

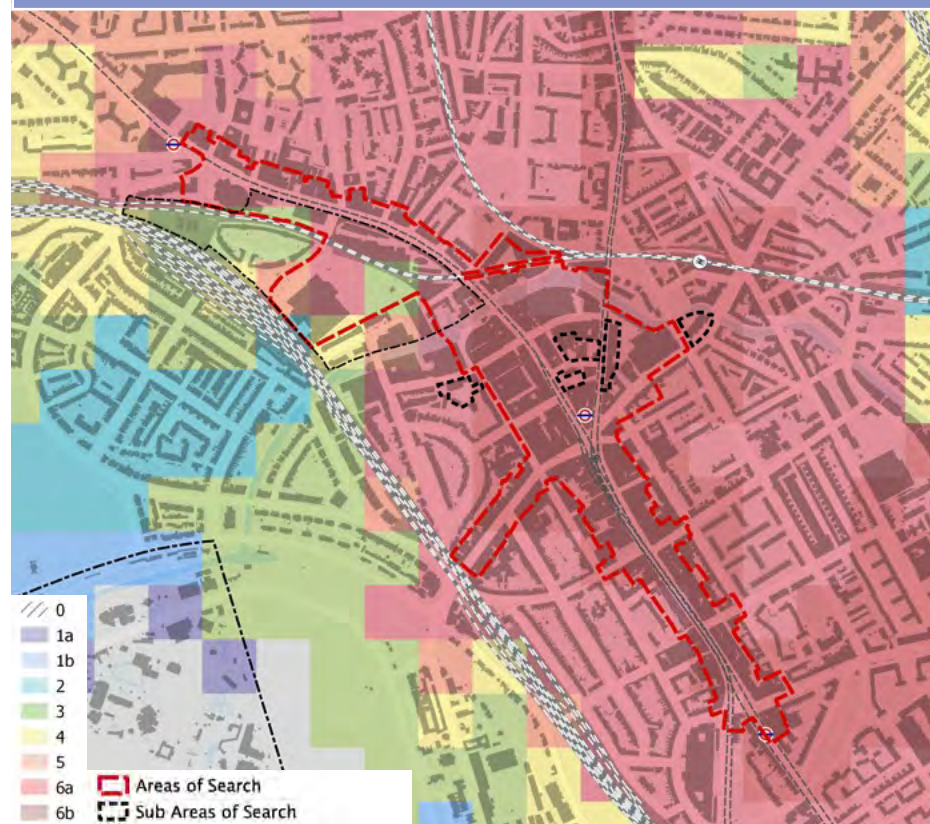
Neighbourhood Plans



Neighbourhood Plan Areas

The area of search is not covered by any Neighbourhood Plans.

