendment to	Approved

	planning permission ref: 2010/2490/P)	
2014/4296/P	Mansard roof extension to create a third floor to the building, the creation of a 2-bedroom self-contained residential unit and cycle parking at street level.	Approved
2016/4038/P and 2017/4304/P	Third floor extensions to existing building, including a mansard addition and flat roofed rear extension to create 2 x 2 bed residential flats (C3) together with the reconfiguration of access steps and new cycle storage enclosures at ground floor level	Refused

6 BUILDING DESCRIPTION

6.1 34-38 Eversholt Street

Exterior

- 6.1.1 34-38 Eversholt Street is three storeys in height with basement, and small parapet wall hiding the altered flat roof beyond. It was built in the early 19th century as three separate properties in a Regency style, as demonstrated by the balanced principal façade with first floor windows set within brick-arched recesses. It is constructed from London stock brick, and covered with a modern render, with commercial units at the ground and basement levels and residential flats to the floors above.
- 6.1.2 The Eversholt Street (west) elevation is the principal façade. It comprises six bays over three storeys. The windows to the first and second floors are modern sashes divided into nine over nine at first floor and six over six at second floor. There is projecting signage that would have advertised ‘Sophisticats’, positioned at the southern end of the elevation at the junction with Doric Way, however, the branding has been removed. The ground floor is a modern commercial unit with a projecting canopy. The canopy is black with ‘Sophisticats’ branding; three on the Eversholt Street, one on the former splayed entrance, and one on the Doric Way elevation. The frontage is painted black and features the main entrance below 36 Eversholt Street and a glazed opening below 34 Eversholt Street. There are modern notice boards flanking the latter opening (**Plates 5 – 8**).
- 6.1.3 The pavement surface in front of the building along Eversholt Street, included within the Site boundary, is formed by a combination of concrete and pavement lights (**Plate 7**). The pavement lights are attributed to ‘John Healey, London’ who designed pavement lights across London, such as at Windmill Street and Shaftesbury Avenue. The company dates to the 1930s until it was bought by ‘Luxcrete Ltd’ in 1986. Those at the Site most likely date from the mid- to late 20th century.

- 6.1.4 The south elevation fronts Doric Way and incorporates three different elements: Number 34 Eversholt Street to the west; an incorporated, former single storey, building to its centre, with added first and second floor (Number 44 Doric Way); and Number 42 Doric Way to the east (**Plates 9-12**).
- 6.1.5 The entire elevation is rendered, whilst the ground floor of Number 34 Eversholt Street is a continuation of the modern frontage from the principal façade and includes a secondary entrance to the Site. At half landing heights above are two inserted windows serving an internal staircase.
- 6.1.6 In the centre of the elevation is 44 Doric Way. At its join with 34 Eversholt Street, a small flight of steps leads to an inserted entranceway, accessing the residential units at first and second floor of 34-38 Eversholt Street and 44 Doric Way, via the internal staircase in 34 Eversholt Street, as mentioned above. Adjacent is an emergency fire exit from the Site with short flight of steps, located at ground floor, with two windows positioned to its east (internally boarded). Below the ground floor windows an external staircase leads down to a further emergency fire exit at basement level. The first and second floors of the building are later additions, with large modern windows, approved as part of the 2010 planning application (see section 5.2).
- 6.1.7 At the east end of the elevation is Number 42 Doric Way; a tall, slender, three-storey residential building. Here, the Site extends within the structure at basement level only, with the emergency fire exit at basement level, accessed via the external staircase previously mentioned.

Interior

- 6.1.8 The Site comprises the ground floor and basement levels of the building only. The primary entrance is from the large doorway in line with the former Number 36 Eversholt Street. This leads, via the reception and cloak room to the east, or directly to the north, into a large open plan entertainment area with bar in the west of centre. Areas of booth seating on raised floors are positioned along the north and south sides of the room (**Appendix 4**). A secondary entrance is positioned from Doric Way adjacent to the reception area and provides direct access down to the basement level. In addition, an emergency fire exit is positioned off the main room to the south, leading out to Doric Way (**Plates 14 – 16**).
- 6.1.9 The basement is accessed via a staircase at the southwest of the building. The basement space is split into four areas. To the west is a corridor with vaulted storage areas set beneath the pavement. To the east of this is a changing room, toilets, meeting room and office. This then leads into the main entertainment area within the basement comprising an open plan seating area, with some raised, and a bar. Beyond this, to the rear (east), is a service area including fire exit, kitchen, stock room, staff room and access to a small external yard (**Plates 17 - 20**).
- 6.1.10 With the exception of some retained structural walls and the vaulted storage areas beneath the pavement, nothing of the original layout or circulation of 34-38 Eversholt Street has been retained at ground or basement level. Any former original fittings, fixtures, and decorative features have been entirely stripped and replaced with modern finishes throughout.

6.2 Setting

- 6.2.1 The Site is locally listed, forming the southernmost properties of 34-70 Eversholt Street. The terrace was locally listed in recognition of its age, style and balanced façade, which makes a collective identity to the townscape of Eversholt Street and the district of Euston (**Plates**

21-24). The terrace also includes the Grade II listed 64 Eversholt Street (NHLE 132047), listed in recognition as the only property to retain an original shopfront within the terrace (**Plates 21-22**). The blank industrial face of Euston Railway Station dominates the opposite side of Eversholt Street (**Plate 26**). The side street of Doric Way has a more varied street scene with c. 1930s flat developments with mansard roofs and dormer windows on the north side (**Plate 27**), and the locally listed 'Euston House' (24 Eversholt Street) a large scale, nine storey office block on the south side of Doric Way, fronting Eversholt Street (**Plates 25, 27-28**). The area has a mix of residential, commercial, and light industrial buildings of varying scale, style and date within the vicinity of the Site, whilst Eversholt Street represents a busy thoroughfare between Camden Town and Euston Road.

- 6.2.2 Despite the busy road, the generous width of the street and pavement means that it does not feel particularly enclosed. This has also allowed for comfortably accommodating outside seating at premises such as Royal George Public House, 8-14 Eversholt Street. This provides a more relaxed nature to the streetscape.

7 STATEMENT OF SIGNIFICANCE

7.1 The Site, 34-70 Eversholt Street and the Grade II listed 64 Eversholt Street

- 7.1.1 The Site, comprising the ground and basement floors only of 34-38 Eversholt Street, forms part of a terrace built in the early 19th century, and features within the Camden Council Local Heritage List as part of the group listing for '34-70 Eversholt Street'. The local listing recognises the architectural and townscape significance of the terrace.
- 7.1.2 The terrace derives its significance from its architectural and historic interests. The external appearance of the asset, in particular the principal façade to Eversholt Street, illustrates the early 19th century Regency style and the planned development of the street. Of particular note are the first-floor windows set within brick-arched recesses.
- 7.1.3 However, the terrace has been subject to much change and alteration throughout the 20th century, impacting its architectural interest and significance as a whole. The ground floors have been subject to extensive later alterations as a result of the changing demands and fashions of the commercial market, with modern shop frontages, signage and changes in access clearly visible. At first and second floor, the properties within the terrace have been subject to varying modifications, with sections of re-build to the principal elevation, added balconies, and painted and rendered brickwork which has removed the intended former uniform and continuous architectural design of the terrace. In addition, the varying types of fenestration now in place along the façade is also detrimental to the significance of the terrace.
- 7.1.4 Positioned within the terrace is the Grade II listed 64 Eversholt Street (NHLE 1342047). The listing description is brief but specifically states "*Included as retaining the only original shopfront in the terrace*". Here, the significance of the property primarily derives from its architectural interest gained from this retained original shop frontage at ground floor. The interior was not inspected at the time of its listing in 1974, and the remainder of its principal elevation has undergone unsympathetic alterations in much the same way as the rest of the terrace.
- 7.1.5 The Site, in its current form, with black ground floor frontage extending across the former three properties, and modern entrance and finishes, does not contribute to the significance of the locally listed terrace, beyond forming part of its structure. The former three commercial units once occupying the Site are no longer legible, and the external changes

have negatively impacted the significance of the terrace. The intended character of small independent commercial units with unbroken architectural cohesion at first and second floor has been significantly impacted, both at the Site and across other properties within the terrace.

- 7.1.6 Internally, the Site no longer contains any clear original form, or retained features of significance. With the exception of the vaulted storage area beneath the pavement, and the presence of retained structural walls, nothing of the original intended design of the former three properties has been retained. The current modern layout, fixtures and fittings do not contribute to the significance of the building.
- 7.1.7 The immediate setting of the Site is Eversholt Street and Euston Railway Train Station. The terrace fronts the pavement, however, the building is set back, originally to accommodate the commercial needs of the properties, but now allows a wide pavement.

7.2 Euston House

- 7.2.1 Euston House is a locally listed building positioned opposite/adjacent to the Site on the corner of Eversholt Street and Doric Way.
- 7.2.2 The historic and architectural interest of the building is considered to be of local value. The building was designed as a post-war commercial building in an art-deco style by William Haylin and AV Neal. The grandeur and height of the building has made it a landmark building within the setting of Eversholt Street, especially in comparison with the smaller scale 34-70 Eversholt Street to its immediate northwest.
- 7.2.3 The building's immediate setting is to Eversholt Street and Doric Way. Similar to the Site, the building fronts a wide pavement and the thoroughfare.
- 7.2.4 The Site visit has shown that there is clear intervisibility between the Site and Euston House due to their proximity. However, the two buildings have no historical association or meaningful spatial or visual relationship that contributes to the significance of either structure.

