

The Eversholt, Eversholt Street

London Borough of Camden

HERITAGE STATEMENT | DECEMBER 2022

On behalf of Akoya Propco 4 Limited



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EUSTON HOUSE, EVERSOLT STREET,

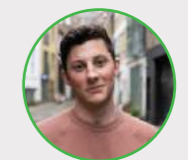
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Laurie Handcock
Director
lhandcock@iceniprojects.com
020 3725 3853



Rebecca Mason
Associate
rmason@iceniprojects.com
07776 530 771



Hugo Tomassi
Consultant
htomassi@iceniprojects.com
07582 024 213

Section 1

Introduction.

1 | Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Akoya Propco 4 Limited to assess the potential effects of the Proposed Developments (for external changes to include: window replacements and alterations; new plant services) within The Eversholt, Eversholt Street, Camden (henceforth 'the Site') and surrounding heritage assets.
- 1.2 The Site is a Grade II listed and located within the Wider Setting Consultation Area (WSCA) of the London View Management Framework (LVMF) Protected Vista from Assessment Point 6A.1 (Blackheath Point to St Paul's Cathedral)
- 1.3 The Site is located on the west side of Eversholt Street, east of the station, and is formed of three buildings, namely Nos. 163, 183 and 203 Eversholt Street. In the immediate surroundings there is a mixture of building types, including heritage assets as well as the substantial rail infrastructure of Euston Station.
- 1.4 A detailed desk-based assessment and fieldwork was initially conducted in early 2022. The Site and its surroundings have subsequently been visited in March and April 2022 and further desk-based research undertaken to prepare this Heritage Statement.
- 1.5 This report will:
- Set out the relevant legislative and policy framework within which to understand the potential development of the Site;
 - Provide an analysis of the Site and surrounding area's historic development;
 - Describe the Site and identify relevant designated heritage assets;
 - Appraise the heritage significance of the Site and identify its contribution to the setting and significance of heritage assets; and
 - Assess the potential effects of the Proposed Development on the setting and significance of heritage assets.
- 1.6 The report has been produced by Icen Projects. Specifically, it is authored by Rebecca Mason BA (Hons) MSc MA IHBC; Associate, Hugo Tomassi, BA (Hons), Consultant, with review by Laurie Handcock, MA(Cantab) MSc, IHBC, Director.



Figure 1.1 Site Location
Source: Google Maps

Section 2

**Planning, Legislation, Policy &
Guidance.**

2 Planning, Legislation, Policy & Guidance

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.

National Policy

National Planning Policy Framework (July 2021) (As amended)

- 2.3 In July 2018, the government published the updated National Planning Policy Framework ("NPPF), which was again updated in February, June 2019 and July 2021. This maintains the focus on sustainable development that was established as the core of the previous, 2012, NPPF.
- 2.4 This national policy framework encourages intelligent, imaginative and sustainable approaches to managing change. Historic England has defined this approach, which is reflected in the NPPF, as 'constructive conservation': defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment' (Constructive Conservation in Practice, Historic England, 2009).
- 2.5 Section 12, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in paragraph 130, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 2.6 The guidance contained within Section 16, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.
- 2.7 Heritage Assets are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Listed buildings and Conservation Areas are both designated heritage assets.
- 2.8 "Significance' 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

- 2.9 The 'Setting of a heritage asset' is defined as 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
- 2.10 Paragraph 192 requires local authorities to maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to assess the significance of heritage assets and the contribution they make to their environment.
- 2.11 Paragraph 194 states that, when determining applications, local planning authorities should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 190, local planning authorities are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.12 Paragraph 197 emphasises that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.13 Paragraph 199 states that 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. It emphasises that the weight given to an asset's conservation should be proportionate to its

significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 2.14 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.15 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e. if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per Paragraph 201). Whereas, Paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use
- 2.16 Paragraph 203 is concerned with the effect of an application on a non-designated heritage asset. Significance should be taken into account for applications which directly or indirectly affect non-designated heritage assets and a balanced judgment made regarding the scale of any harm or loss and relative significance.
- 2.17 Paragraph 206 encourages opportunities for new development within, and within the setting of, Conservation Areas and World Heritage Sites, to enhance or better reveal their significance. It requires favourable treatment for proposals that preserve those elements of the setting that make a positive contribution to the asset or which better reveal its significance.
- 2.18 Paragraph 207 notes that not all elements of Conservation Areas and World Heritage Sites will contribute to their significance, but that, if harm to their significance is caused, decisions should follow the balancing exercise set out in paragraph 201 and 202, as appropriate.

2 | Planning Legislation, Policy & Guidance

Regional Policy

The London Plan (2021)

2.19 Regional policy for the London area is defined by the London Plan. The New London Plan has now been adopted (March 2021) and deals with design in Chapter 3 Design, and heritage issues in Chapter 7 Heritage and Culture, covering policies HC1 – HC7, London’s Living Spaces and Places – Historic environment and landscapes. Relevant policies are identified below.

Design

2.20 Policy D3 ‘Optimising site capacity through the design-led approach’

This policy identifies a design-led approach as one which ‘optimises the capacity of sites’ while ‘ensuring that development is the most appropriate form and land use for the site’. This includes consideration of both the site’s context and capacity for growth. Higher densities are identified as suitable for well connected places in terms of transport infrastructure, as well as existing high density areas. Incremental densification should be encouraged elsewhere.

This policy identifies requirements for development, the most relevant to this assessment are included as follows:

2.21 ‘1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.’

2.22 ‘11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.’

2.23 ‘12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well.’

Heritage and Culture

2.24 Policy HC1 ‘Heritage Conservation and Growth’ requires boroughs to develop evidence that demonstrates a clear understanding of London’s historic environment. It further requires Boroughs to use this knowledge to inform the effective integration of London’s heritage in regenerative change by:

- a. setting out a clear vision that recognises and embeds the role of heritage in place-making;
- b. utilising the heritage significance of a site or area in the planning and design process;
- c. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place; and,

d. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

2.25 2.24 Part C - E of Policy HC 1 state that: “Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process”.

2.26 Policy HC3 ‘Strategic and Local Views’ identifies a series of designated views of strategically-important landmarks to be protected. These Protected Vistas are made up of a Landmark Viewing Corridor and Wider Setting Consultation Area.

2.27 This policy identifies that ‘development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view’ and that ‘each element of the vista will require a level of management appropriate to its potential impact on the viewer’s ability to recognise and appreciate the Strategically-Important Landmark.’

2.28 Policy HC4 ‘London View Management Framework’ identifies the following as key considerations for protecting these designated views:

2.29 ‘Development proposals should not harm, and should seek to make a positive contribution to, the characteristics and composition of Strategic Views and their landmark elements. They should also preserve and, where possible, enhance viewers’ ability to recognise and to appreciate Strategically Important Landmarks in these views’.

2.30 ‘Development in the foreground, middle ground and background of a designated view should not be intrusive, unsightly or prominent to the detriment of the view.’

2.31 Relevant to this assessment where the Site is in the background of a Protected Vista and Wider Setting Consultation Area, the following are relevant considerations:

2.32 ‘development in the Wider Setting Consultation Area should form an attractive element in its own right and preserve or enhance the viewer’s ability to recognise and to appreciate the Strategically-Important Landmark. It should not cause a canyon effect around the Landmark Viewing Corridor.’

2.33 ‘development in the background should not harm the composition of the Protected Vistas, nor the viewer’s ability to recognise and appreciate the Strategically-Important Landmark, whether the development proposal falls inside the Wider Setting Consultation area or not.’

Local Policy

London Borough of Camden Local Plan, 2017

2.34 The London Borough of Camden’s Local Plan was adopted by the Council on 3 July 2017. Along with the Local Plan, Supplementary Planning Documents (SPDs) also form a key part of LB Camden’s Local Development Framework.

2.35 Relevant heritage policies contained within Local Development Plan documents are as follows:

- Policy D1 Design part (q)
- Policy D2 Heritage.

2.36 Policy D1 ‘Design’ requires high quality design that, relevant to this assessment:

- ‘respects local context and character’;
- ‘preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage’;
- ‘comprises details and materials that are of high quality and complement the local character’;
- ‘preserves strategic and local views’.

2.37 Policy D2 Heritage states that ‘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’.

Regarding Conservation Areas, the Council will:

- ‘require that development within Conservation Areas preserves or, where possible, enhances the character or appearance of the area’;
- resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area;
- resist development outside of a Conservation Area that causes harm to the character or appearance of that Conservation Area; and
- 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.’