Public Transport Access and PTAL



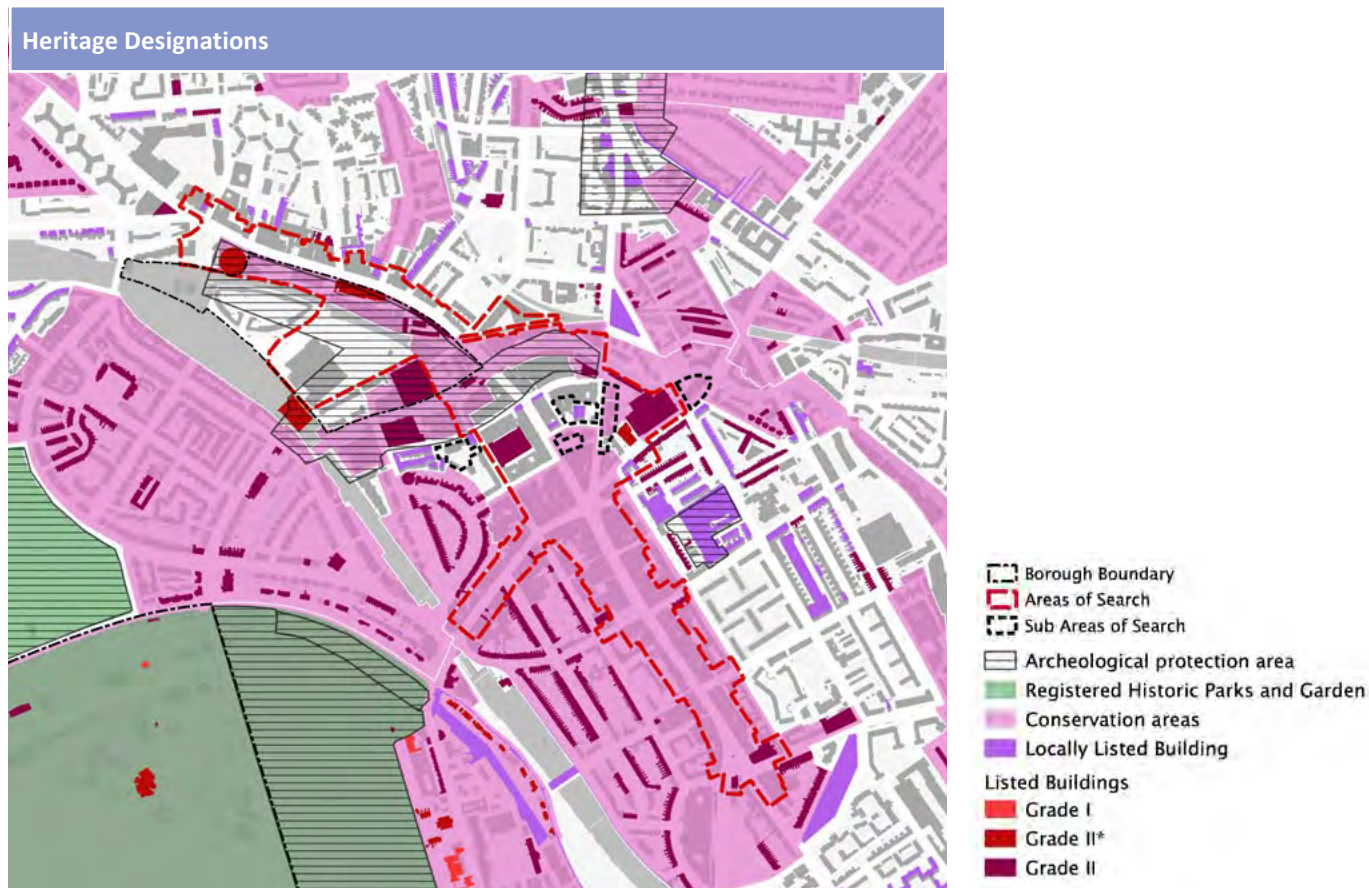
PTAL

Public Transport Access

- Chalk Farm Station, Camden Town Station and Mornington Crescent Station are in the north, centre and south of the area respectively.

PTAL

- The entire area is very well connected to public transport with PTAL ratings between 4-6b.