7.3 St Mary's, St Anne's and St Joseph's Flats, Doric Way and Drummond Crescent

- 7.3.1 The collection of buildings is located to the east of the Site.
- 7.3.2 The historic and architectural interest of the buildings is considered to be of local value. They were built in the 1930s as a social housing estate by St Pancras Housing Association and share resemblance to the Grade II listed Larkhall Estate (NHLE 1096015), another 1930s social housing estate in Clapham.
- 7.3.3 The buildings' immediate setting is Doric Way and Drummond Crescent.
- 7.3.4 The Site visit and research for this assessment has shown that there is no historical association or meaningful spatial or visual relationship with the Site that contributes to its significance or vice versa.

8 STATEMENT OF POTENTIAL IMPACTS

8.1 Introduction

8.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that heritage “...assets are an irreplaceable resource...” (NPPF para.189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

8.2 The Proposed Development

8.2.1 The proposed development (**Appendix 4**) seeks to convert, repair, and refurbish the ground floor and basement of 34-38 Eversholt Street, changing the function from the current ‘Gentleman’s club’ to a public house.

8.2.2 Internally, the changes include the reconfiguration of the largely open plan ground floor, with raised seating area beyond the main entrance, bar and servery positioned at the rear / east of the area and an adjacent accessible W.C. at the northeast corner. The main entrance stays leading from Eversholt Street, with a centrally positioned double entranceway. To the south, the secondary entrance from Doric Way also remains, with adjacent staircase leading down to the basement level. The currently blocked former doorway to the chamfered corner of the building will now contain a window creating legibility of its former function.

8.2.3 At basement level, the vaulted storage area beneath the pavement will remain unaltered with the exception of the insertion of a new access point at its south-eastern end. The existing principal areas will largely remain, with minor reconfiguration to the floor plans. At the western side, the former changing room and store will be rearranged to create an office and store, the male toilets are to be extended into the area currently occupied by the female toilets, and new female toilets will be installed within the existing meeting room and office space.

8.2.4 The existing customer / club area at basement level will be subdivided to create a kitchen, beer cellar and plant / boiler room, whilst the eastern area will be reconfigured to form a staff room, toilets and bin store. The external yard at the northern corner of the basement will remain for plant. The existing fire exit will also remain, whilst positioned to its east externally is a possible lift from street level (Doric Way) to serve as a cellar drop.

8.2.5 Externally, the current modern and unsympathetic frontage to the principal elevation along Eversholt Street will be removed and replaced with new entranceway and flanking large bi-folding windows; all set in line with the architectural form of the original three properties. Surrounding the windows and entranceway, the façade will be finished with traditional tiling, divided by shop frontage pilasters, supporting a timber fascia above. To the chamfered corner, a new window is to be introduced, also finished with the same traditional tiling, pilasters and fascia. The elevation has been deliberately designed to create a contemporary interpretation of a traditional shop front, similar to when the Site was used as Express Dairy Company (**Plate 1**), and to complement the surviving original elements of the remainder of the terrace.

8.2.6 For the south elevation, it is proposed that the shop front design established on the principal elevation continues to encompass the secondary entrance. Furthermore, it is proposed that a new wrought iron gate and a goods lift are installed adjacent to the extant basement stairs.

8.2.7 Full details of the proposals are provided in **Appendix 4**.

8.3 Potential impacts on heritage significance

8.3.1 As set out above, the Site in its current form does not contribute to the significance of any heritage asset beyond forming part of the locally listed 34-70 Eversholt Street. Previous unsympathetic changes to the Site, and wider building, have negatively impacted the way in which the original building / terrace was intended to be viewed and experienced, affecting one's ability to appreciate and understand its significance.

8.3.2 The proposals have set out designs which will remove extant unsympathetic alterations and finishes to the principal elevation and reinstate traditional aspects of the locally listed building previously lost. This will represent an overwhelmingly positive impact, enhancing the significance of the locally listed terrace and its encompassed Grade II listed property at Number 64, and improving the historic streetscape along Eversholt Street. The general streetscape enhancement will also positively improve the surrounding aspects to the adjacent locally listed Euston House, aiding, to some degree, in the ability to appreciate its significance.

8.3.3 The proposed internal changes to the building will not affect the significance of the locally listed terrace, nor any other heritage asset.

9 CONCLUSIONS

9.1 Summary

9.1.1 The effect of the development proposals on the heritage resource is a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

9.1.2 The Site comprises the ground and basement levels of 34-38 Eversholt Street, which in turn forms part of the locally listed 34-70 Eversholt Street; a non-designated heritage asset of local heritage significance due to its historic and architectural interest. This is primarily expressed in its early 19th century Regency principal façade, historic development as part of Eversholt Street, and spatial association with Euston Railway Station.

9.1.3 The principal elevation of the Site fronts onto Eversholt Street. Unsympathetic alterations have created a modern ground floor frontage encompassing three former commercial properties, which has negatively impacted the significance of the locally listed terrace. Internally, the Site has not retained any original planform, circulation or original fixtures or fittings that would contribute to its significance, following its redevelopment from independent shops in the late 20th century.

9.1.4 The proposals will remove extant unsympathetic alterations and finishes to the principal elevation and reinstate traditional aspects of the locally listed building previously lost. This will represent an overwhelmingly positive impact, enhancing the significance of the locally listed terrace and its encompassed Grade II listed property at Number 64, and improving the historic streetscape along Eversholt Street. The general streetscape enhancement will



also positively improve the surrounding aspects to the adjacent locally listed Euston House, aiding to some degree, albeit limited, in the ability to appreciate its significance.

- 9.1.5 The proposed internal changes to the building will not affect the significance of the locally listed terrace, nor any other heritage asset.
- 9.1.6 In conclusion, it is considered that the proposals comply with section 16 of the National Planning Policy Framework.
- 9.1.7 In relation to Policy C4, E1, D1, D2, D3 and D4 of the Camden Borough Council Local Plan (2017), the proposal seeks to change the use of the strip club into a public house. The Site has been carefully designed to enhance the character of the area, and the significance of nearby heritage assets, including the locally listed 34-70 Eversholt Street which the Site forms part of.

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Cartographic and Documentary Sources

Date	Map Name/Sheet	Scale	Source
1871	Ordnance Survey	N/A	Camden Local Studies and Archives Centre
1893	Ordnance Survey	N/A	Camden Local Studies and Archives Centre
1922	Ordnance Survey	1:1250	Camden Local Studies and Archives Centre
1968	Ordnance Survey	1:1250	Camden Local Studies and Archives Centre
1993	Ordnance Survey	1:1250	Camden Local Studies and Archives Centre

Date	Name/Type	Source
1852	London Directory	Camden Local Studies and Archives Centre
1863	London Directory	Camden Local Studies and Archives Centre
1879	London Directory	Camden Local Studies and Archives Centre
1883	London Directory	Camden Local Studies and Archives Centre
1890	London Directory	Camden Local Studies and Archives Centre
1902	Kelly's Directory	Camden Local Studies and Archives Centre
1912	Kelly's Directory	Camden Local Studies and Archives Centre
1920	London Directory	Camden Local Studies and Archives Centre
1924	London Directory	Camden Local Studies and Archives Centre
1930	London Directory	Camden Local Studies and Archives Centre
1950-54	London Directory	Camden Local Studies and Archives Centre

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The Underground Map *Eversholt Street, NW1*
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APPENDICES

Appendix 1: Terminology

Glossary

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

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage assets	World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered park and gardens, registered battlefields and conservation areas designated under the relevant legislation.
Heritage asset	A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Value	An aspect of worth or importance

Chronology

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

Prehistoric		Historic	
Palaeolithic	900,000 – 9500 BC	Romano-British	AD 43 - 410
Early Post-glacial	9500 – 8500 BC	Saxon	AD 410 – 1066
Mesolithic	8500 – 4000 BC	Medieval	AD 1066 – 1485
Neolithic	4000 – 2400 BC	Post-medieval	AD 1485 – 1800
Bronze Age	2400 – 700 BC	19th Century	AD 1800 – 1899
Iron Age	700 BC – AD 43	Modern	1900 – present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets:

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



Designation	Associated Legislation	Overview
Protected wreck sites	<i>Protection of Wrecks Act</i> 1973	The <i>Protection of Wrecks Act</i> 1973 allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.

