

Euston Area Plan

Background Report – Section 7
(Heritage)

Proposed modifications (shown as
tracked changes)

September 2014

7. HERITAGE

Key issues

- The area has a number of distinct character areas, reflecting the varied nature and heritage of the area
- Parts of the study area are covered by three conservation areas.
- There are over 50 listed buildings and features in the study area as well as five designated London Squares.
- There are also undesigned assets that have historic significance, in particular the Drummond Street area, Chalton Street area, and St James's Gardens
- Other open spaces of historic significance are St James's Gardens and Cumberland Market
- A number of areas in the study are of high historic sensitivity where a greater degree of protection is needed, whilst other areas have low sensitivity
- Whilst historic areas have been lost, there are opportunities to enhance the historic environment, for example by re-creating lost routes and ensuring that redevelopment provides an enhanced setting for existing heritage assets
- HS2 will impact on existing heritage assets in the Euston area, and these impacts should be mitigated where possible.

7.0.1 This Section highlights key heritage issues that are relevant to the Euston area. It has been informed by the Euston Historic Area Assessment (Allies and Morrison Urban Practitioners, June 2013), as well as relevant national guidance and local level policies and designations.

7.1 Planning policy context

7.1.1 The NPPF states that local plans should set out a positive strategy for the conservation and enjoyment of the historic environment. The significance of a heritage asset should affect the degree of weight given to its conservation. LPAs should look for opportunities for new development within conservation areas and within the setting of heritage assets which will enhance or better reveal their significance. English Heritage have also produced a range of guidance documents that set out how policies and development should seek to preserve and enhance heritage assets and their settings, which have been reviewed in the preparation of the plan.

7.1.2 Camden's Core Strategy and Development Policies seek to ensure that development preserves and enhances Camden's heritage assets. Development Policy DP25 sets out how development will be considered in relation to impacts on conservation areas, listed buildings, archaeology and other heritage assets, including London Squares.

7.2 Historic development in the Euston area

7.2.1 Up to the eighteenth century the area was mostly common land and pasture. However, change came rapidly after the 1750s and within less than a century the area had been transformed from open countryside to its present intensely urban form.

7.2.2 Key early developments in the area included ribbon development in the late 1700s along the New Road (now Marylebone and Euston Road) and, more significantly, a speculative development on land thereafter named as Somers Town. Following this, John Nash built a new working class quarter for canal

workers to the east of Regent's Park, which was to connect three linked squares (Cumberland Market, Clarence Gardens and Munster Square) with Paddington Basin. The expansion northwards of the Southampton Estate, including the creation of Euston Square in 1827 was a notable development, and in 1837 the opening of Euston Station had a dramatic impact on the area. In the 20th Century, the construction of social housing first in neo-Georgian 1930s development, and then significant redevelopment linked to bomb damage and slum clearance in what is now the Regent's Park Estate has also had a major impact on the character and urban form of the Euston area.