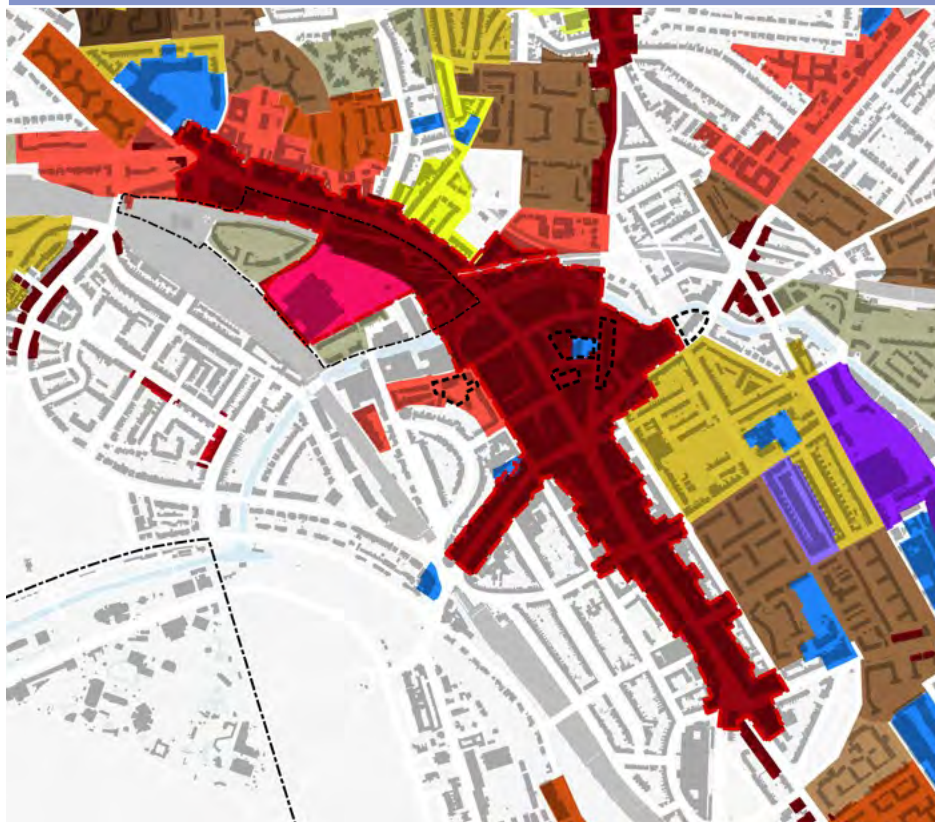


Heritage Designations

The area contains (full or partial) the following:

- **2 no. Conservation Areas:** -
 - Camden Town
 - Regents Canal
- The area also borders with or is within close proximity of Conservation Areas:
 - Jeffery's Street
 - Camden Broadway
 - Primrose Hill
 - Regent's Park
 - Harmood Street
- **19 Listed Buildings:**
 - 3no Grade II*
 - 16no Grade II
- **40 Locally Listed Buildings**
- **Archeological Priority Area Site:**
 - Regents Canal and Rail Infrastructure (Tier II)

Townscape Character Types



Character areas (excluding Conservation Areas)