The Council also will also ‘resist development that would cause harm to significance of a listed building through an effect on its setting

2 | Planning Legislation, Policy & Guidance

National and Regional Planning Guidance

Planning Practice Guidance (“PPG”) (Department for Communities and Local Government, last updated June 2021)

- 2.38 The guidance on ‘Conserving and enhancing the historic environment’ in the PPG supports the NPPF. Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation.
- 2.39 Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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 structures 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.
- 2.40 The PPG emphasises in paragraph 007 the importance of assessing the nature, extent and importance of a heritage asset in understanding the potential impact and acceptability of development proposals.
- 2.41 Paragraph 018 explains that where potential harm to designated heritage assets is identified, it needs to

be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF apply. Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest.

- 2.42 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.43 The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 193 to 196 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF. Public benefits include heritage benefits, and do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

London View Management Framework Supplementary Planning Guidance (2012)

- 2.44 This guidance was prepared by the Greater London Authority and identified Designated Views throughout London to inform their ongoing protection and management. It has been referred to in the consideration of the Site’s location within the wider setting area of the Protected Vista from Assessment Point 6A.1 (Blackheath Point to St Paul’s Cathedral).

Camden Planning Guidance

Design Supplementary Planning Document (January 2021)

- 2.45 This document supports the requirements for high-quality design set out in Camden’s Local Plan and the NPPF.
- 2.46 It states that ‘Camden is committed to excellence in design and schemes should consider:
- The context of a development and its surrounding area;
 - The design of the building itself;
 - The use and function of buildings;
 - Using good quality sustainable materials;
 - Creating well connected public spaces and good quality public realm;
 - Opportunities for promoting health and well-being
 - Opportunities for improving the character and quality of an area.’ (p.6)
- 2.47 This guidance sets out in detail the principles for ‘design excellence’ in Camden.
- 2.48 Regarding heritage, this guidance states that: ‘The Council will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected.’ Taking into account:
- ‘The desirability of sustaining and enhancing the significance of any heritage asset/s and putting them to viable uses consistent with their conservation;
 - The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality and health and wellbeing;
 - The desirability of new development that affects heritage assets to preserve and enhance local character and distinctiveness.’ (p.18)
- 2.49 This is in line with Camden’s Policies D1 & D2.

Bloomsbury Conservation Area Appraisal and Management Strategy

- 2.50 Bloomsbury Conservation Area Appraisal and Management Strategy (2011) has also been referred to in order to inform the understanding of the surroundings of the Site.

Section 3

Historic Development of the Site and Surroundings.

3 | Historic Development of the Site and Surroundings

The Euston Area

- 3.1 The Euston area was historically part of the Manor of Tottenhall and thereafter the Southampton Estate. It takes its name from the Dukes of Grafton whose family seat is at Euston Hall. The 2nd Duke of Grafton was allowed to build the New Road (now Euston Road) through what was then agricultural land, following a 1756 Act of Parliament. Its original intention was to relieve heavily congested traffic along Oxford Road and Holborn and allow the driving of cattle to market at Smithfield. The road soon began to facilitate further development north of the established London conurbation, which accelerated in the late 18th and early 19th centuries.
- 3.2 The Somers Town area, largely to the east and north of Euston, was built on an estate formerly belonging to the Charterhouse. Having passed through a number of land owners, in 1694 it was purchased by Charles Cocks of the Middle Temple who married Mary, sister of Lord Chancellor Somers. Their grandson, Sir Charles Cocks was created Baron Somers of Evesham in 1784, and the land was referred to as Somers Town thereafter. Somers Town was originally within the medieval Parish of St Pancras, Middlesex, which in 1900 became the Metropolitan Borough of St Pancras, and later the London Borough of Camden in 1965.
- 3.3 To the west, the New Road also supported the development of John Nash's Regent's Park. As the Architect to the Department of Woods and Forests, Nash was commissioned to develop a new plan for the park and immediate surrounding area that would be the northern culmination of Nash's plan of the West End. Regent's Canal established its north boundary. To the south, the area was developed as a grid of terraced streets.
- 3.4 The northern part of Euston Square was laid out in c1811 and built within 5 years, immediately to the north of the New Road. A grid of streets were also laid out to its north at this time, set between Somers Town in the east and Hampstead Road further west. The southern part of the square remained undeveloped and was still being used as a nursery garden at this time. St Pancras New Church was built at its east end between 1819 and 1822, with enclosure of the southern part of the square following and completed by the late 1820s.

- 3.5 Perhaps most dramatic intervention in the area came in the mid 1830s, with the development of the London & Birmingham Railway Company's railway line into London with a terminus at Euston. Existing development north of Euston Square was demolished at this time to make way for the railway development. Three mainline stations were constructed within close proximity; Euston (opened 1837), St Pancras (1868), and Kings Cross (1852). Development in the surrounding area was heavily influenced by the arrival of this railway infrastructure and a number of existing terraces demolished to make way for it.
- 3.6 The area suffered extensive bomb damage during the second world war and slum clearance prompted an ambitious postwar programme of redevelopment by the Borough of St Pancras. The Regent's Park Estate was the largest of these, as well as redevelopment around Cumberland Market and southwards towards Euston Road in the 1950s. Euston Station was redeveloped in the 1960s as part of the electrification of the rail network.
- 3.7 In the latter part of the 20th century, between 1970 and 1990, the historic street pattern to the east of Euston and surrounding Eversholt Street (formerly known as Seymour Road) saw significant redevelopment as part of the new housing development here. This included shortening Lancing Street, renaming Drummond Street to Doric Way (a reference to the Doric arch that once marked the historic entrance to Euston) and demolishing St Pancras Church hall (former St Pancras School) and surrounding terraces behind Euston House.



Figure 3.6 C. and J. Greenwood Map of London 1828.



Figure 3.3 Charles Booth's Poverty Map 1886-1903



Figure 3.1 OS Mapping 1876 Source: Groundsure



Figure 3.4 OS Mapping 1896 Source: Groundsure



Figure 3.2 OS Mapping 1916 Source: Groundsure



Figure 3.5 OS Mapping 1952 Source: Groundsure

3 | Historic Development of the Site and Surroundings

The Site

- 3.8 C. and J. Greenwood's Map of London (1828) denotes a similar structure to that of the Site existing within the boundaries of the known planform. The initiation of the Railway Clearing House's history within Eversholt Street began with the 1842. The building's design was modelled on, and holds direct similarities with, the Banker's Clearing House located in Lombard Street which was established in 1773. - This idea of replicating the design was chiefly generated by Mr George Carr Glyn.
- 3.9 By the middle of the century in 1850, a Supplementary Act was passed which made the Railway Clearing House's decisions absolute, cementing both the buildings functionality, and the significance of the Railway Clearing House within the railway age.
- 3.10 Railway Clearing House system was founded by Mr. Morrison, an audit clerk of the London and Birmingham Railway and was known to have first opened on 30th January 1842. An excerpt from 'Stokers and Pokers... The Railway Clearing-House' that was written by Francis Bond Head and published in 1849 speaks of the Site's internal arrangements as:
"a long passage, on both sides.... a spacious hall or office 78 feet long and 20 wide, and 26 feet high, in which 13 parallel desks"

- 3.11 The building was divided by three interconnected departments: The Merchandise, The Coaching (post and parcel) and the Milage and Demurrage. By 1913 the Railway Clearing House clerk- workforce grown to over 2,500 individuals and the Site was operating at near full capacity.
- 3.12 Originally standing on what was known as Seymour Street, Railway Clearing House was described in 1870 as a "building which is lofty and board, but otherwise unpretentious, appropriately abut[ing] Easton Square Station". Glyn subsequently became the first Chairman of the Clearing House and held the position for the first 30 years of the building's existence.
- 3.13 Map regression presents a change in the building's form and is first evidenced by the 1896 Ordnance Survey. Comparison of the 1896 Ordnance Survey with other 19th century cartography reveals that the present building stands on land that was previously occupied by terraced housing which ran the section of Seymour Street as was defined by Bedford Street and Lidlington Place.
- 3.14 The earliest evidence of the Railway Clearing House's development is found within Charles Booth's poverty map of 1886 which showcases 163 Eversholt Street and no existence of 183 or 203 in their present form. However, at the close of the century in 1896, No.203 is shown to have been abutted by an extension to north-eastward which is understood to be No. 183 and both buildings are collectively denoted as the Railway Clearing House.
- 3.15 Between 1896 and 1916 the Railway Clearing House underwent further extension to the north-east and superseded the pre-existing terraced housing. This further, early 20th century, extension is understood to be No.203 and the entire extent of the Railway Clearance House is known to have been completed by 1916.
- 3.16 The late 19th and early 20th century development of the Railway Clearance House is further documented within archived leases, such as Rail 1084/3 (TNA) which outlines the draft agreement of land purchase on Seymour Street by the London and North West Railway.