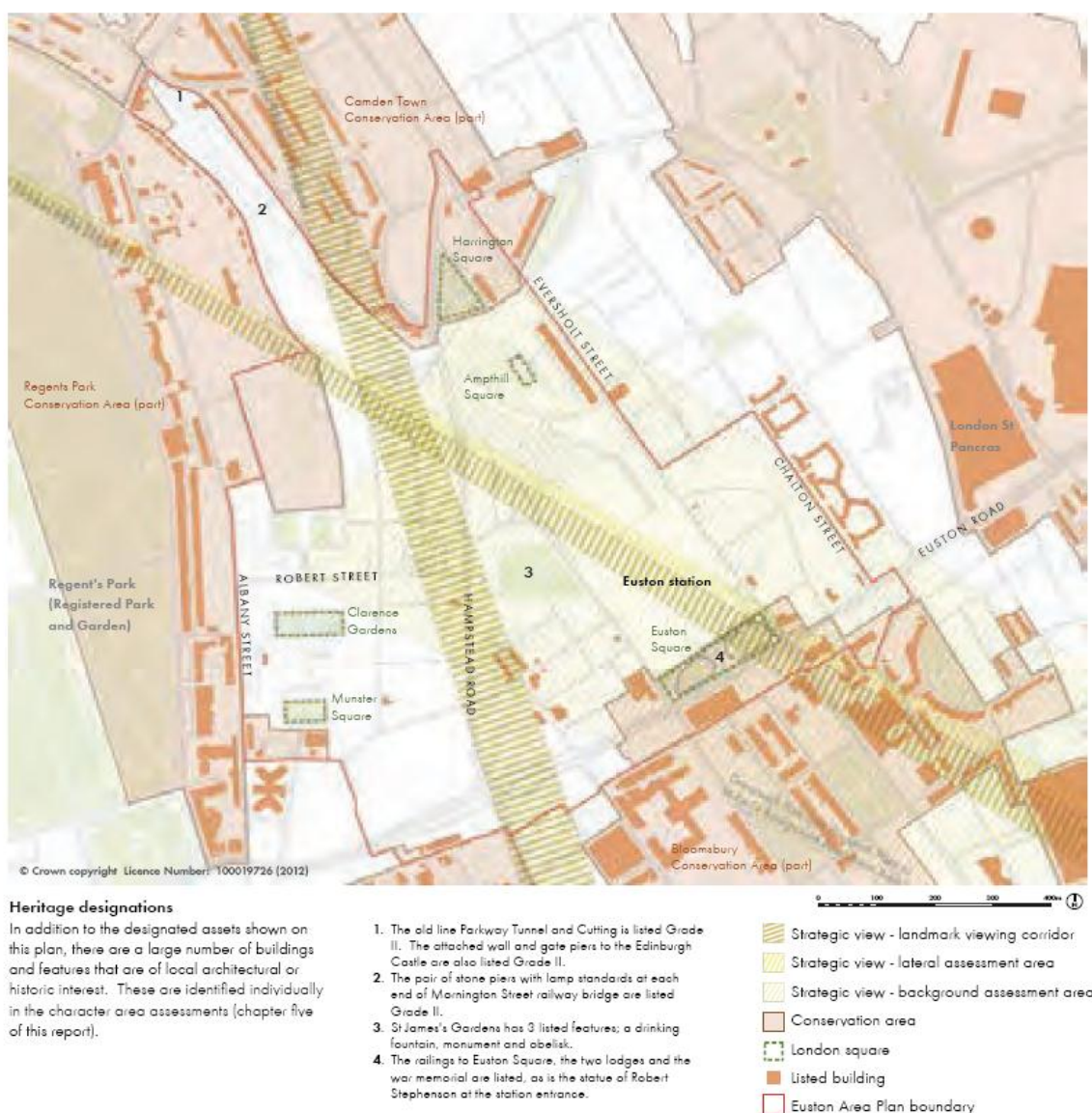
- 7.2.3 All of these developments have combined to create a highly varied character in the Euston area. The Euston Historic Area Assessment identifies 14 separate character areas, which are described in detail in the Assessment. Section 7.5 below identifies these areas, and summarises the key management recommendations provided in the Assessment for each area.

7.3 Designated heritage assets in the Euston area

Listed buildings

- 7.3.1 There are over 50 listed buildings in the study area, which are listed in the appendix to the Euston Historic Area Assessment, and identified in Figure 7.1 below. They are mainly focused in a few key clusters to the north towards Morning Crescent, Park Village East and Parkway; to the west of Euston Station in the Drummond Street/ Hampstead Road area and adjacent to Regent's Park; to the south around Euston Road/ Euston Square Gardens, and in the Churchway area.
- 7.3.2 All of these buildings are Grade II listed except the following:
- The Church of St Mary Magdalene, Munster Square (Grade: II*)
 - Euston Fire Station including boundary walls, gate piers and railings, 172 Euston Road (Grade: II*)
 - The Church of St Pancras, Upper Woburn Place (Grade: I)
 - 1-9 Melton Street and attached railings (Grade: II*)
 - Park Village East (Grade II*, immediately adjacent to study area)

Figure 7.1 Designated Heritage Assets within the Euston Area Plan boundary



Source: Euston Area Plan Historic Area Assessment, AMUP 2013

Conservation areas

7.3.3 There are parts of four conservation areas in the study area: Camden Town, Regent's Park, Fitzroy Square and Bloomsbury (see Figure x above). Camden has prepared Conservation area appraisals and management strategies for the conservation areas. These include information regarding buildings that make a positive contribution to, and those that detract from, these conservation areas