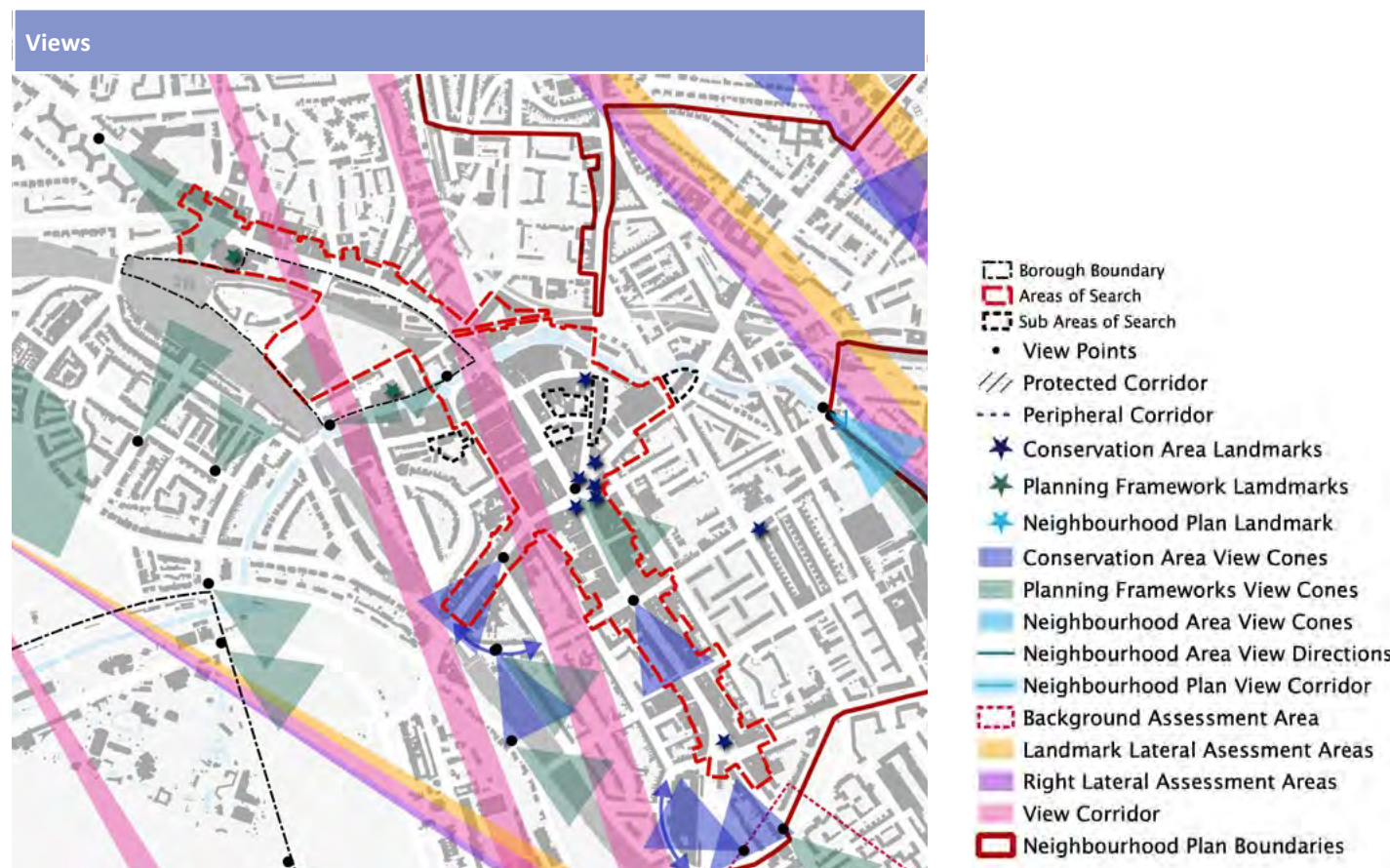


Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

- The area contains or borders the following character areas (outside of Conservation Areas):
- Mixed Use areas (E4) (bordering)
 - High Street
 - Victorian terraces (H4 & H5) (bordering)
 - Post-war estates (H8 & H9) (bordering)
 - Education



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by the LVMF View 2B.1 Parliament Hill oak tree to Palace of Westminster and 2A.2 Parliament Hill summit to the Palace of Westminster.
- The area is just outside the defined end of the view boundary but sits aligned with the backdrop

of 6A.1 Blackheath Point to St Paul's Cathedral.

Conservation Area Views

Landmarks

- Three-storey corner building on the Kentish Town Road/Camden Road corner
- Devonshire Arms

- unlisted training centre building at the junction of Camden Street and Pratt Street
- HSBC Bank - focal building
- Nat West Bank
- No 187 Camden High Street
- Worlds End PH on corner of Camden High Street and Camden Road
- Cobden Statue - focal point

Views

- 7no. Views from Camden Town CA
- Formal vistas in the Conservation Area are limited to:
 - the curve of Mornington Crescent;
 - the curve to a lesser extent of Delancey Street;
 - the terrace on the east side of Harrington Square
 - the frontage of Greater London House as seen from Harrington Square Gardens.

Planning Framework Views

- **Haverstock Hill views of listed and landmark buildings including the Roundhouse**
 - Views of the Interchange building
 - Views and conservation areas from Fitzroy Road northeast towards the Roundhouse
 - the view southwest into Edis Street and views along the Regent's Canal.
 - View from Primrose Hill Metropolitan Open Space
 - One of the Euston Area Plan Views is located in the area