National Planning Policy Framework (NPPF):

NPPF Section 16: Conserving and enhancing the historic environment Available at: http://planningguidance.planningportal.gov.uk/ (Accessed on 18/10/2022)	
Para. 194	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para.195	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 199	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Para. 203	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 206	Local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably



Local Planning Policy:

Camden Borough Council Local Plan 2017		
Available at: ce6e992a-91f9-3a60-720c-70290fab78a6 (camden.gov.uk) (Accessed on 18/10/2022)		
Policy ref.	Title	Scope
C4	Public Houses	<p>The Council will seek to protect public houses which are of community, heritage or townscape value.</p> <p>The Council will not grant planning permission for proposals for the change of use, redevelopment and/or demolition of a public house unless it is demonstrated to the Council's satisfaction that:</p> <ul style="list-style-type: none"> A. the proposal would not result in the loss of pubs which are valued by the community (including protected groups) unless there are equivalent premises available capable of meeting the community's needs served by the public house; or B. there is no interest in the continued use of the property or site as a public house and no reasonable prospect of a public house being able to trade from the premises over the medium term; <p>Where a public house is converted to an alternative use, the Council will seek the retention of significant features of historic or character value.</p> <p>Applications involving the loss of pub floorspace, including facilities ancillary to the operation of the public house, will be resisted where this will adversely affect the operation of the public house.</p> <p>Where it has been demonstrated to the Council's satisfaction that a public house can no longer be retained, the suitability of the premises for alternative community uses for which there is a defined need in the locality should be assessed before other uses are considered. If the pub is a heritage asset, it should be conserved in a manner appropriate to its heritage significance.</p> <p>The Council will support the provision of new public houses in appropriate sites in growth areas, other highly accessible locations and town centres, subject to other policies in this Plan.</p>
E1	Economic Development	<p>The Council will secure a successful and inclusive economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.</p> <p>We will:</p> <ul style="list-style-type: none"> A. support businesses of all sizes, in particular start-ups, small and medium-sized enterprises; B. maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources; C. support local enterprise development, employment and training schemes for Camden residents; D. encourage the concentrations of professional and technical services, creative and cultural businesses and science growth sectors in the borough; E. support the development of Camden's health and education sectors and promote the development of the Knowledge Quarter around Euston and King's Cross while ensuring that any new facilities meet the other strategic objectives of this Local Plan; F. direct new office development to the growth areas, Central London, and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031;



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		<p>G. support Camden's industries by: i. safeguarding existing employment sites and premises in the borough that meet the needs of industry and other employers; ii. supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 Employment premises and sites; iii. safeguarding the Kentish Town Industry Area; iv. promoting and protecting the jewellery industry in Hatton Garden;</p> <p>H. expect the provision of high speed digital infrastructure in all employment developments; and</p> <p>I. recognise the importance of other employment generating uses, including retail, education, health, markets, leisure and tourism.</p>
D1	Design	<p>The Council will seek to secure high quality design in development. The Council will require that development:</p> <p>A. Respects local context and character;</p> <p>B. Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;</p> <p>C. Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;</p> <p>D. Is of sustainable in design and construction and adaptable to different activities and land uses;</p> <p>E. comprises details and materials that are of high quality and complement the local character;</p> <p>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;</p> <p>G. Is inclusive and accessible for all;</p> <p>H. Promotes health;</p> <p>I. Is secure and designed to minimise crime and antisocial behaviour;</p> <p>J. Responds to natural features and preserves gardens and other open space;</p> <p>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;</p> <p>L. Incorporates outdoor amenity space;</p> <p>M. Preserves strategic and local views;</p> <p>N. For housing, provides a high standard of accommodation; and</p> <p>O. Carefully integrates building services equipment.</p> <p>Tall buildings</p> <p>All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:</p> <p>P. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;</p> <p>Q. the historic context of the building's surroundings;</p> <p>R. the relationship between the building and hills and views;</p> <p>S. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and</p> <p>T. the contribution a building makes to pedestrian permeability and improved public accessibility.</p>



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Policy ref.	Title	Scope
		<p>In addition to these designs considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.</p> <p>Public Art</p> <p>The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.</p> <p>Excellence in design</p> <p>The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.</p>
D2	Heritage	<p>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.</p> <p>Designated heritage assets</p> <p>Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none">A. the nature of the heritage asset prevents all reasonable uses of the site;B. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;C. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; andD. the harm or loss is outweighed by the benefit of bringing the site back into use. <p>The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.</p> <p>Conservation areas</p> <p>Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.</p>



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Policy ref.	Title	Scope
		<p>The Council will:</p> <ul style="list-style-type: none"> 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 that 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. <p>Listed Buildings</p> <p>Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will:</p> <ul style="list-style-type: none"> I. resist the total or substantial demolition of a listed building; J. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and K. resist development that would cause harm to significance of a listed building through an effect on its setting. <p>Archaeology</p> <p>The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.</p> <p>Other heritage assets and non-designated heritage assets</p> <p>The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.</p> <p>The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.</p>
D3	Shopfronts	<p>The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. When determining proposals for shopfront development the Council will consider:</p> <ul style="list-style-type: none"> A. the design of the shopfront or feature, including its details and materials; B. the existing character, architectural and historic merit and design of the building and its shopfront; C. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell; D. the general characteristics of shopfronts in the area; E. community safety and the contribution made by shopfronts to natural surveillance; and



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Policy ref.	Title	Scope
		<p>F. the degree of accessibility.</p> <p>The Council will resist the removal of shop windows without a suitable replacement and will ensure that where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained.</p> <p>Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.</p>
D4	Advertisements	<p>The Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.</p> <p>We will support advertisements that:</p> <ul style="list-style-type: none">A. preserve the character and amenity of the area; andB. preserve or enhance heritage assets and conservation areas. We will resist advertisements that:C. contribute to an unsightly proliferation of signage in the area;D. contribute to street clutter in the public realm;E. cause light pollution to nearby residential properties or wildlife habitats;F. have flashing illuminated elements; orG. impact upon public safety. <p>The Council will resist advertisements on shopfronts that are above fascia level or ground floor level, except in exceptional circumstances.</p> <p>Shroud advertisements, banners, hoardings / billboards / large outdoor signboards are subject to further criteria as set out in supplementary planning document Camden Planning Guidance on advertisements.</p>



Appendix 3: Gazetteer of Heritage Assets

WA No.	HER No.	Mon Type	Designation	Summary	Period
1	1078297	HOUSE	Grade II	Passfield Hall and Attached Railings	19th century
2	1078298	TERRACED HOUSE	Grade II	Numbers 3-6 and Attached Railings	19th century
3	1078299	TERRACED HOUSE	Grade II	Numbers 13-23 and Attached Railings, John Adams Hall of Residence (Numbers 15-23)	19th century
4	1078321	HOUSE	Grade II	Friends House, and Drayton House, with walls, railings, and gardens to east	20th century
5	1113012	TERRACED HOUSE	Grade II	The Lodge and Attached Railings	20th century
6	1113030	TERRACED HOUSE	Grade II	Number 26 and Attached Railings	19th century
7	1113031	TERRACED HOUSE	Grade II	Number 36 and 46 and Attached Railings and Wall on Endsleigh Place Return	19th century
8	1113042	LAMP POST	Grade II	Lamp Post on Corner of Gordon Square and Gordon Street	19th century
9	1113056	BUILDING	Grade I	University College (University of London) and Attached Railings to North and South Wings	19th century
10	1113064	BUILDING	Grade II	Two Observatories in University College Quadrangle	19th century
11	1113131	TERRACED HOUSE	Grade II*	No. 30 Euston Square and Attached Railings (Formerly 1-9 Melton Square)	20th century
12	1113133	TERRACED HOUSE	Grade II	Numbers 14 and 15 and Attached Railings	19th century
13	1113232	FLATS	Grade II	Levita House including Attached Shops and Somers Town Coffee House	20th century
14	1139057	FLATS	Grade I	Chamberlain House	20th century
15	1139058	FLATS	Grade II	Walker House Southern Block including The Cock Tavern Public House	20th century
16	1244094	TERRACED HOUSE	Grade II	National Westminster Bank Hall of Residence (27-43), Jenkins Hotel (44 and 45) and Railings	19th century



WA No.	HER No.	Mon Type	Designation	Summary	Period
17	1244103	TERRACED HOUSE	Grade II	Numbers 46-63 and Attached Railings	19th century
18	1244104	STATUE	Grade II	Statue of John Cartwright	19th century
19	1272395	HOUSE	Grade II	Numbers 4, 5 and 6 and Attached Railings	19th century
20	1272396	HOUSE	Grade II	Number 7 and Attached Railings	19th century
21	1272397	TERRACED HOUSE	Grade II	Numbers 4-13 and Attached Railings	19th century
22	1272398	TERRACED HOUSE	Grade II	Numbers 14, 15 and 16 and Attached Railings	19th century
23	1272400	TERRACED HOUSE	Grade II	Numbers 26-34 and Attached Railings	19th century
24	1272401	TERRACED HOUSE	Grade II	Numbers 40-44 and Attached Railings	20th century
25	1272402	TERRACED HOUSE	Grade II	45, Burton Street	19th century
26	1322068	TERRACED HOUSE	Grade II	Numbers 168 and 170 and Attached Railings	19th century
27	1322072	TERRACED HOUSE	Grade II	Numbers 184, 186 and 188 and Attached Railings	19th century
28	1322073	TERRACED HOUSE	Grade II	Numbers 185-191 and Attached Railings to Numbers 185 and 189	19th century
29	1322074	TERRACED HOUSE	Grade II	The North Gower Hotel (Numbers 190-198) and Numbers 200-204 and Attached Railings	19th century
30	1322075	TERRACED HOUSE	Grade II	Numbers 211-229 and Attached Railings	19th century
31	1322153	TERRACED HOUSE	Grade II	Number 12 and Attached Railings	19th century
32	1322168	BUILDING	Grade II	23, Gower Place	19th century
33	1322169	BUILDING	Grade II	University College Chemistry Laboratory and Attached Railings and Wall	20th century
34	1342039	RAILINGS	Grade II	Railings around Euston Square Gardens	19th century
35	1342041	STATUE	Grade II	Statue of Robert Stephenson in Euston Station Forecourt	19th century
36	1342042	LODGES	Grade II	Two Lodges in Euston Square Gardens	19th century
37	1342044	WAR MEMORIAL	Grade II*	War Memorial	20th century