Building Phaseology

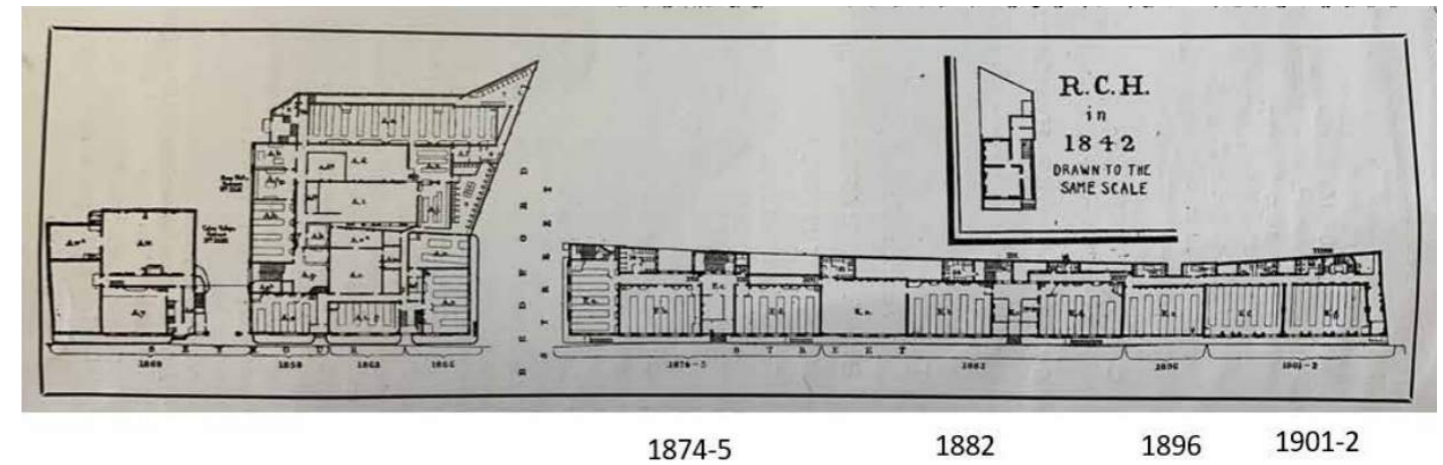


Figure 3.7 The R.C.H by Mr Harry Cuff Smart p4, reprinted from The Railway and Travel Monthly, May 1912

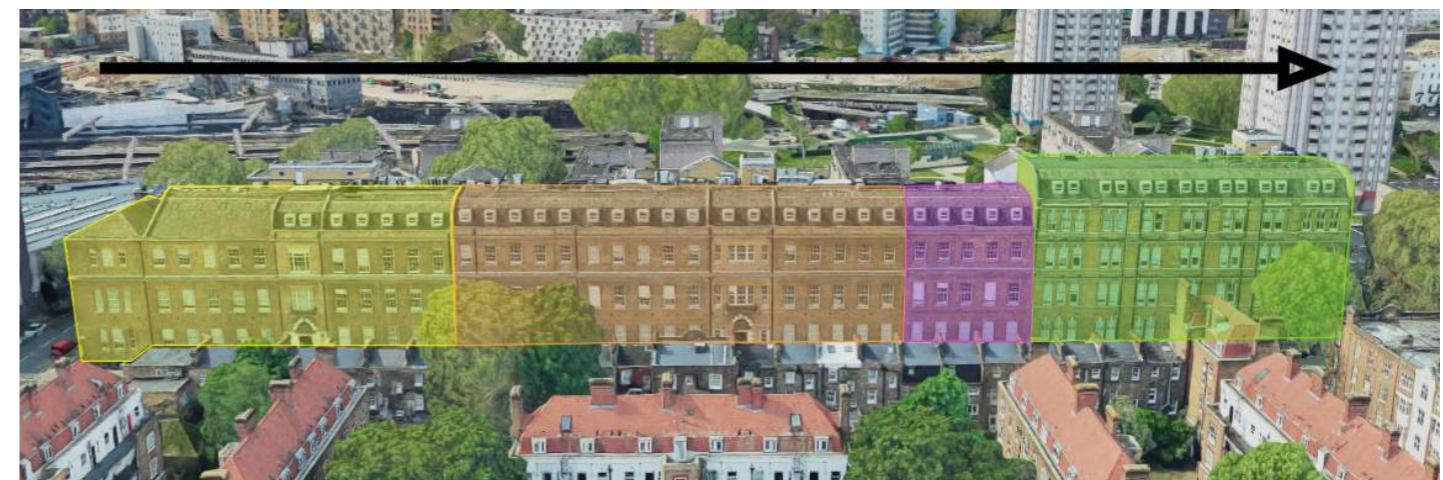


Figure 3.8 Phases of the building's development, with the earliest buildings at the south progressing to the earliest at the north.

3 | Historic Development of the Site and Surroundings

Historic Images



Figure 3.9 'The Long Office' (Source: TNA: Rail1085/78)



Figure 3.10 Historic mezzanine arrangement



Figure 3.11 Historic mezzanine arrangement

3 | Historic Development of the Site and Surroundings

Site Photos



Figure 3.18 Front elevation of 183 Eversholt Street



Figure 3.12 North Elevation



Figure 3.17 Office space used as a kitchen. Historic mezzanine in situ.



Figure 3.14 Historic staircase



Figure 3.19 Rear elevation. View looking from the north



Figure 3.13 South elevation fronting Barnaby Street



Figure 3.15 Office space at ground floor level

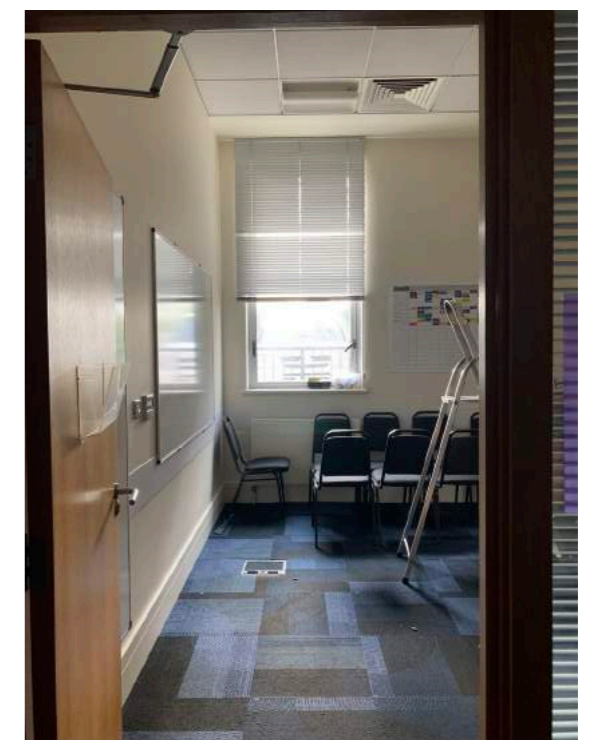


Figure 3.16 Typical meeting room within ground floor office

Section 4

**Site Description, Identification of
Assets and Significance.**

4 | Site Description, Identification of Assets and Significance

Scope of Assessment

- 4.1 For a proportionate assessment given the minor nature of alterations and the high amount of heritage assets in the vicinity, these heritage assets identified for assessment are within a roughly 200m of the Site only. The following heritage assets have been identified:
- Church of St Mary the Virgin (Grade II). List Entry Number: 1342049
 - Number 15 to 24 Harrington Square (Grade II). List Entry Number 1378736
- 4.2 This assessment will consider the potential effects of the proposed development on The Eversholt (Grade II), as well as the setting of the heritage assets in the surroundings.
- 4.3 For proportionality with the nature of the proposals and in line with NPPF para.194, the effects on the settings of the surrounding heritage assets will be grouped, unless specific effects are identified otherwise.

Assessment Methodology

- 4.4 The assessment methodology used here for assessing the significance of the identified heritage assets and their settings is as set out in Annex 2 of the National Planning Policy Framework. This proposes the use of three heritage interests – historical, archaeological, and architectural and artistic – in assessing what makes a place and its wider context special. The definitions for these interests are included in the online Planning Practice Guidance:
- Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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 structures 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.
- 4.5 These interests are also used in the November 2017 consultation draft of Historic England’s best-practice guidance document, Conservation Principles. They replace the heritage values – evidential [now archaeological], historical, aesthetic [now architectural and artistic], and communal [now part of historical] – set out in the previous, 2008 version.