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

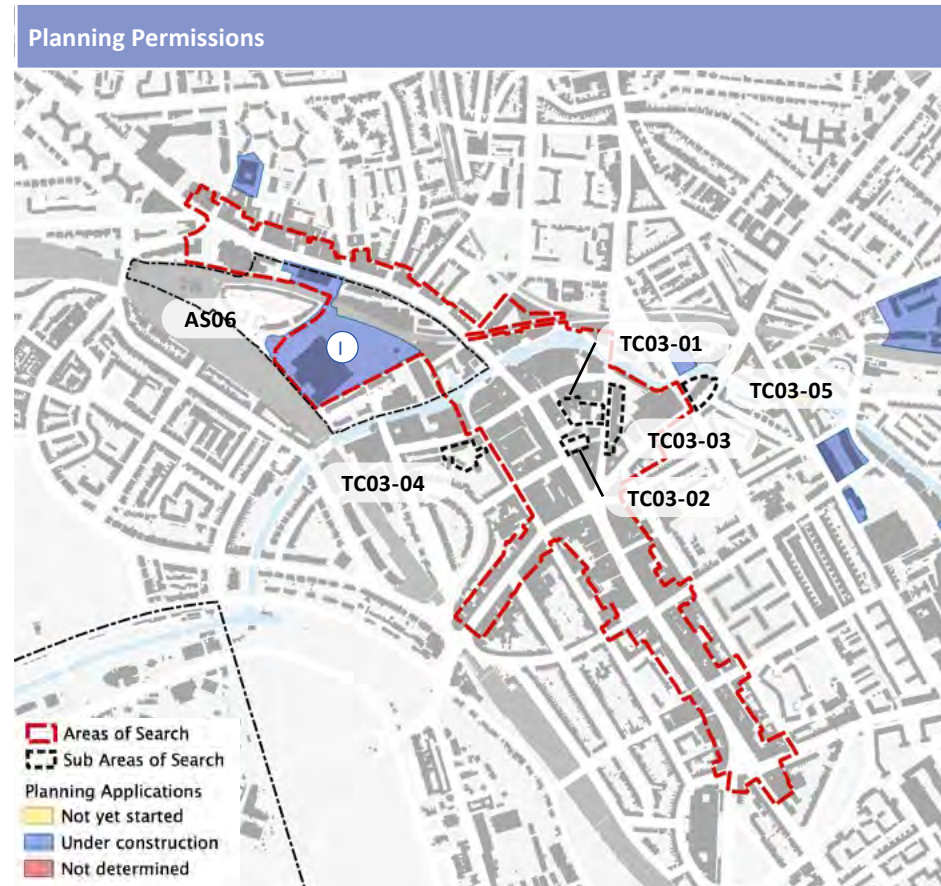
- **Sites of Importance for Nature Conservation (SINC):**
 - London's Canals
- **Local Plan Designations:**
 - Local Plan Habitat Corridor: Green Corridor - (Existing)
 - Local Plan Canal: Regent's Canal

Topography



Topography

- The town centre is slowly rising from the south towards the north
- Site levels are 23m AOD in the southern part of the area and 28m AOD in the northern part
- The Overground line transects the area of search



Planning Permissions



Existing Site & Permitted Buildings (from VuCity)

Emerging - Under Construction

- 1. Morrisons supermarket main site is part of Camden Goods Yard application, Chalk Farm Road for mixed use development with 644 residential units with heights up to 15 storeys (2017/3847/P (Amended under 2020/3116/P))