WA No.	HER No.	Mon Type	Designation	Summary	Period
38	1342046	PUBLIC HOUSE	Grade II	The Royal George	20th century
39	1342047	TERRACED HOUSE	Grade II	64, Eversholt Street	19th century
40	1342048	HOUSE	Grade II	Eversholt House and Attached Railings	19th century
41	1342049	CHURCH	Grade II	Church of St Mary the Virgin	19th century
42	1342072	PUBLIC HOUSE	Grade II	The Rocket Public House	19th century
43	1342074	FIRE STATION	Grade II*	Euston Fire Station including Boundary Walls, Gate piers and Railings	20th century
44	1342084	TERRACED HOUSE	Grade II	Number 116 and Attached Railings	19th century
45	1342085	TERRACED HOUSE	Grade II	Number 131 and Attached Railings	19th century
46	1342086	PUBLIC HOUSE	Grade II	Crown and Anchor Public House	19th century
47	1342088	TERRACED HOUSE	Grade II*	2-16, Dukes Road	19th century
48	1342089	HOUSE	Grade II	The Place and Attached Railings	19th century
49	1378714	DRINKING FOUNTAIN	Grade II	Drinking Fountain in St James Gardens	19th century
50	1378715	SCHEDULED MONUMENT	Grade II	Monument to the Christie Family in St James Gardens	19th century
51	1378716	SCHEDULED MONUMENT	Grade II	Obelisk to Baron Southampton in South West Corner of St James Garden	19th century
52	1378717	PUBLIC HOUSE	Grade II	The Prince of Wales Public House	19th century
53	1378967	TERRACED HOUSE	Grade II*	Numbers 29-45 and Attached Railings including Connaught Hall, University of London (Numbers 36-45)	19th century
54	1378968	HOUSE	Grade II	British Medieval Association House including Screen and Gates	20th century
55	1378969	WAR MEMORIAL	Grade II*	War Memorial at British Medical Association House	20th century
56	1378971	STATUE	Grade II	Statue of Mahatma Gandhi in Tavistock Square Gardens	20th century



WA No.	HER No.	Mon Type	Designation	Summary	Period
57	1378972	TERRACED HOUSE	Grade II	Numbers 1-12 and Attached Railings	19th century
58	1378973	TERRACED HOUSE	Grade II	Numbers 20-24 and Attached Railings	19th century
59	1379062	CHURCH	Grade I	Church of St Pancras	19th century
60	1379065	HOTEL	Grade II	Hilton Hotel London Euston and Attached Railings	19th century
61	1379162	TOWN HALL	Grade II	Camden Town Hall	20th century
62	1379209	TERRACED HOUSE	Grade II*	1-9 and 9A, Woburn Walk	19th century
63	1379210	TERRACED HOUSE	Grade II*	4-18 and 4A-18A, Woburn Walk	19th century
64	1379211	LAMP POST	Grade II	Two Lamp Posts	19th century
65	1390775	HOSPITAL	Grade II	Elizabeth Garrett Anderson Hospital	19th century
66	1393675	TELEPHONE KIOSK	Grade II	K6 Telephone Kiosk outside St Pancras Station	20th century
67	1417858	HOUSE	Grade II	Bentham House	20th century
68	1426345	LIBRARY	Grade I	The British Library, Piazza, Boundary Wall and Railings to Ossulston Street, Euston Road and Midland Road	20th century
69	N/A	TERRACED HOUSE	Locally listed	34-70 Eversholt Street	19th century
70	N/A	SOCIAL HOUSING	Locally listed	St Mary's, St Anne's and St Joseph's Flats, Doric Way, Drummond Crescent	20th century
71	N/A	OFFICE	Locally listed	Euston House	20th century
72	N/A	TERRACED HOUSE	Locally listed	66 and 66A Churchway	19th century
73	N/A	TERRACED HOUSE	Locally listed	37 Chalton Street	19th century
74	N/A	TERRACED HOUSE	Locally listed	39 and 41 Chalton Street	19/20th century
75	N/A	TERRACED HOUSE	Locally listed	43 Chalton Street	20th century
76	N/A	TERRACED HOUSE	Locally listed	57 Chalton Street	19th century
77	N/A	SOCIAL HOUSING	Locally listed	Seymour and Winsham, Churchway	20th century



WA No.	HER No.	Mon Type	Designation	Summary	Period
78	N/A	HOUSE	Locally listed	Wellesley House, Churchway	20th century
79	N/A	HOUSING	Locally listed	Grafton Chambers, Grafton Place	20th century
80	N/A	SCHOOL	Locally listed	Maria Fidelis RC Convent School, 34 Phoenix Road	19th century
81	N/A	HOUSING	Locally listed	St Joans House, Phoenix Road	20th century
82	N/A	HOUSING	Locally listed	Walker House, Polygon Road/Phoenix Road	20th century
83	N/A	TERRACED HOUSE	Locally listed	138 to 186 Eversholt Street	18th century
84	N/A	FLATS	Locally listed	St Michaels flats, St Anthony's flats, St Francis' House, St George's House, St Christopher's House, St Nicholas's Flats, north of Aldenham	20th century
85	N/A	PUBLIC HOUSE	Locally listed	Euston Road Tavern/Oneils, 73 Euston Road	20th century
86	N/A	BUILDING	Locally listed	16/17 Melton Street	20th century
87	N/A	PUBLIC HOUSE	Locally listed	The Bree Louise, 69 Cobourg Street	20th century
88	N/A	TERRACED HOUSE	Locally listed	59 to 67 Cobourg Street	19th century
89	N/A	BUILDING	Locally listed	18-20 and 22 Stephenson Way	19/20th century
90	N/A	STREET	Locally listed	Granite settled carriageway – Stephenson Way	N/A
91	N/A	BUILDING	Locally listed	203-209 North Gower Street	20th century
92	N/A	BUILDING	Locally listed	1 to 3 Cobourg Street	19th century
93	N/A	GARDENS	Locally listed	St James's Garden, Hempstead Road/Cardington Street	18th century
94	N/A	HOUSE	Locally listed	108 Hampstead Road	19th century
95	N/A	HOUSE	Locally listed	37 and 38 Netley Street	19th century