Site Description

- 4.6 The Site is located on the west side of Eversholt Street, immediately north of Barnby Street. An access road de-marks the north and west boundaries, where the site interfaces a post-war development.
- 4.7 The Site consists of three buildings, 163, 183 and 203 Eversholt Street. The southern end is basement plus three storeys with the northern end rising to four storeys. The front elevation has a continuous lightwell separated from the pavement by metal railings.
- 4.8 The building has a classical composition and is constructed in yellow stock bricks. Round arches with stucco dressings de-mark the three entrances along the primary elevation, each with two lamps.
- 4.9 The rear of the building has been heavily altered following the infilling of the outshuts and the rear elevation being rebuilt in the mid-late 21st century.



Figure 4.1 Asset Map

- The Site
- Grade II Listed
- Local Listing

4 | Site Description, Identification of Assets and Significance

Significance of The Eversholt

- 4.10 'Significance' lies at the core of Historic England's Conservation Principles. Significance is a collective term for the sum of all heritage value attached to a place; value deriving from the ability of a place to yield evidence about the past, how the past is connected to the present and how it can contribute aesthetically to our environment.
- 4.11 The significance of Nos. 163, 183 and 203 Eversholt Street derives primarily from its association with the growth of the railway and how the railway functioned during the 19th and early 20th century.
- 4.12 The Site holds evidential value as it provides physical evidence of the growth of the railway, including how the national infrastructure was tied together through the Railway Clearing House. At one time the building accounted for all receipts and tickets, both passenger and freight for 5 different railway companies nationally.
- 4.13 The growth of the building, from one building, to the occupation of a street block, is also evidence of how the railway grew and how the support systems needed to support the growth.
- 4.14 The internal arrangement of large open plan spaces, supports the interpretation of the buildings use, with rooms historically filled with banks of desks where the receipts were sorted. The form of these areas illustrates function, being open and well lit, with the open floor plan supporting the process of the Railway Clearing House. The smaller board and meeting rooms were located on the upper levels, leaving the ground floor to house the working function.
- 4.15 Architecturally, the use of the building is evident. Its conscious design relates to the industrial function, whilst being in keeping with the Georgian character of the area. High significance is found in the buildings front elevation which has retained the original proportions, scale and features.
- 4.16 The historic rear elevation and to an extent, the north elevation has been lost as a result of a permission to rebuild and extend to the rear. This has a homogeneous appearance, not in keeping with the composition of the front elevation and therefore is of lesser significance.
- 4.17 The south elevation does retain the original facade on the return, however where the building has been extended the old is read alongside the new including the ramp into the car park at basement level.

Windows

- 4.18 Historic windows survive along the east and south elevations as principle street frontages. The phased history of the Site is evident in the styles of the windows. Though generally composed of 12-light sash windows, 203, as the final iteration in the development of the row, features more typically late-Victorian windows, more slender in frame, with decorative keystone lintels and larger panes of glass (figure 4.3). Nos 163 and 183 together share a consistent window style, more typically Georgian, which creates a pleasing aesthetic to the building.
- 4.19 The historic windows and their respective styles are thus highly significant to the building, not only from a historic architectural perspective but also as a means to read the phased development of the Site.
- 4.20 No historic windows exist on the north elevation on account of it previously attaching to a now demolished building. The rear elevation on the west side is entirely modern. The windows here are relatively uniform but possess no architectural merit. Therefore, they possess no historic or architectural significance.

Relevant Planning History

Ref: 2020/ 3261/P

Full Planning Permission: Granted

Proposal: Refurbishment of the ground floor office of 163, including the introduction of secondary glazing to all historic windows on the front elevation

Date of Approval: 27th November 2020

Ref: 2017/3600/L

Full Planning Permission: Granted

Proposal: Refurbishment of 2nd floor office space including addition of new mezzanine floor and alterations to window openings in rear elevation

Date of Approval: 28th September 2017



Figure 4.2 South elevation of 163 showing earliest phase of windows



Figure 4.3 203 Eversholt, showing early 20th Century windows



Figure 4.4 Entirely modern windows to the rear

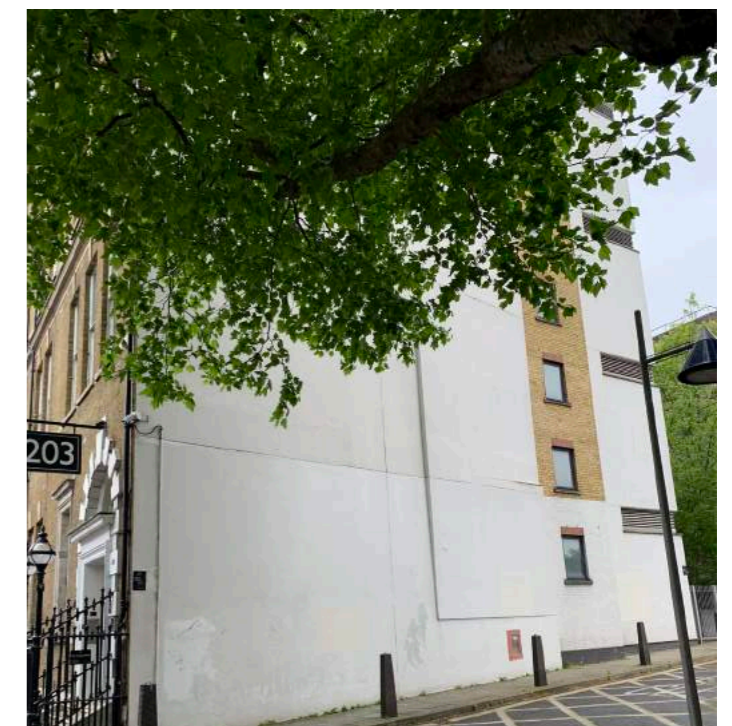
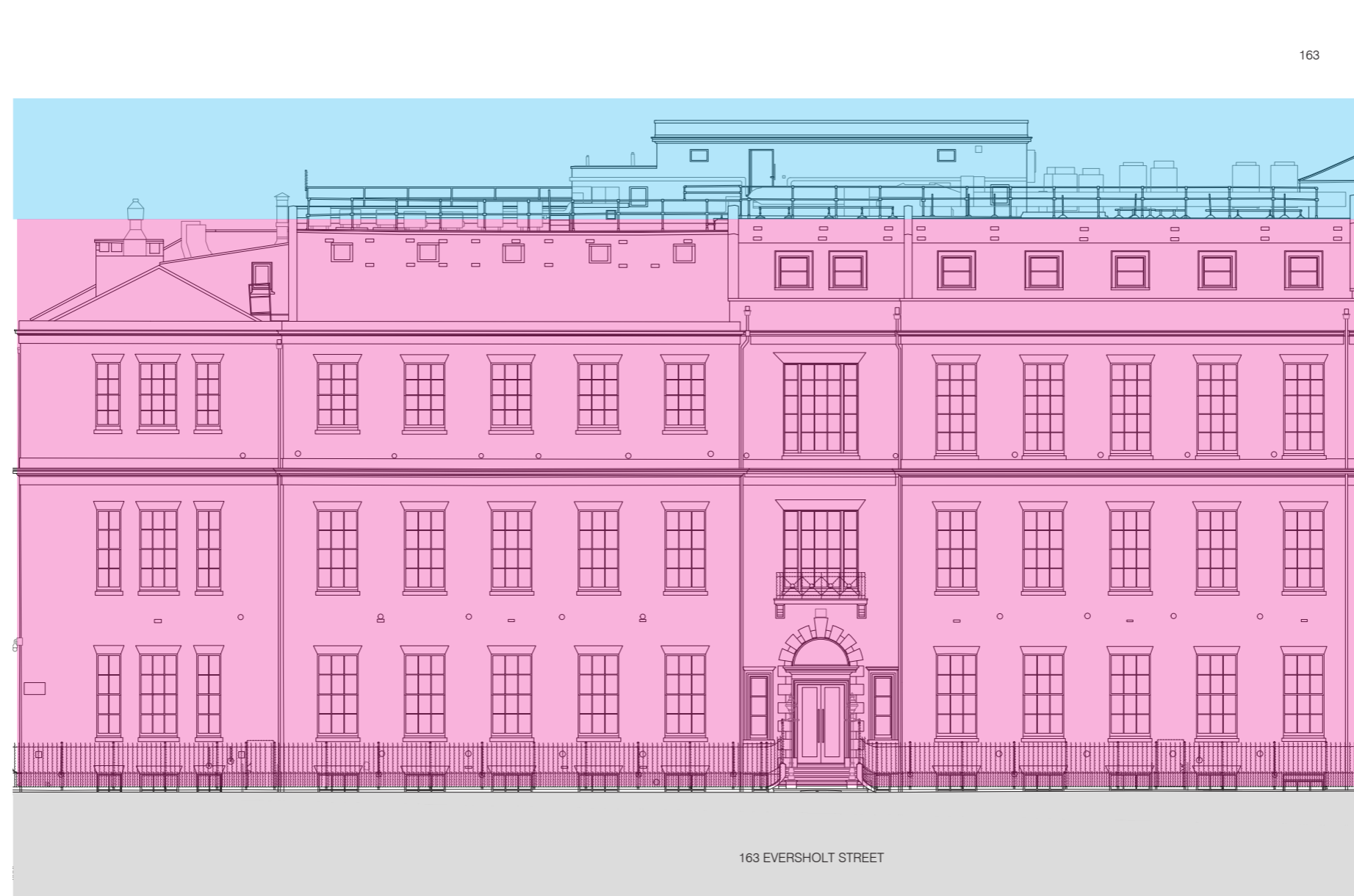