Emerging - Granted

- None

Building Height



Building Heights

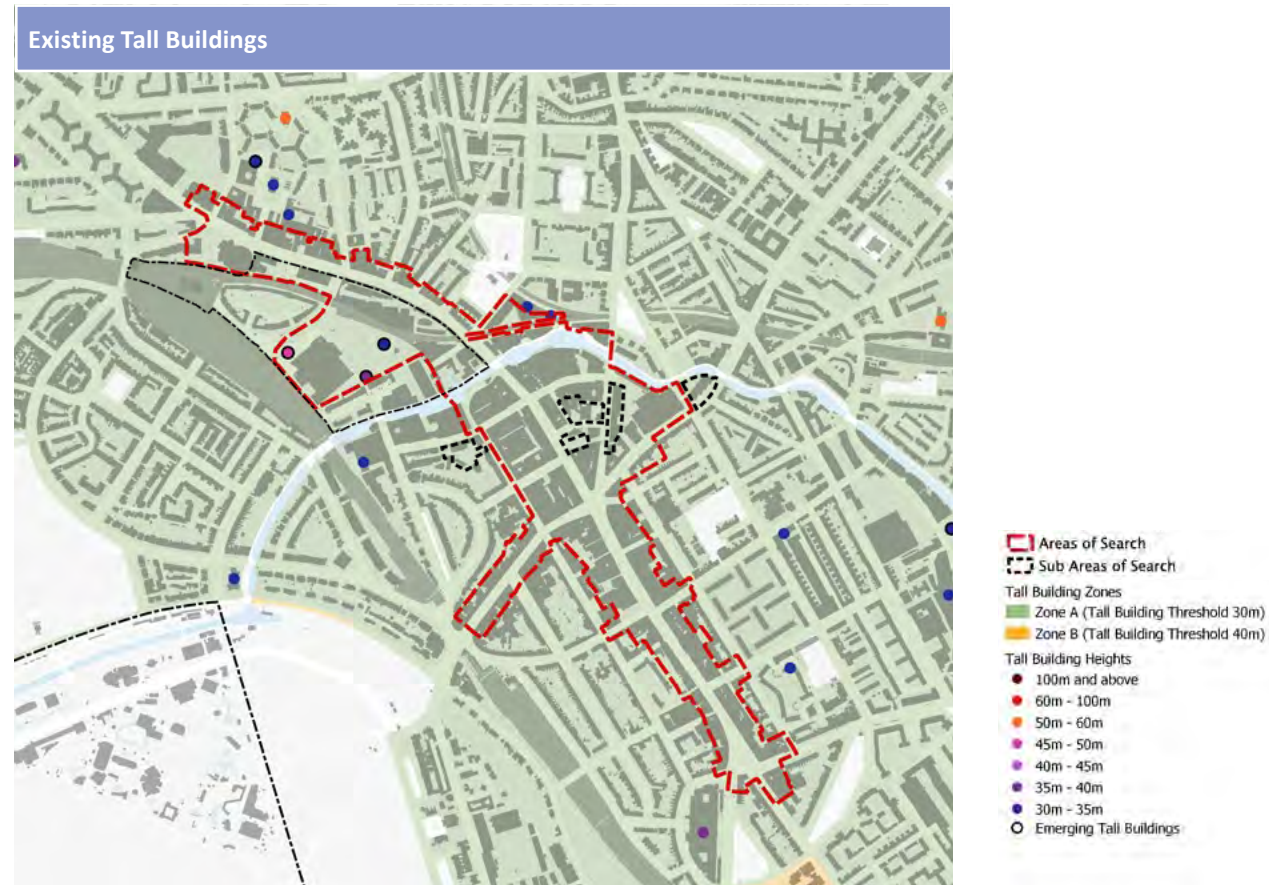
- Building heights range from 3m to 32m (1 to 10 Rst) in the town centre
- Buildings along the high street tend to range 9m - 24m (3 to 7 Rst)
- The majority of buildings with greater heights of 18m - 32m (5 to 10 Rst) are located off the high street

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Ranges from 12-18m (4-5 Rst)
- The majority of Camden High Street has a context height of 12 - 14m (4 Rst)
- A smaller area along the canal has a context height of 15 - 18m (5 Rst)
- There is a small area on Chalkfarm Road around the Roundhouse that also has a context height of 15-18m (5 Rst)
- Emerging development is expected to increase the local context heights on smaller sites in the town centre and within the larger sites in Camden Good Yard