7.3.4 The **Regent's Park conservation area appraisal and management strategy 2011** highlights the following key spatial elements:

- the open space of Regent's Park
- the areas enclosed by classical elevations (terraces to the east side of Regent's Park)
- Albany Street, a service street with typically a hard edged austerity

- Park Village West and East, picturesque on a domestic suburban scale
 - the secluded canal basin at the north of the conservation area with its footbridge and the spire of St Mark's, seen above its wooded slopes
 - the horticultural allotment site within Cumberland Basin, surrounded by
 - high quality neo-Georgian pre-war housing blocks of the Cumberland Market Estate, and the barracks site to its north.
- 7.3.5 It highlights a clear hierarchy of building types in this conservation area that conforms to Nash's grand masterplan.
- 7.3.6 The Strategy highlights a number of buildings in the study area that make a positive contribution to the conservation area. St George's Cathedral, Redhill Street, is identified as being at risk due to its deteriorating condition. It is to be added to the 2011 version of English Heritage's Heritage at Risk Register
- 7.3.7 The **Bloomsbury conservation area appraisal and management strategy (April 2011)** identifies the following key heritage assets in Sub Area 1 (Euston Road):
- The Wellcome Institute on the south side and
 - Nos.194-200 Euston Road and Nos.1-9 Melton Street (Listed Grade II) form a group of classically-styled Portland stone buildings
 - The Greek Revival church of St Pancras (listed grade I) is an important landmark at the junction of Euston Road and Upper Woburn Place
 - Euston Square was part of the planned development of the Bloomsbury area. Originally it comprised a large square which was bisected by Euston Road. The remaining northern half of the square lacks a sense of enclosure and identity. The listed Portland stone lodges are the only surviving 19th century buildings in the square, and act as a reminder of the original station. The listed war memorial (dating from 1921) provides a focal element in front of the station.
 - Friends' House (grade II listed). The small, formal garden to the east of Friends' House provides an attractive, comparatively peaceful space.
- 7.3.8 In relation to potential enhancement schemes the strategy states that *"Proposals for the enhancement of the Euston Road corridor should be considered in relation to the desirability of preserving or enhancing elements of streetscape interest, particularly in the vicinity of Euston Square"*.
- 7.3.9 The **Camden Town conservation area appraisal and management strategy (October 2007)** identifies the following:
- Harrington Square has been much altered. It was originally laid out as a planned mid 19th century composition, comprising two terraces overlooking a triangular open space. Part of the east side remains
 - 15-24 (cons) Harrington Square (& attached railings) are Grade II listed.
 - Crowndale Centre, and 235-277 Eversholt Street are also noted as making a positive contribution to the conservation area.

London Squares

7.3.10 The London Squares Preservation Act 1931 provides statutory protection for specified squares within London. Squares within the study area that are protected under the Act are:

- Ampthill Square
- Harrington Square
- Euston Square Gardens
- Clarence Gardens
- Munster Square

7.3.11 The London Squares in the study area are identified on figure x above.

7.4 Non-designated heritage assets

7.4.1 The Euston Historic Area Assessment highlights a number of locations that are of historic importance that has not been acknowledged through formal designation as heritage assets. A number of positive non-listed buildings are identified in each character area. In November 2013 Camden also consulted on a draft Local List of heritage assets in the borough, which included a number of buildings and other features in the Euston area. The vast majority of these are referred to in the Euston Historic Area Assessment. Key undesigned heritage assets that are identified in the Assessment include the following:

Drummond street

7.4.2 Drummond Street is one of the main survivors of Georgian estate planning. Described as “a surprisingly intact area with a mix of residential and commercial activity the areas has “tight-knit historic urban grain and consistent building heights”. This area is characterised by a grid of Regency terraces, formed by North Gower Street, Euston Street and Drummond Street, laid out after 1820 as an extension to the Southampton Estate in Bloomsbury after 1820.

St James’s Gardens

7.4.3 St James’s Gardens were installed as an overspill burial ground from the Wren church of St James’s Piccadilly, but was closed after the 1850 Burials. St James’s Gardens is now a designated open space, and contains the Grade II listed drinking fountain, monument to the Christie Family and the Obelisk to Baron Southampton. The strong historic interest of the gardens as an eighteenth century burial ground and later Victorian gardens is identified as an important public open space and a positive feature in its own right, as well as the listed structures and monuments themselves.