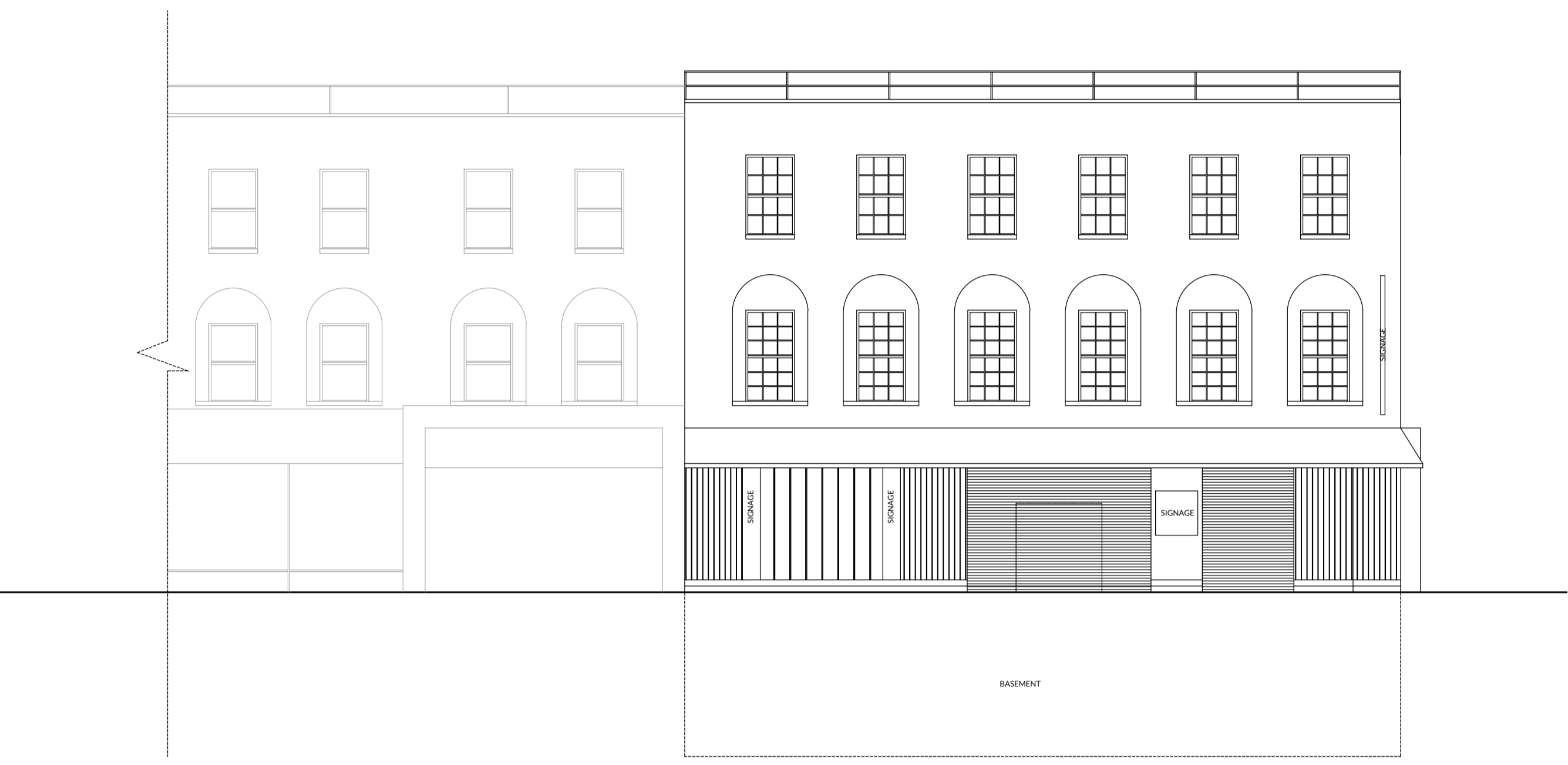
Appendix 4: Development Proposals

JOB NO 2227	DWG NO 102	REV /
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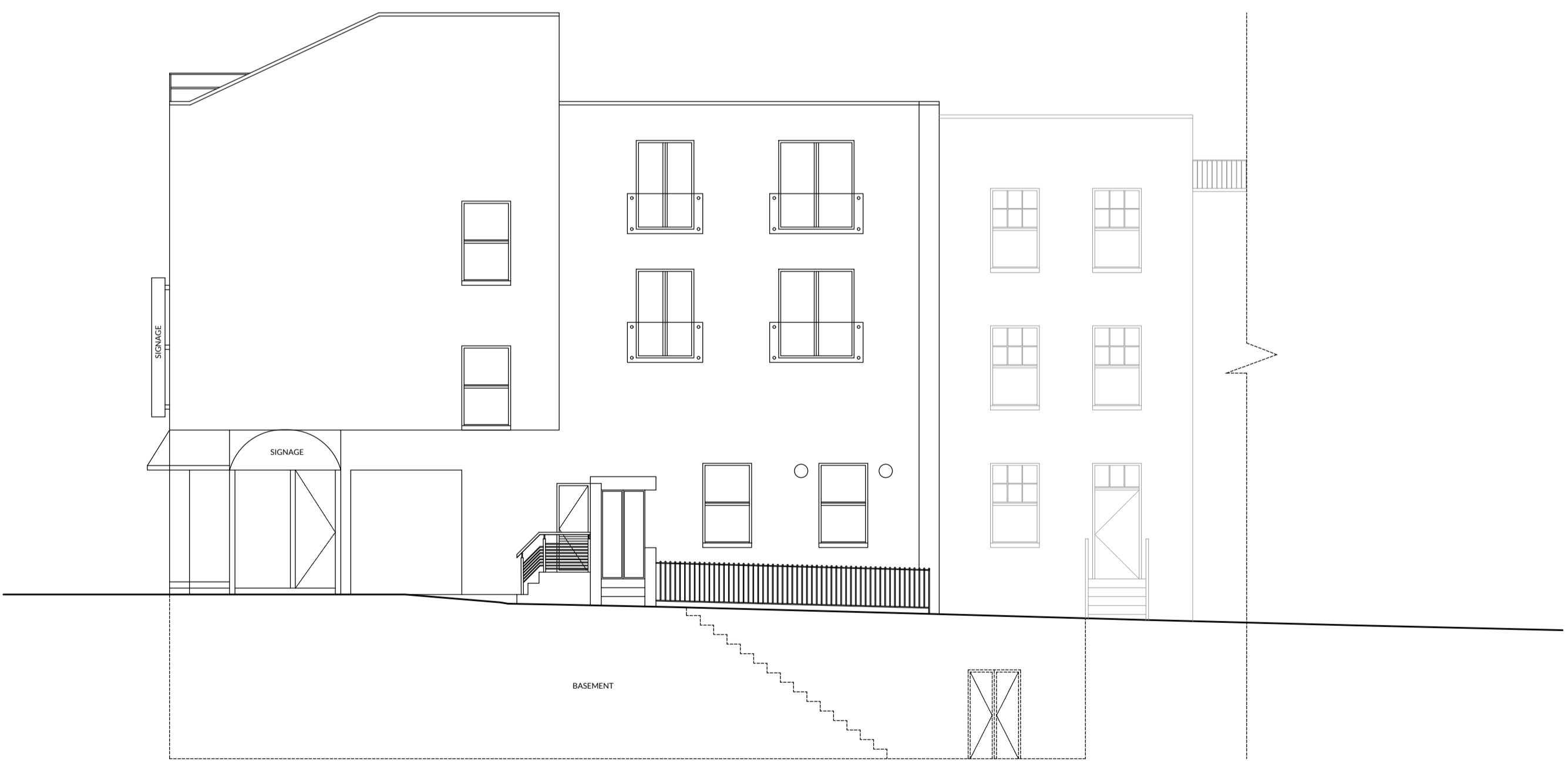
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EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

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RIBA 

CLIENT
wetherspoon

PROJECT
**SOPHISTICATS
EUSTON
PN. 7618**

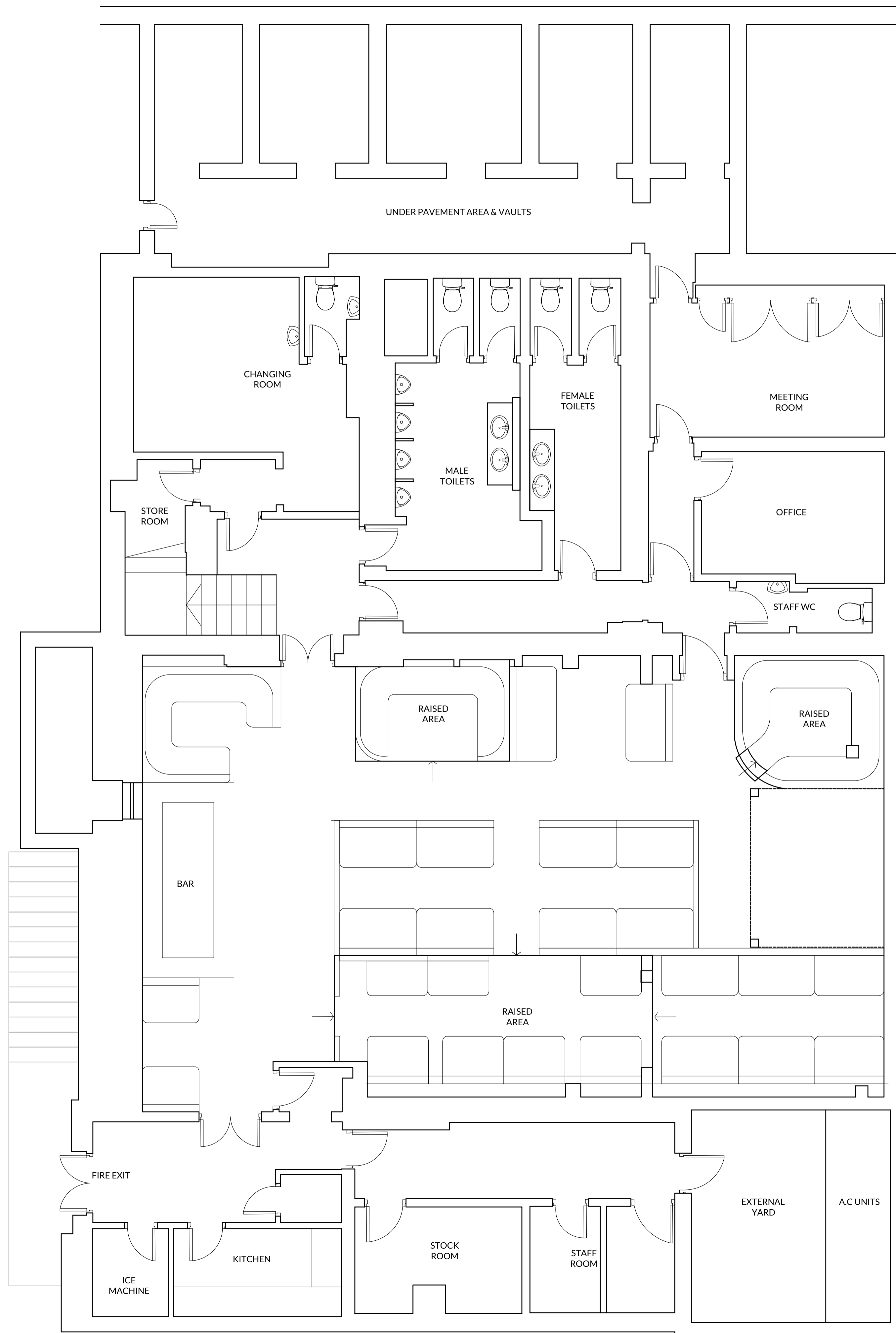
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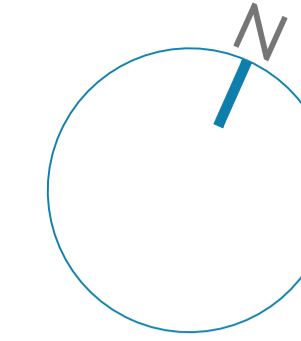
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STATUS
PRELIMINARY

JOB NO 2227	DWG NO 102	REV /
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EXISTING BASEMENT FLOOR PLAN
SCALE 1:50



JOB NO 2227	DWG NO 100	REV /
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REVISION	DATE	DWN	CHK