Figure 4.5 No historic fenestration on the north elevation



- Key
- High significance
 - Low significance

Figure 4.10 Significance of front elevation of 163



- Key
- High significance
 - Low significance

Figure 4.11 Significance of front elevation of 183



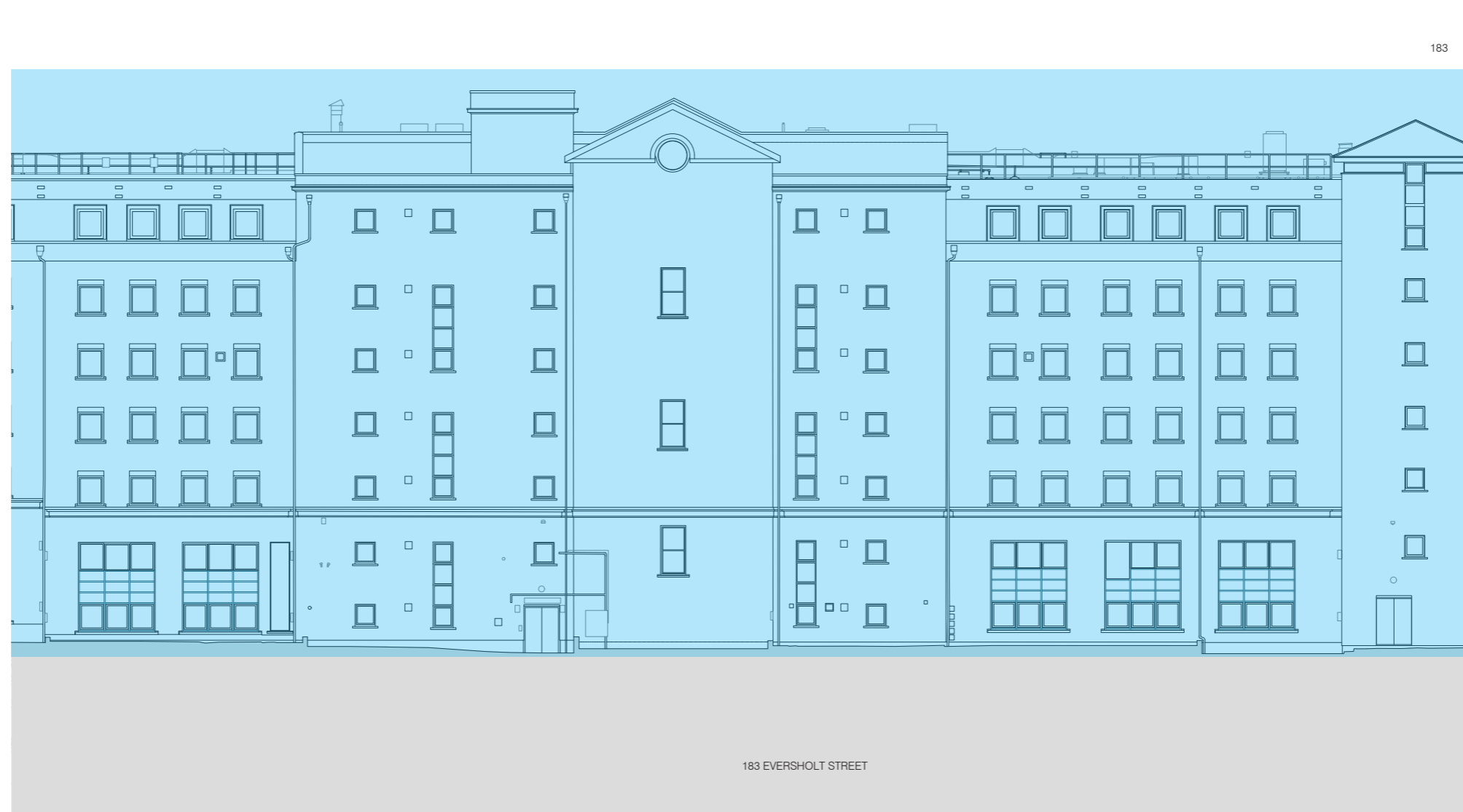
- Key
- High significance
 - Low significance