Positive non-listed buildings on Hampstead Road

7.4.4 The Assessment identifies positive non-listed buildings on Hampstead Road as undesigned heritage assets. This includes the former National Temperance Hospital site, and fragments of the once extensive 19th century residential frontage to Hampstead Road.

Somers Town southern section

- 7.4.5 Non-designated positive assets in the southern section of Somers Town include:
- Eversholt Street: still a consistent frontage of late Georgian commercial buildings;
 - A run of buildings with group value along Chalton Street;
 - Curvature of Drummond Crescent sets up interesting sightlines and provides a link to other historic crescents (such as Mornington Crescent);
 - Interesting history of social housing, manifested in the early LCC buildings and the interwar blocks by the St Pancras Home Improvement Society.

Cumberland Market

- 7.4.6 Cumberland Market forms one of three linked market squares planned by John Nash (the other two, Clarence Gardens and Munster Square, are designated London Squares). Despite radical redevelopment in the 1950s the outline of the Cumberland Market can still be traced, and is defined as a positive feature in the Historic Area Assessment. Identified as a historic open space that should be protected where possible.

Railway cutting area

- 7.4.7 The railway cutting area and its surroundings include a range of heritage assets which are referred to in the Euston Historic Area Assessment, and the Camden Town conservation area immediately to the east and Regent's Park conservation area to the west. A number of residents have highlighted the historic nature of the cutting and the contribution to the area made by the cutting to a feeling of openness in the area. The proposed submission Euston Area Plan proposed residential-led development on the southern area of the railway cutting (up to Clarkson Row/ Mornington Place), and highlights the need for development to be scaled and designed to be sensitive to its historic context.
- 7.4.8 1837 saw the opening of Euston station London's first inter-city station, and in 1879 the station was widened westwards to accommodate more tracks with a widened tunnel. The current railway cutting and Mornington Street Bridge date from 1900-1906.
- 7.4.8 The Historic Area Assessment notes a range of positive historic elements in the railway cutting area including:
- Grade II* Listed villas on Park Village East, and historic terraces on Mornington Terrace and nearby Mornington Crescent erected in the 1840s, many of which are Grade II listed. Mornington Terrace and Park Village East originally accommodated residential buildings on both sides of the road: the widening of the Euston railway cutting from 1900-1906 resulted in the demolition of the semi-detached villas that lined the west side of Mornington Terrace and the eastern side of Park Village East.
 - Mornington Street bridge, including listed stone piers and lanterns;
 - Cutting walls to east and west of the of the railway cutting, which are of local historic interest and relate to the widening of the railway

cutting from 1900-1906. Whilst identified in the Assessment as being of local historic interest, they are also noted to inhibit free movement. The HS2 track alignment is understood to require the replacement of Mornington Street bridge and the destruction of much of the retaining wall to the west side of the cutting along Park Village East.

- A cluster of positive buildings and structures at the northern end of the area including:
 - Parkway tunnel and cutting, listed Grade II
 - Park Village Studio (former Riding Academy)
 - York and Albany public house, listed Grade II
 - Edinburgh Castle public house, listed Grade II

7.4.9 Whilst the current railway cutting creates a sense of openness in the area (which was created from 1900-1906 with the demolition of housing on either side of the original cutting), it also raised issues in relation to permeability and the attractiveness of the townscape:

- The Euston Historic Area Assessment notes in relation to historic permeability and street patterns in the Euston area: *“The most noticeable changes have been the severance of paths and routes by the Euston railway cuttings.”*
- The Conservation Area Statement for Camden Town notes panoramic views out of the conservation area from the west end of Delancey Street and length of Mornington Terrace across railway cutting to the south, but also comments: *“At the west end [of Delancey Street], there is a sense of openness, at the expense of the townscape, due to the demolition of houses to allow for the widening of the Euston railway cutting at the turn of the last century.”*

7.4.10 Whilst the railway cutting area is surrounded by notable heritage assets, the Historic Area Assessment highlights the continually changing character of the area, reflected in the historically changing nature of the cutting itself and its surroundings. As well as considering the historic context in the railway cutting area, the more recent built context (towards the south of the railway cutting) is also noted in the Assessment:

- To the south/ east, Amphil Estate contains three 1960s residential tower blocks
- To the south/ west, upper Regent’s Park Estate accommodates a range of larger format residential buildings, with “an open layout of tall slab blocks, typically of 11 storeys”

7.4.11 The Granby Terrace depot site is allocated for development in Camden’s adopted Site Allocations local plan document for residential-led mixed use development. The site is located on part of the proposed North Euston Cutting, and the Site Allocations document highlights the potential to provide additional decking for development and open space:

“Opportunities should be maximised to deck over the operational rail line area in order to mitigate the physical, visual and acoustic impacts of expanded approaches and tracks and, subject to its nature and viability, could also facilitate other opportunities beyond the existing station footprint. Decking would also provide opportunities to create significant areas of new open space and create/enhance links to and through the area building on the intended east-west networks to emerge from an improved Euston.”

7.5 Historic area management framework

- 7.5.1 The Historic Area Assessment includes a management framework, including area-wide opportunities, a framework of recommendations for each character area, a historic sensitivity overview of the study area for the Euston area, an issues and opportunities associated with HS2.

Character area framework

- 7.5.2 The Historic Area Assessment makes key recommendations for the management of 14 character areas identified. For each character area, designated heritage assets, areas of high and low historic sensitivity, positive non-listed buildings and negative frontages are identified.

Figure 7.2 Euston's character areas



Source: Euston Area Plan Historic Area Assessment, AMUP 2013

- 7.5.3 Key recommendations for each character area are set out below:

01. Euston Road & Regents Place Plaza: reclaim parts of the highway for pedestrians and enhance boundary treatments, landscape, planting and signs;

02. Euston Station and Railway Buildings: enhance east-west connections, improve the setting to Euston Gardens, and introduce positive frontages to the station

03. Drummond Street: consider designating as a conservation area, manage building heights and scale in the Drummond Street area to maintain its fine scale and grain, and improve building frontages where possible.

04. Hampstead Road: repair and re-use the former National Temperance Hospital; redevelopment north of Cardington Street could provide new buildings that relate better to Hampstead Road. Potential to reconfigure Hampstead Road, improving the environment for pedestrians and cyclists

05. George Mews & Tolmers Square: negative frontage created along Hampstead Road.

06. St James's Gardens: if part lost through HS2, a careful redesign would be needed to acknowledge and preserve its historic associations and amenity value (including positioning and setting of the Garden's listed features); opportunities to enhance the setting of the gardens include repair and re-use of the former National Temperance Hospital and improving access to the Gardens

07. William Road: redevelopment of Netley School will create a positive edge to Stanhope Street; replacement of the two storey block opposite, on the corner of William Road and Stanhope Street, with a four storey building would restore the scale and rhythm of the 19th century group and provide a strong corner

08. Lower Regent's Park Estate: any redevelopment should try to reinstate the historic relationship between Clarence Gardens and Munster Square (and Cumberland Market) and with Cumberland Basin to the north

09. Upper Regent's Park Estate: consider re-planning Cumberland Market Square, addressing the negative impact of the medical centre building and sports court on its historic character and appearance

10. Cumberland Basin: the allotments, roads and parking in the central area could more strongly communicate the character and appearance of the former canal basin

11. Harrington Square: The historic setting of the gardens is eroded by redevelopment around its edges and heavy fast moving traffic. Suggests traffic calming (including potential removal of one way system) and, in the long term, if Ampthill Estate is considered for renovation or remodelling, this offers the prospect of providing a better frontage to the square on the south side

12. Ampthill Square: opportunity to create a more coherent and safer public realm in the Ampthill Square Estate, overlooked by buildings with a range of uses

13. Somers Town- Churchway: Redevelopment of Euston Station offers the opportunity to strengthen the historic character of Eversholt Street and reinstate the east-west line of Drummond Street. The area could be designated a conservation area. Redevelopment of 1-39 Drummond Crescent should make reference to historic role of crescents and investigate the potential to retain the symmetrical central section of the existing building

14. Somers Town- Ossulton Estate: the main opportunity is for the enhancement of the streets and internal courtyards. Consider incorporation into a larger conservation area for Somers Town taking in Chalton Street and Eversholt Street.