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wetherspoon

PROJECT
**SOPHISTICATS
EUSTON
PN. 7618**

DRAWING TITLE
**BASEMENT FLOOR:
EXISTING FLOOR PLAN**

SCALE
1:50 @ A1

DATE 24.03.2022	DRAWN BY NC	CHECKED BY SW
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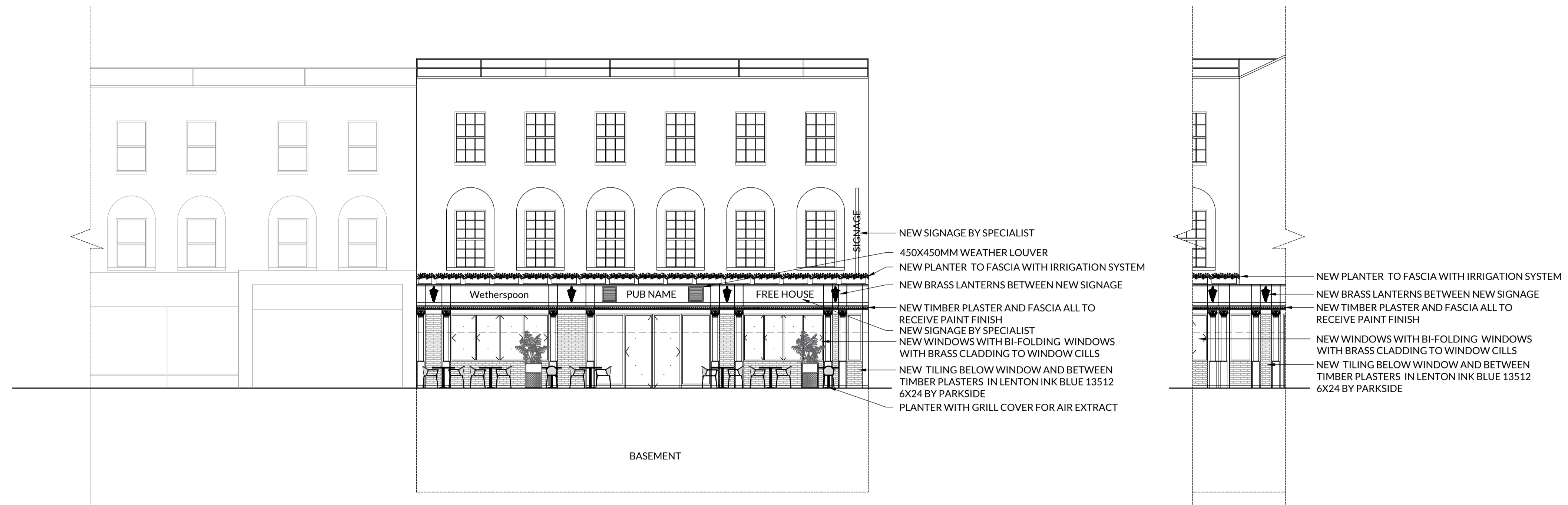
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JOB NO 2227	DWG NO 100	REV /
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JOB NO 2227	DWG NO 202	REV B
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REVISION	DATE	DWN	CHK
A	27.10.22	GS	SW
B	28.10.22	GS	SW



PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

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PROJECT
**SOPHISTICATS
EUSTON
PN. 7618**

DRAWING TITLE
**PROPOSED
ELEVATIONS**

SCALE
1:100 @ A1

DATE 26.09.2022	DRAWN BY GS	CHECKED BY SW
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STATUS
PRELIMINARY

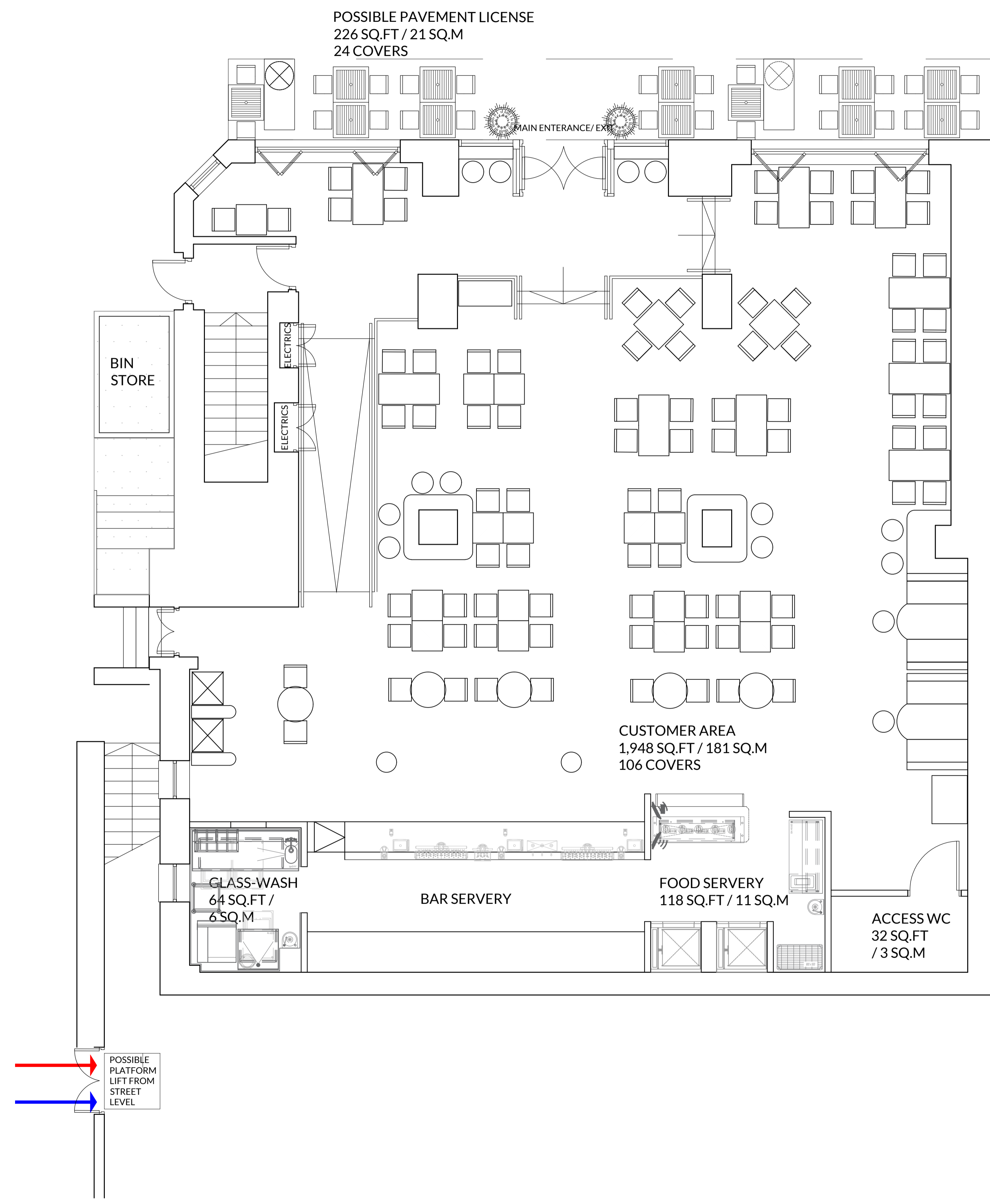
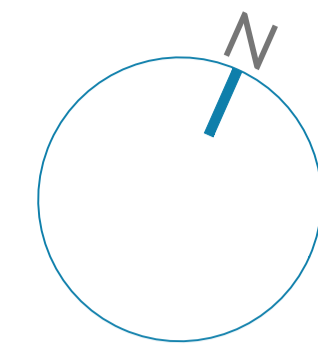
JOB NO 2227	DWG NO 202	REV B
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JOB NO 2227	DWG NO 201	REV F
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REVISION	DATE	DWN	CHK
A	05.09.22	SW	
B	12.09.22	SW	
C	15.09.22	MB	SW
D	13.10.22	GS	SW
E	27.10.22	GS	SW
F	28.10.22	GS	SW

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PROPOSED GROUND FLOOR PLAN
SCALE 1:50

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Interiors | Design | Delivery
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wetherspoon

PROJECT
**SOPHISTICATS
EUSTON
PN. 7618**

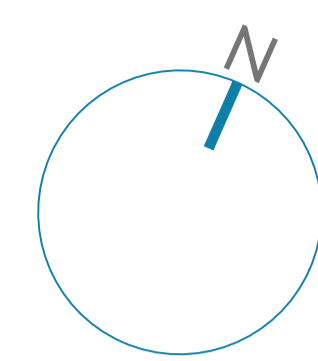
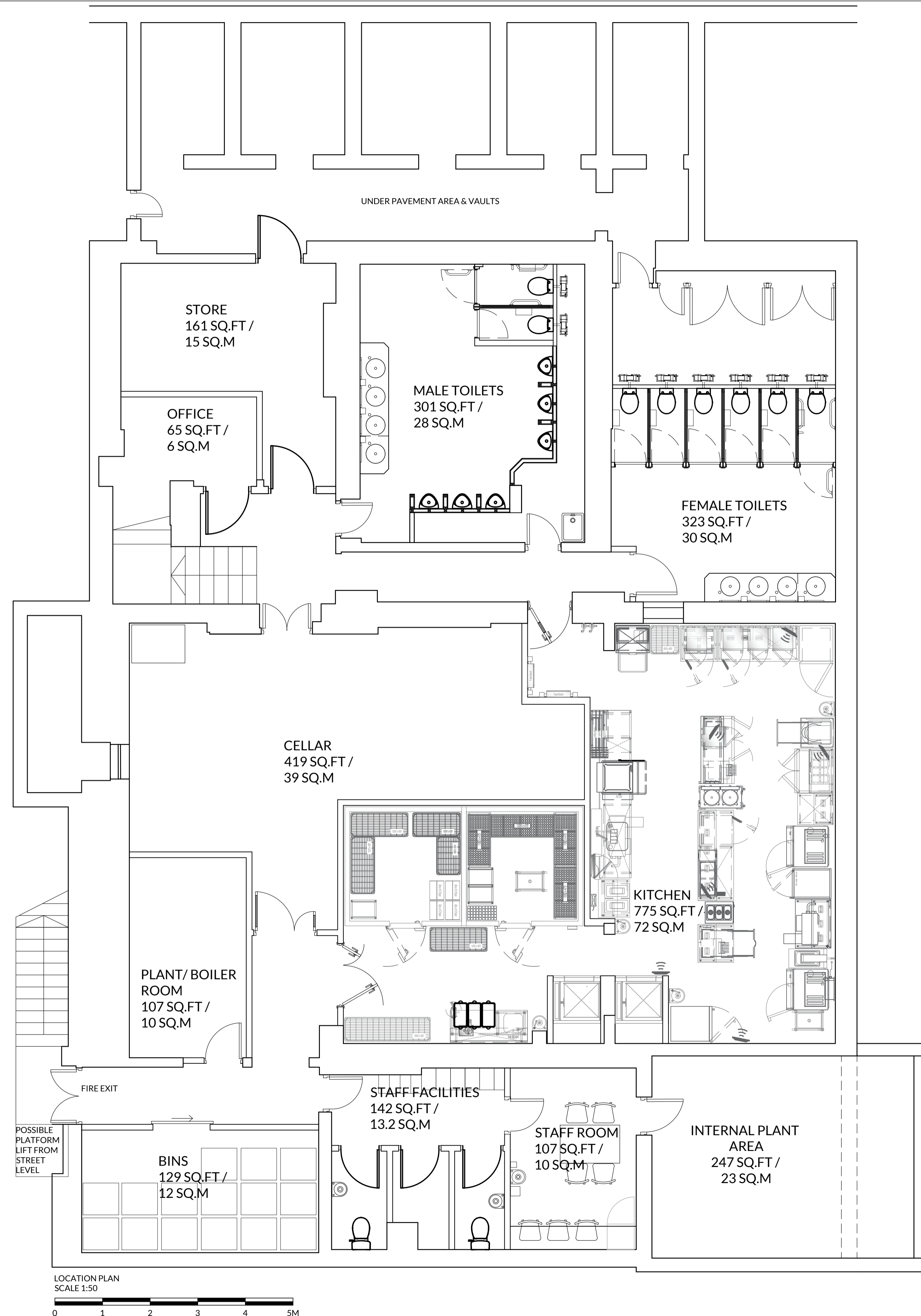
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**GROUND FLOOR:
PROPOSED FLOOR PLAN**