Figure 4.12 Significance of front elevation of 203



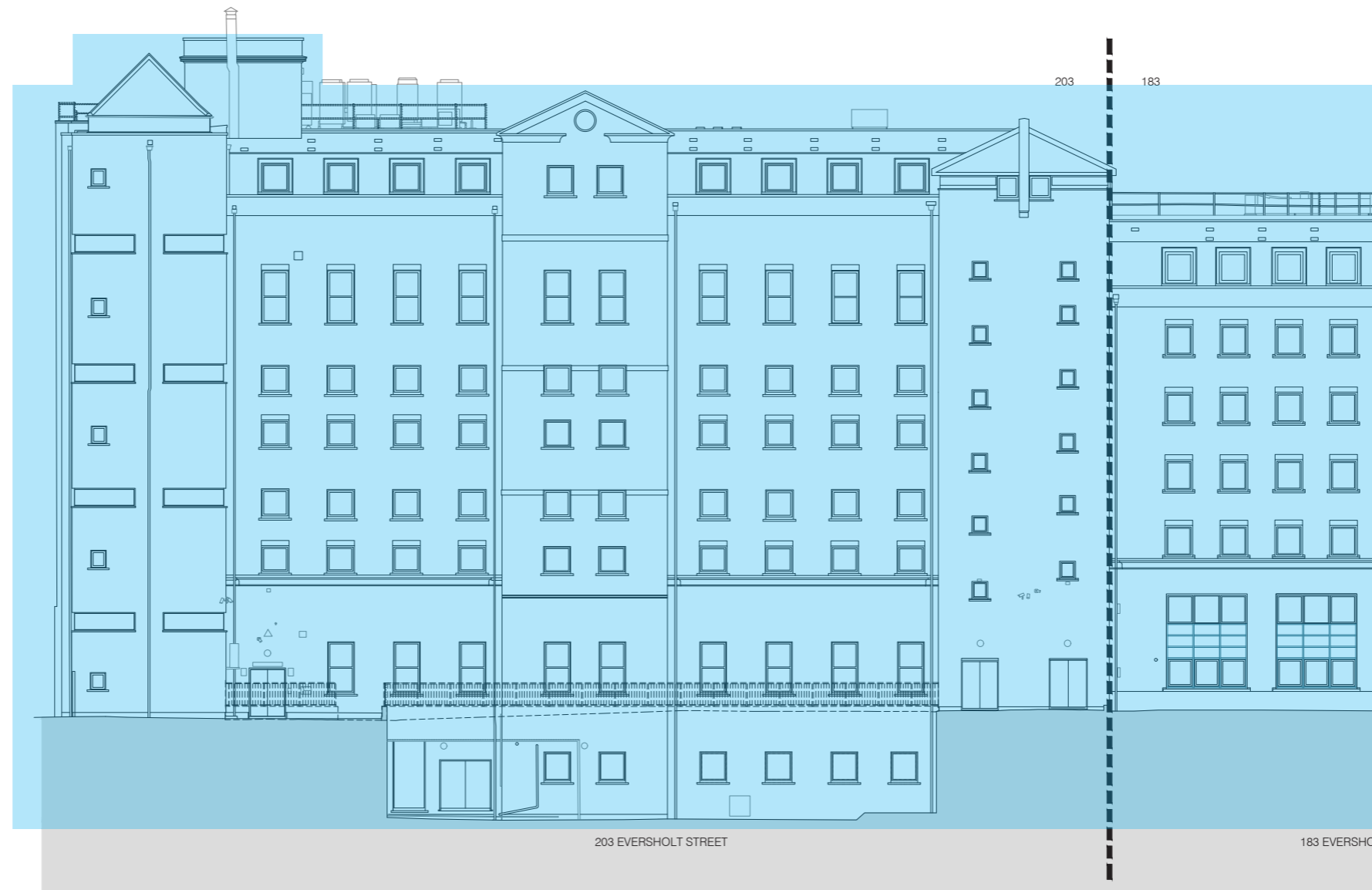
Key
Low significance

Figure 4.13 Significance of rear elevation of 163



Key
Low significance

Figure 4.14 Significance of rear elevation of 183



Key
Low significance

Figure 4.15 Significance of rear elevation of 203

Section 5

**Description of Proposals &
Assessment of Impact.**

5 | Assessment of Impact

Proposed Development

5.1 The proposals intend to address the need for improved thermal performance of the building. This will be achieved through a combination of ventilation louvres, secondary glazing, and entirely new windows on the rear elevation for those which are at the end of their life and of no significance. New plant services are also proposed to the existing on the roof of 203, with the 4 existing condenser units to be replaced with 2 of a similar size, with 1 new unit added to serve the new ground floor mezzanine. A plant enclosure will be introduced to the rear elevation with access to the basement via a ramp. Alongside this, discrete ducting will be introduced.

5.2 Slimline secondary glazing is proposed to the historic windows. This aspect of the proposal continues on from the granted permission and carried out works that applied applying secondary glazing to the historic windows on the ground floor, front elevation of No.163 Eversholt Street (Planning Ref: 2020/3261/P). The specifications of this secondary glazing will involve two models:

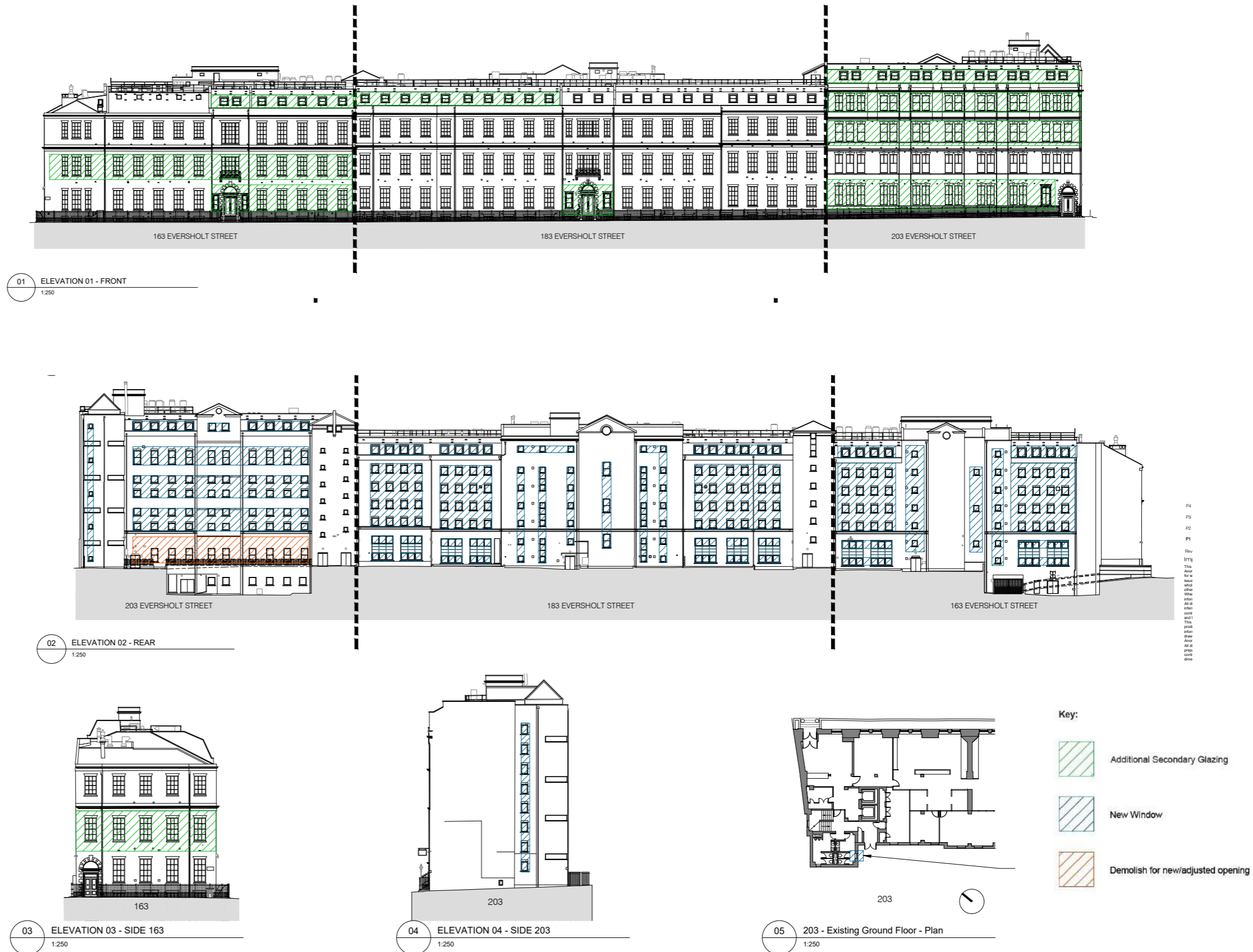
- Selectaglaze 90 Series for the taller windows on the lower levels and
- Selectaglaze 20 Series for smaller profiles of the windows on the 3rd floors of 163 and 183 and fourth floor of 203.

5.3 Ventilation louvres will be expanded on the rear elevation to improve the ventilation of the WCs and Teapoints. New louvres will be installed to 4 windows in the basement lightwell of 163, expanding the existing louvre scheme present in this section.

No. 163

5.4 Secondary glazing will be applied to the front elevation. On the ground floor this will be limited to the section north of the front entrance (secondary glazing has already previously been introduced along the rest of the front elevation). On the first floor and roof extension it will be applied to the full length of existing windows. No secondary glazing will be applied to the second floor.

5.5 In the basement lightwell to 163, adjacent and connected to the car park area, louvre systems have been installed. As part of the ventilation strategy, the proposals seek to extend the louvre system to the bottom panels of 4 additional windows



No. 183

5.6 Secondary glazing will be applied to the front elevation. On the ground floor this will be limited to the windows flanking the entrance. In the roof extension it will be applied to the windows south of the entrance bay. No other secondary glazing will be applied to the first or second floors.

No. 203

5.7 Secondary glazing will be applied to the front elevation to all windows on the ground, third and roof extension. Good quality secondary glazing already exists on the second floor. Outdated secondary glazing is present on the third floor however this needs updating for improved access.

5.8 On the rear elevation at ground floor level the single windows are to be replaced with 2 windows, following the same placement and proportion, but responding to the new mezzanine floor level internally. The infill between these two windows will match the existing style and materiality of the rear elevation. This arrangement has already been introduced for the mezzanine at 163 and so these proposals seek to emulate this.

5.9 At basement level on the front elevation four windows will be altered with the introduction of a louvre for ventilation.

Plant services

5.10 In order to lower the operating carbon emissions of the building, it is proposed to upgrade and replace plant services in the following way:

- refurbished boiler rooms in 163, 183 and 203
- the introduction of two new air source heat pumps to the rear of 163 and connected to the associated boiler room
- the replacement and reduction of four condenser units to two and the introduction of an additional unit on the roof of 203.