Historic sensitivity

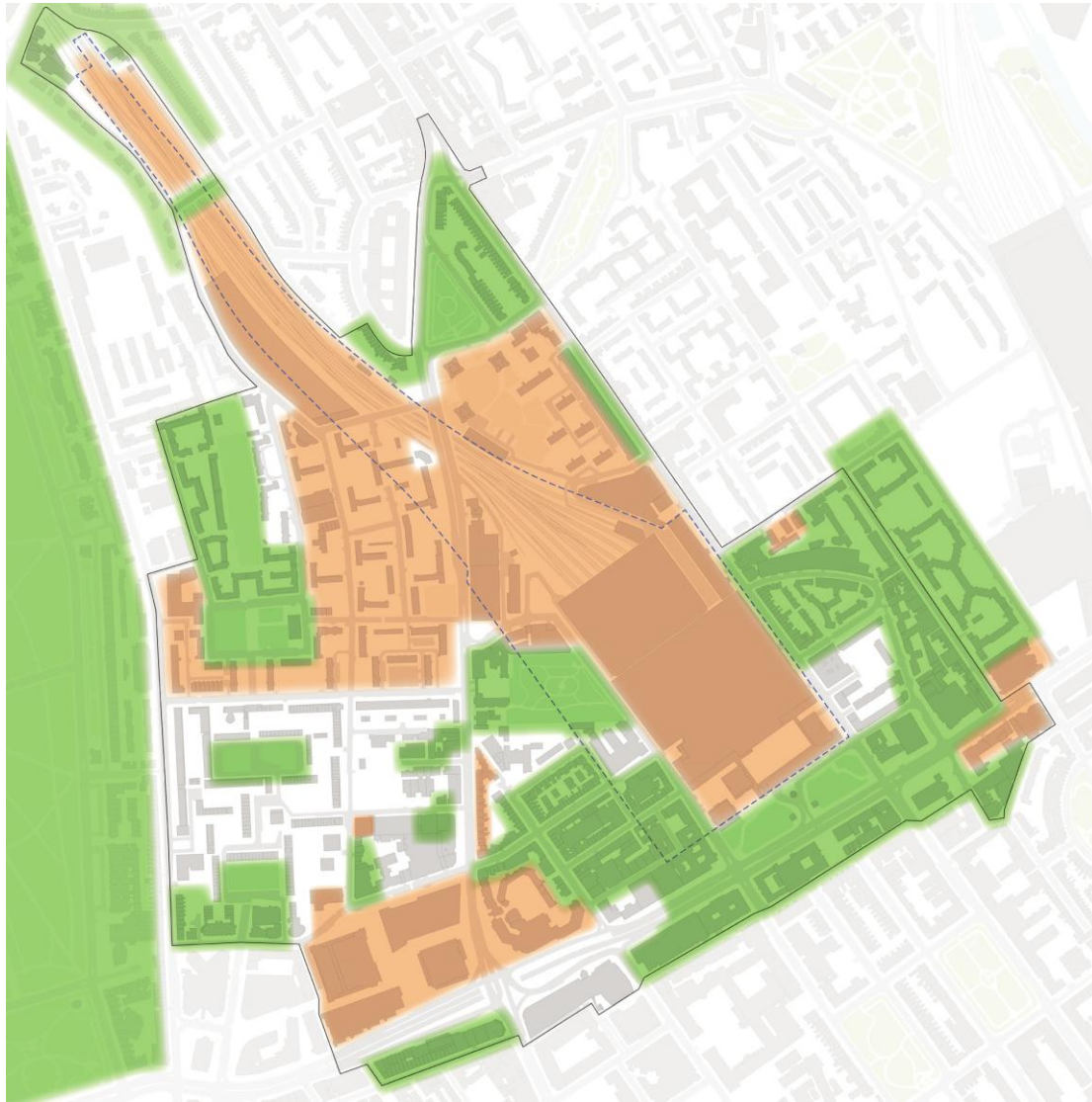
- 7.5.1 The Euston Historic Area Assessment identifies historic sensitivity within the Euston area. This was developed as part of the assessment of each character area and the buildings and other features within them and is set out on a single plan in figure x below. The areas of high, low and neutral sensitivity are defined as:
- **Areas of high sensitivity** are those with a concentration of heritage assets, and/or a fine grained layout and small or medium scaled buildings. Their special qualities could be readily disturbed by demolition, erosion of features or inappropriate development.
 - **Areas of low sensitivity** are those where significant change has already occurred, and where further development may be more readily accommodated or even desired.
 - **Neutral areas** are those without a concentration of heritage assets but where the need for change may be less pressing.
- 7.5.2 Figure 7.3 shows that the majority of the study area can be viewed as having either low or high historic sensitivity with significant grouping of sensitivity zones. New development within areas of high historic sensitivity should be guided by the architectural or historic interest of the place.