SCALE
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DATE 24.03.2022	DRAWN BY NC	CHECKED BY SW
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STATUS
PRELIMINARY

JOB NO 2227	DWG NO 201	REV F
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JOB NO 2227	DWG NO 200	REV G
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REVISION	DATE	DWN	CHK
A	2ND STAFF TOILET ADDED	13.07.22	SD DM
B	GLASS WASH MOVED TO GROUND FLOOR. HOIST MOVED OVER ACCESSIBLE TOILET ACCESS ALTERED TO SUIT. SMALLER COFFEE DRESSER SHOWN AND BAR PRODUCTS INDICATED.	05.09.22	SW
C	KITCHEN WALL RELOCATED. ACCESS TO FEMALE TOILETS/KITCHEN CHANGED AS PER DAG COMMENTS 7.09.22	12.09.22	SW
D	MALE TOILETS RECONFIGURED AND PLANT/BOILER ROOM CREATED FROM CELLAR	15.09.22	MB SW
E	GOOD LIFTS ADJUSTED AND FLOOR PLAN AMENDED	13.10.22	GS SW
F	SIDE ELEVATION UPDATED TO SURVEY MEASUREMENTS	27.10.22	GS SW
G	AMENDMENTS TO KITCHEN	28.10.22	GS SW

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D|V Architects
Interiors | Design | Delivery

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CLIENT
wetherspoon

PROJECT
**SOPHISTICATS
EUSTON
PN. 7618**

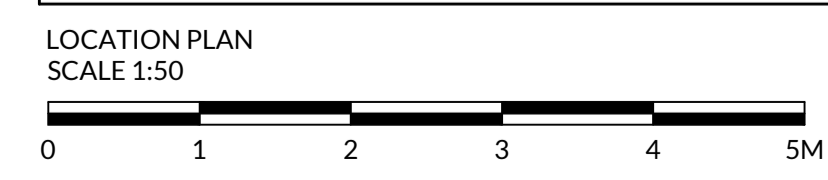
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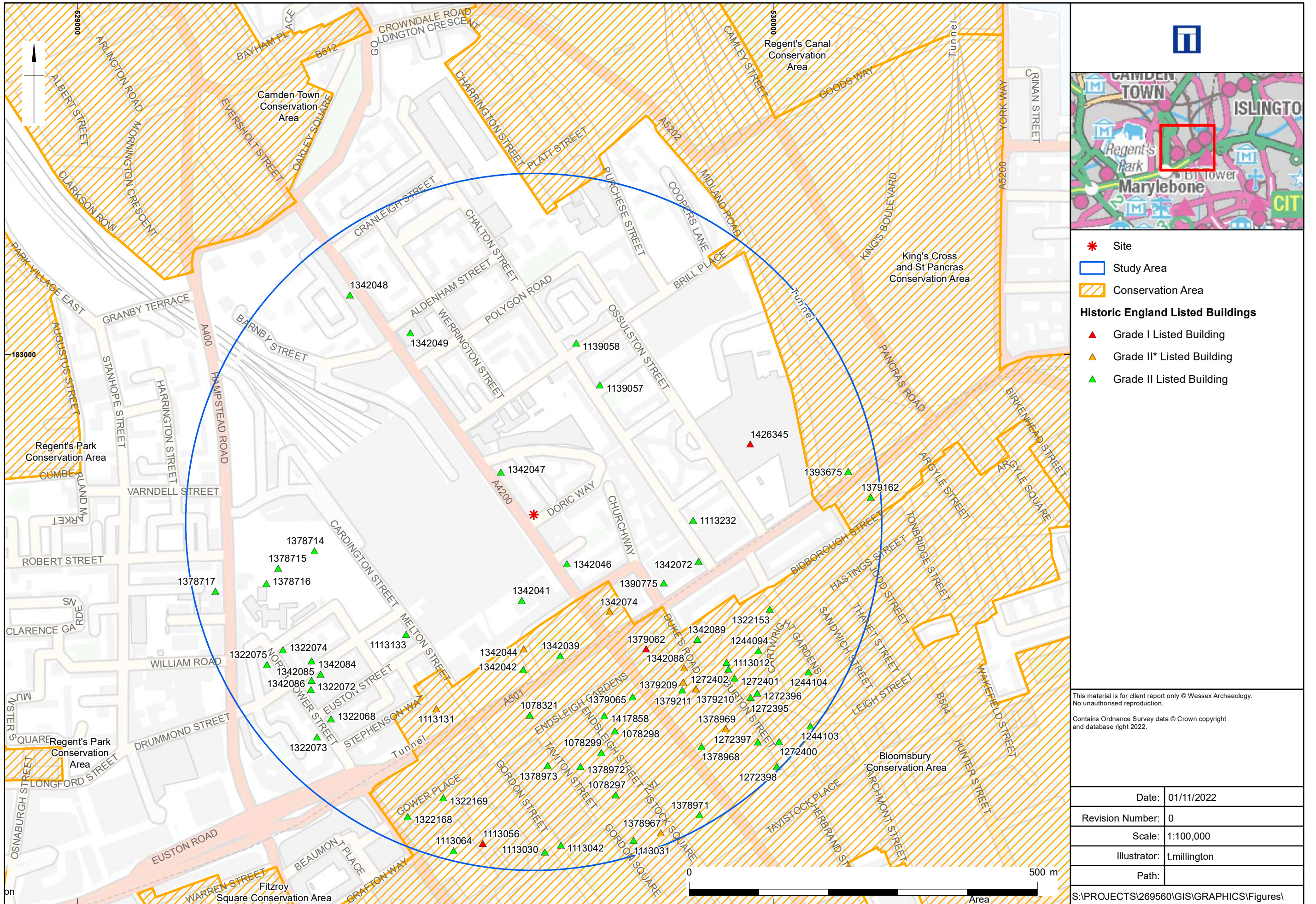
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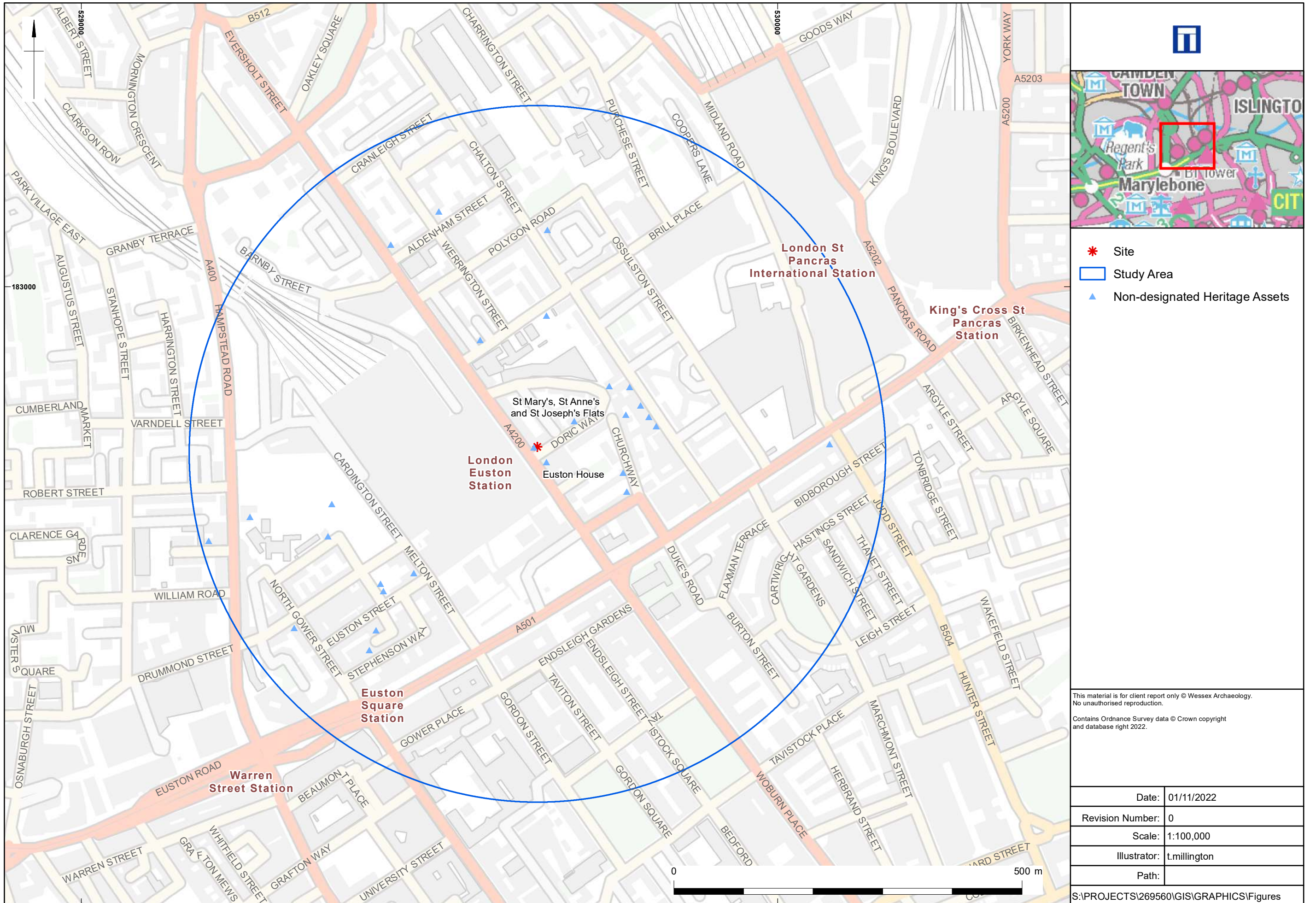
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Site location, Study Area and designated heritage assets