Figure 5.1 Proposed boiler plant refurbishments to 163, 183 and 203

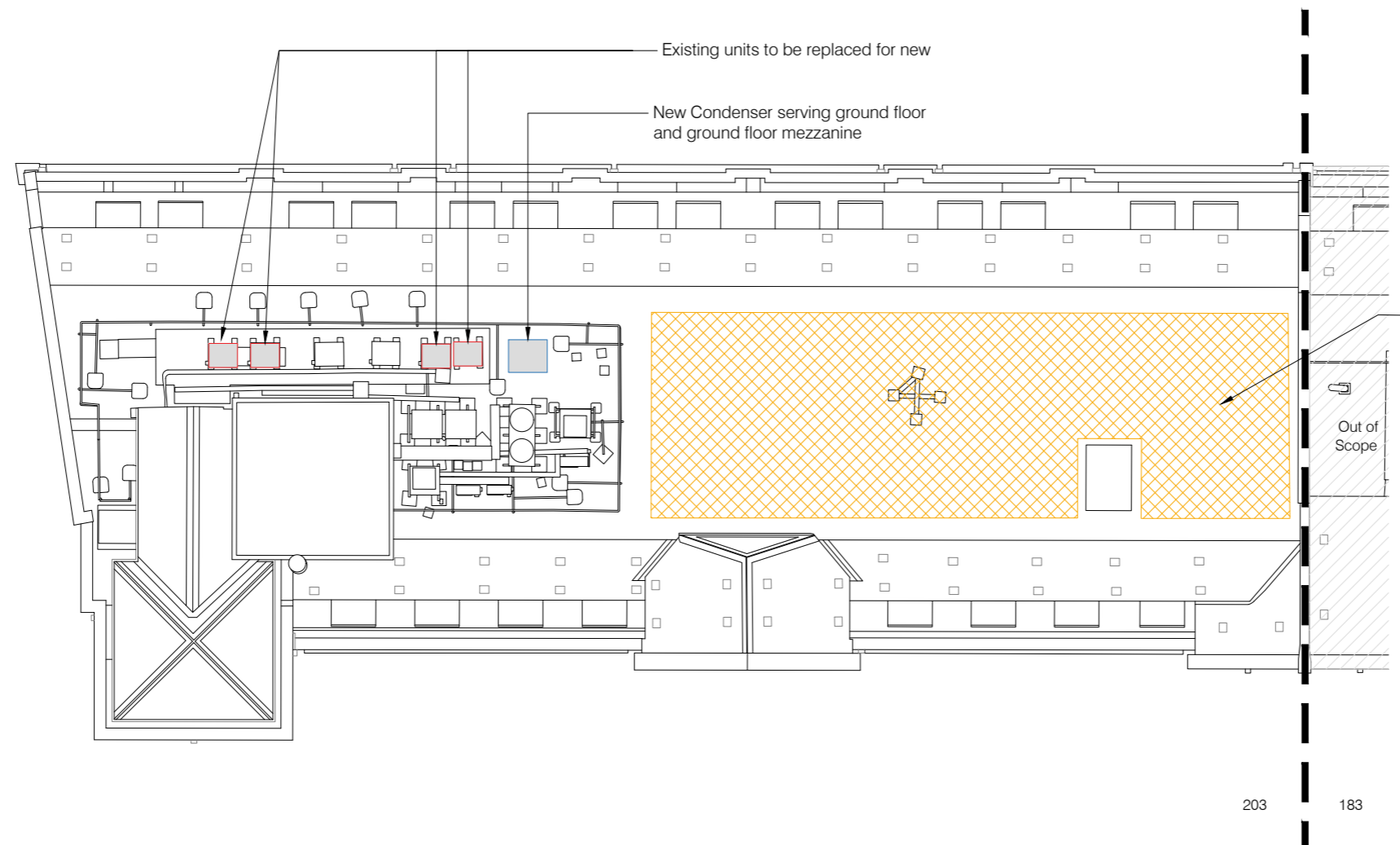


Figure 5.2 Proposed condenser plant services to roof of 203 (PV panels will be submitted in a separate application)

5 Assessment of Impact

Assessment of Impact

Secondary Glazing

- 5.11 The slimline profile of the proposed secondary glazing would result in minimal change to the external and internal appearance of the historic windows. The section drawings demonstrate that the framing, including the meeting rail, will align with the existing window and therefore the characteristic profile and glazing bars would not be visually or physically harmed. The reservable addition of secondary glazing would improve the building's sustainability and be of public benefit, whilst aligning with Historic England's latest guidance on 'Traditional Windows'.
- 5.12 The careful design of the glazing and proof that the fenestration at Nos. 163, 183, and 203 can absorb modern alterations, as seen by Ref: 2020/3261/P, the proposed secondary glazing within this application is considered to be acceptable and of little-to-no harm to significance.
- 5.13 The addition of a louvred window on the front elevation, to increased ventilation, will not impact the special interest of the listed building. This has been sited adjacent to an existing louvred opening and the brickwork currently in the blocked up window opening is modern. Therefore there is some benefit to restoring the form and proportion of the window opening, but the ultimate impact on the heritage asset will be limited.

Replacement Louvres

- 5.14 As part of the ventilation strategy, 4 windows in the basement lightwell of 163 will be converted to ventilation louvres. The proposals will maintain the glazing bars and frames, however, the glazing itself will be removed and ventilation louvres inserted behind the frames. This has already been carried out in other windows in this low-visibility part of the Site and therefore, given the existing arrangement and limited visibility of this part of the building, the proposals are not considered to be harmful.
- 5.15 There will be additional louvres added to the modern rear elevation to service WCs and improve wider ventilation of teapoints. This will be an expansion of the existing grills present on the rear elevation. As this elevation is entirely modern and of limited visibility, the impact of the proposals are not considered to be harmful.

Rear elevation

- 5.16 The present rear fenestration of Nos. 163, 183, and 203 Eversholt Street is entirely modern (see figures 4.13 to 4.15). The windows and the fabric which encases them is of no significance. The renewal of the fenestration would have no impact on the streetscape nor impact upon appreciation of the asset's specific interest. The asset's thermal efficiency would be increased and result in public benefit through increased sustainability.
- 5.17 In places where the windows will be impacted by the introduction of a mezzanine (ground floor of 203), the proposal is to remove the existing single windows and replace with two separate windows which can be better integrated with the new mezzanine. This is the situation with the ground mezzanine floor of 163 which features separate windows below the mezzanine and lighting the mezzanine. This therefore provides precedence for such a scheme. Similarly to the above, the low visibility of this modification combined with the existing modern appearance of the rear elevation will reduce any harmful impact to the architectural significance of the building and should not be considered to impact to the character of the Site.

Plant Services

- 5.18 The refurbishment of the boiler plants will be contained within existing boiler rooms and therefore will have no additional impact on the Site. This is a necessary upgrade in order to maintain the safety and effectiveness of the services and is therefore in our view of no impact to the Site.
- 5.19 The introduction of two new heat source air pumps connecting to the boiler plant room of 163, one inside and one outside, will allow the Site to operate at a higher level of environmental efficiency and is a welcome introduction in minimising the carbon footprint and increasing the sustainability of the building. It will be restricted to the rear of the Site, the elevation of which is entirely modern and of no architectural or historic significance. This means that whilst the connection of the pumps to the boiler room will require access through the external wall masonry, there will be no impact on historic fabric. The external piping across the rear elevation will be in a style in keeping to the heritage of the Site, and will



Figure 5.3 Example of existing secondary glazing applied to 163 ground floor

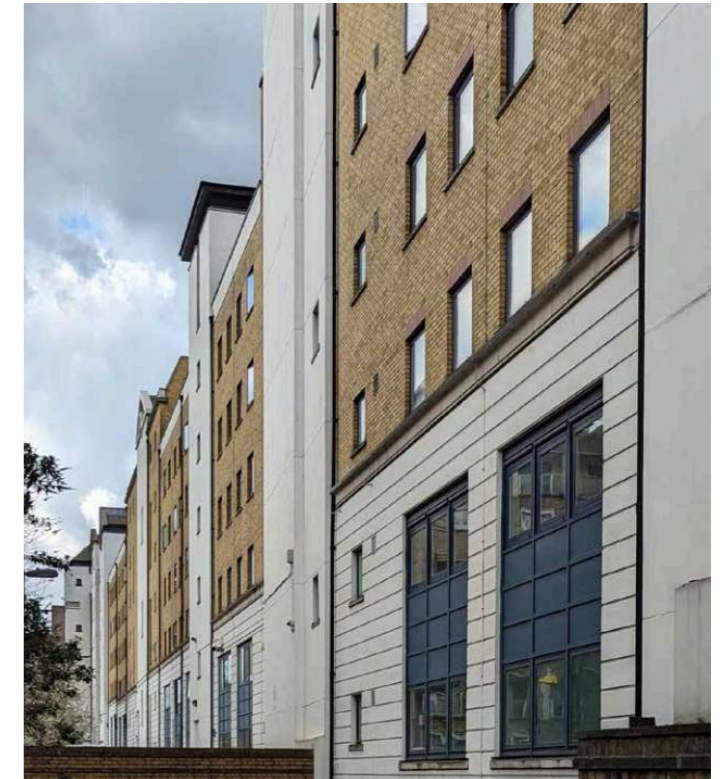


Figure 5.4 Existing modern windows to rear of Site

be recessed into grooves to further minimise visual impact.