Figure 7.3 Historic sensitivity in the Euston area



Historic sensitivity

* In areas where heritage assets are absent, development proposals should still be informed by an understanding of the surrounding historic environment, including wider settings issues.



Source: *Euston Area Plan Historic Area Assessment AMUP August 2014*³

Impact of HS2 on heritage

7.5.4 The Historic Area Assessment identifies potential impacts of HS2 on heritage in the Euston area. The issues and opportunities set out in the Assessment are set out below:

- **Euston Station and tracks** - HS2 would lead to the complete redesign of Euston Station, with potential to greatly improve its relationship with its surroundings. The assessment also highlights opportunities for decking over the railway tracks to the north of the station, providing development opportunities in area of low historic sensitivity
- **Drummond Street** - A key opportunity with the redevelopment of Euston would be to reduce the east-west severance caused by the station and re-establish a pedestrian connection along the historic route of Drummond Street.
- **Euston Arch** - The redevelopment of the station could present an opportunity to commemorate the original Euston Station (including the Euston Arch) and the subsequent phases of its development.

- **Euston side frontages** - Creating attractive and active frontage along each side of Euston station should be a priority of any redevelopment.
- **Historic, legible walking routes** - The historic routes between Euston Station and Euston Square Gardens could form the basis of a more legible configuration.
- **Enhanced setting of Euston Square Gardens** - This will need to be considered by any development proposals.
- **Character and use of Euston Square Gardens** - As a designated London Square the character of Euston Square Gardens should be preserved, including the listed elements within it. However, there is opportunity to better utilise the Gardens as a public space and routes through the Gardens should match the resultant desire lines from the redevelopment of the station.
- **The Royal College of General Practitioners (1-9 Melton Street)** - straddles the HS2 boundary, it is a Grade II* listed building which should be preserved, and its setting carefully considered, within any redevelopment proposals for the station.
- **Drummond Street area buildings within High Speed 2 boundary** - There are a cluster of buildings of historic value, including a pair of Grade II listed terraces on Melton Street, in the Drummond Street character area which fall within the HS2 boundary. The value of these built assets should be considered during any redevelopment of the station, with the frontage to the former Euston Underground Station having the potential to be reused in another location.
- **Drummond Street area historic grain** – The historic grain of this area should be utilised, and reinforced where possible, by redevelopment proposals for the station.
- **Drummond Street and St James's Gardens potential conservation area** - This area has a distinct historic character and clearly will be severely impacted by any westward expansion of Euston Station and the railway lines. Measures to mitigate for the impact of any erosion of the historic quality of this area should be included as part of any expansion of the station.
- **St James's Gardens** - This historic burial ground could be dramatically reduced by the station expansion. Care should be taken to ensure that sufficient area is retained to maintain an active open space and that the history of the Gardens is communicated through the retention and careful locating of the Gardens' monuments and memorials.
- **Former National Temperance Hospital** - The refurbishment and reuse of this building offers the potential to improve access to St James's Gardens and Euston Station from Hampstead Road.
- **Upper Regents Park opportunity area** - The physical impact of creating the new railway lines for HS2 could provide a catalyst for change in this area with particularly poor townscape qualities.
- **Hampstead Road** - This part of the road could be narrowed to match the width of the road south of Robert Street. This could reduce traffic speeds and improve conditions for cyclists and pedestrians.
- **Stalbridge House** - This positive non-listed building is within the HS2 boundary.
- **Mornington Street bridge** - The character and fabric of this bridge should be conserved, including the listed stone piers and lanterns at each end.

Area wide opportunities

- 7.5.2 The Historic Area Assessment also sets out a number of area wide opportunities, which relate to both urban design and heritage issues. These are set out in Figure 8.6, which is provided in Section 8.5 of this Report.