Figure 1



Site location, Study Area and non-designated heritage assets

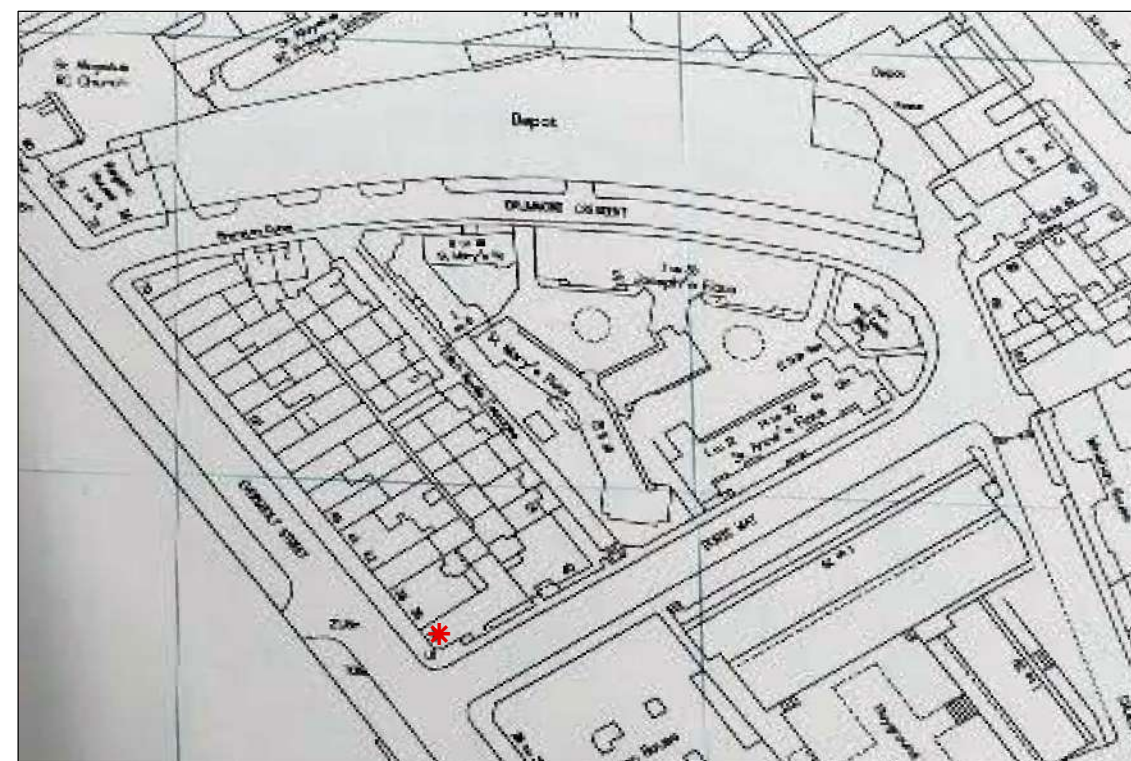
Figure 2



A) 1871 Ordnance Survey



B) 1922 Ordnance Survey



C) 1993 Ordnance Survey



* Site

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Plate 1) 1930s image of the Site as 'Express Dairy Company' from Eversholt Street



Plate 2) 1985 image of the Site as 'Fantasia' from Eversholt Street



Plate 3) 2005 image of the Site as 'Secrets' from Eversholt Street



Plate 4) 2022 image of the Site as 'Sophisticats' from Eversholt Street



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Plate 5) Principal facade as seen from Eversholt Street



Plate 6) Shop front with openings and modern notice boards



Plate 7) Shop front with modern notice boards, entrance and openings



Plate 8) Former played entrance



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Plate 9) The Site as seen from Doric Way



Plate 10) South elevation of the Site



Plate 11) Entrance to the Site from Doric Way



Plate 12) Fire exit from Doric Way



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Plate 13) Boothed seating at ground floor level



Plate 14) Bar at ground floor level



Plate 15) Cloak room at ground floor level



Plate 16) View of vaulted storage area and corridor of basement, beneath pavement



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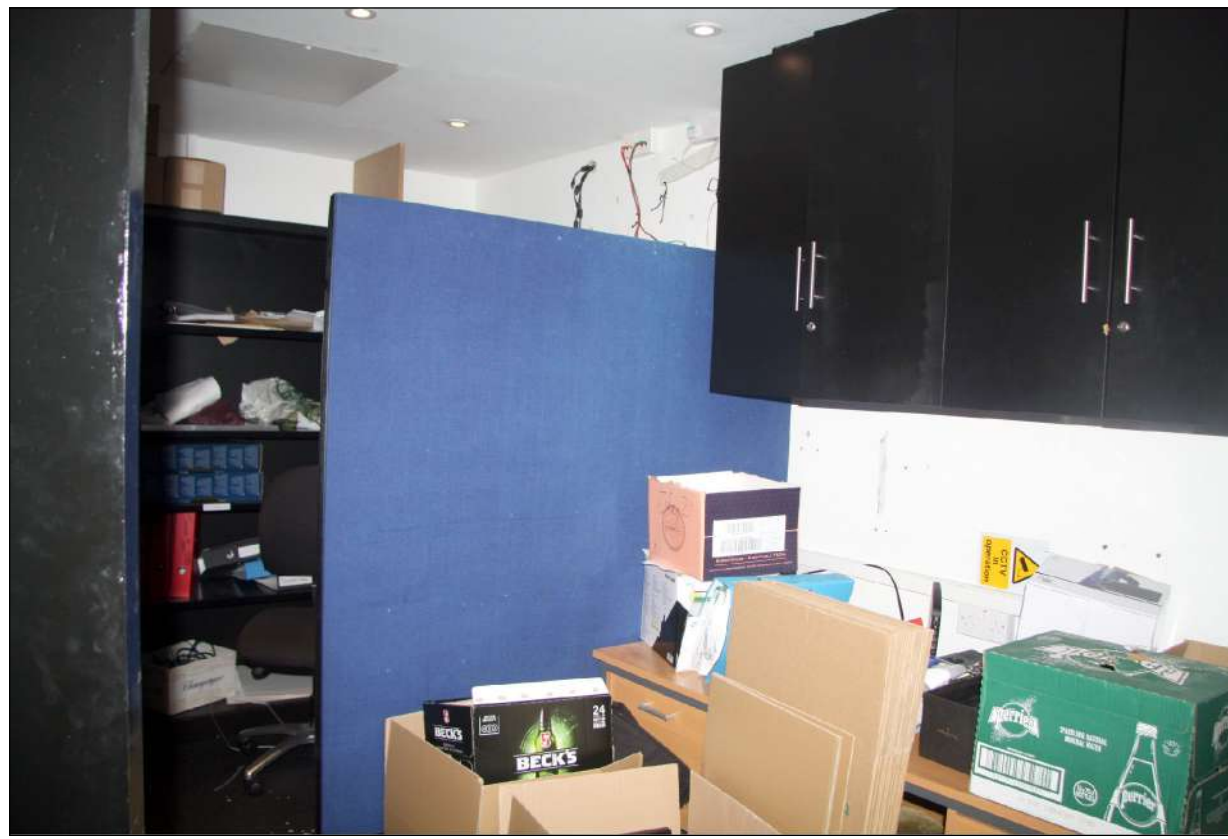


Plate 17) View of office at basement level



Plate 18) View of lounge area at basement level



Plate 19) View of toilets, basement level



Plate 20) View of 70-62 Eversholt Street, including the Grade II listed No. 64



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Plate 21) View of 64-58 Eversholt Street



Plate 22) View of 56-50 Eversholt Street



Plate 23) View of 48-42 Eversholt Street



Plate 24) Site and Euston House as seen from Eversholt Street



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Plate 25) Euston Railway Station as seen from the Site



Plate 26) Doric Way with St Mary's St Anne's and St Joseph's Flats to the rear of the Site



Plate 27) View of the Site and Euston House

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