- 5.20 The replacement of the 4 existing condenser units on the roof of 203 with 2 units, and an additional unit for the ground floor mezzanine, will not have a negative impact on the Site in respect of the present situation. There will be an overall decrease in condenser units, which is considered to be a positive outcome for the architectural significance of the Site in terms of reduced visual impact. Furthermore, the height of the units will be either equal to or less than the existing units.

Summary

- 5.21 The proposals seek to upgrade the thermal efficiency of the building whilst preserving the historic and architectural character of the building.
- 5.22 The introduction of secondary glazing across the front elevations is in-line with Historic England's recommendations in order to preserve historic fabric

whilst improving thermal efficiency.

- 5.23 The replacement of modern windows and the introduction of louvres to the refurbished rear elevation will have no harmful impact on the historic significance or architectural character of the building and thus the impact will be low.
- 5.24 The refurbishment and introduction of additional plant services will have no harmful impact on the significance of the Site due to the restricted visibility and the sensitive approach to massing.

Section 6

Conclusion.

6 | Conclusion

Conclusion

- 6.1 This report has been prepared to accompany a pre-application inquiry for alterations to 163, 183 and 203 Eversholt Street. It has been written with regard to Historic England Advice notes and relevant policy and guidance.
- 6.2 The assessment has considered the historic development of the Site and the surrounding area to demonstrate and inform an assessment of significance of the asset. Site visits have been undertaken, to identify the special interest of the listed building and an assessment of the proposals has been made.
- 6.3 The proposals have built upon heritage specific guidance to ensure the significance of the heritage assets is preserved.
- 6.4 The proposals seek to upgrade the sustainability and thermal efficiency of the building whilst preserving the historic and architectural character of the building.
- 6.5 The introduction of secondary glazing across the front elevations is in-line with Historic England's recommendations in order to preserve historic fabric whilst improving thermal efficiency.
- 6.6 The replacement of modern windows to the refurbished rear elevation will have little-to-no harmful impact on the historic significance or architectural character of the building.
- 6.7 Ultimately, the special interest of the building will be preserved, with the intrinsic architectural and historic values associated within the building being maintained.
- 6.8 Overall, therefore, the proposals are considered to be in alignment with the London Borough of Camden's policies on listed buildings and in alignment with the requirements of the NPPF Chapter 16 and therefore the application should be considered positively.

Appendix 1

References.

Appendix 1 | References

Policy Documents

- London Plan (2021)
- Camden Local Plan 2017
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA2) (Historic England, March 2015)
- National Planning Policy Framework, MHLCG, February 2019
- 'Historic Environment', Planning Practice Guidance, MHLCG, July 2019

Primary and Secondary Sources

- National Heritage List for England <https://historicengland.org.uk/listing/the-list/map-search>
- Britain from Above <https://britainfromabove.org.uk/>
- Survey of London, Volume XL
- OS Historic Maps
- British Library Maps
- Camden Archives
- The National Archives
- Old Maps Online (historic maps) MAP of LONDON and its ENVIRONS 209 (oldmapsonline.org)
- Romantic London (historic maps) Introducing Horwood's Plan (1792-99) – Romantic London
- Grace's Guide to Industrial History, London Midland and Scottish Railway: https://www.gracesguide.co.uk/London,_Midland_and_Scottish_Railway
- Grace's Guide to Industrial History, London and North Western Railway: https://www.gracesguide.co.uk/London_and_North_Western_Railway
- 'Somers Town', in Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood, ed. Walter H Godfrey and W McB. Marcham (London, 1952), pp. 118-123. British History Online <http://www.british-history.ac.uk/survey-london/vol24/pt4/pp118-123>
- Edward Walford, 'Somers Town and Euston Square', in Old and New London: Volume 5 (London, 1878), pp. 340-355. British History Online <http://www.british-history.ac.uk/old-new-london/vol5/pp340-355>.

Image Sources

- London Picture Archive
- London Metropolitan Archive
- National Archives
- Camden Local Archive
- Hurst, Peirce and Malcolm LLP <https://hurstpm.net/25-euston-house-eversholt-street-nw1>

Appendix 2

Statutory List Entries.

Eversholt House (163-203 Eversholt Street)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1342048

Date first listed: 14-May-1974

Statutory Address 1: EVERSOLT HOUSE AND ATTACHED RAILINGS, 163-203, EVERSOLT STREET

CAMDEN

TQ2983SW EVERSOLT STREET 798-1/83/426 (West side) 14/05/74 Nos.163-203 (Odd) Eversholt House and attached railings

GV II

The London & North-Western Region Railway Clearing House, now office block. c1846-8, with additions northwards in 1850 (south corner of Barnby Street) and 1874-1902, renovated late C20. Designed by JB Stansby, company engineer. Interior remodelled late C20. Irregular block in Classical style. Yellow stock brick. Stone cornice and blocking course. 3 storeys and basements, 4 storeys at north end. 53 windows. Facade broken up by slightly recessed bays and changes of cornice height. Round-arched entrances with stucco block dressings, keystones and fanlights; architraved doorways with cornices and panelled doors; doorways flanked by architraved windows with cornices. Gauged brick flat arches to recessed sash windows with glazing bars; 3 light windows above entrances. Main stone cornice at 2nd floor level. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials.

Church of St Mary the Virgin, Eversholt Street

Heritage Category: Listed Building

Grade: II

List Entry Number: 1342049

Date first listed: 10-Jun-1954

Statutory Address 1: CHURCH OF ST MARY THE VIRGIN, EVERSOLT STREET

CAMDEN

TQ2983SW EVERSOLT STREET 798-1/83/427 (East side) 10/06/54 Church of St Mary the Virgin

GV II

Church. 1824-7. By H and HW Inwood. Built by IT Seabrook. Apse added 1888 by Ewan Christian, who also removed side galleries. West gallery removed and interior decorated 1890. Grey brick with stone dressings. 7 bays with aisles in thin Gothic style. Symmetrical west front with central buttressed tower having pinnacles at angles and Y-tracery louvred belfry opening; pointed arch main entrance. Tower flanked by 2 bays, outer bays having pointed arch entrances the same dimensions as the main entrance flanked by buttress terminating in pinnacles above the cornice and parapet. String course at window height continuing around the building. North facade with pointed 2-light geometrical tracery windows (narthex window with Y-tracery), flanked by buttresses terminating at the cornice above which a parapet. INTERIOR: with vaulted roof on cast-iron clustered columns. (Survey of London: Vol. XXIV, King'sCross Neighbourhood, Parish of St Pancras IV: London: -1952)

15 to 24 Harrington Square and railings

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378736

Date first listed: 11-Jan-1999

Statutory Address 1: NUMBER 15 TO 24 AND AREA RAILINGS, 15-24, HARRINGTON SQUARE

CAMDEN

TQ2983SW HARRINGTON SQUARE 798-1/83/1863 (East side) Nos.15-24 (Consecutive) and area railings

II

Terrace of 10 houses, forming east side of former square. 1842-48. Grey brick, No.19 reddened, No.21 painted, over stuccoed ground floor. Slate roofs. 4 storeys and basements, No.15 with attics, all 2 windows wide. No.15 terminates terrace, projects forward with wider main bay and entrance with Doric door surround in narrower bay to side. The other houses with projecting porches. No.17 now with window, the others with panelled doors, that to No.19 with raised and fielded panelling. Upper windows with small paned sashes, those to Nos 21 (wholly) and 16 (partly) replaced; first floor with casements opening on to projecting balconies with cast-iron railings of crossed spear pattern set in round-arched rendered surrounds, all save Nos 19 and 22 with rosettes in spandrels. Ground floor with 4-light sashes under cambered heads. Heavy stuccoed cornice over second floor. Rendered parapet to Nos 15-21 and No.24; that to Nos 23 and 24 renewed in machicolated brick. INTERIORS not inspected. SUBSIDIARY FEATURES: railings with spearhead finials to all areas.



Delivery | Design | Engagement | Heritage | Impact Management | Planning
Sustainable Development | Townscape | Transport

Edinburgh: 11 Alva Street | Edinburgh | EH2 4PH

Glasgow: 177 West George Street | Glasgow | G2 2LB

London: Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

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