Tall Building Threshold

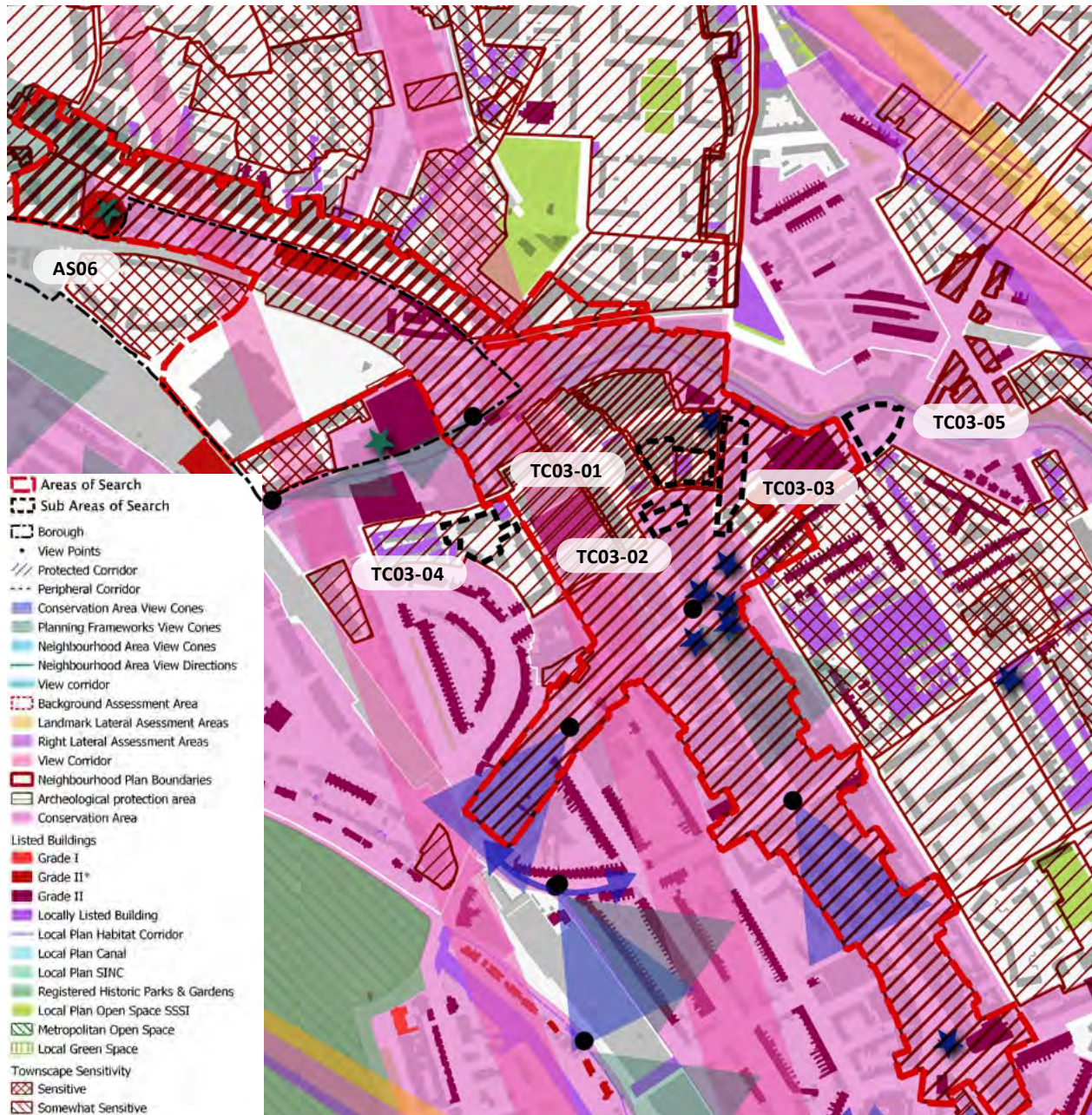
- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There is only one existing tall buildings within the town centre with a height of 32m (10 Rst).
- There are three emerging tall buildings on the Camden Goods Yard site which range from 33-45m (10-14 Rst)

BUILDING HEIGHT ASSESSMENT

Camden Town Centre is predominantly characterised by a fine grain urban pattern of modest scaled low rise buildings (2-4 storeys) that front onto Camden High Street, Chalk Farm Road and Parkway. Areas to the rear of the high street frontages often include buildings of increased height (2-6 storeys). The low frontage height and greater height variation to the back forms part of Camden Town's unique character. A large portion of the town centre is covered by either the Regents Canal or Camden Town Conservation Areas, and its townscape is considered sensitive to tall buildings.

Whilst there is significant variation in height, the area currently only comprises one tall building, that at 32m is just above the tall building threshold. The town centre offers an opportunity for a potential larger building up to the tall building threshold, associated with (and subject to) the development of a new station entrance to the underground, where a tall building could help with unlocking the development and enhancing the legibility and wayfinding to the station. Apart from locations identified as part of Camden Town Goods Yard (AS03) there are no opportunities for tall buildings in the town centre, as they would be domineering and detracting from its overall character.

New development should be contextual and respond to Camden's unique townscape. Subject to context, there may be opportunity for local variation in the height of new development up to the tall building threshold of 30m (except on Parkway). Frontage heights along the town centre's main streets should reflect the heights of neighbouring buildings, whilst there could be an opportunity for slightly increased heights where



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

appropriate to the rear. Development will need to demonstrate a contextual response to their surrounding context and character and satisfy LB Camden's other planning and design policies.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03	Camden Town Centre (excluding Parkway and AS06)	12-15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Tall buildings (except as part of Camden Town Goods Yard (AS03)) are out of character with the special townscape of Camden Town town centre	no	n/a	9-30m (3 to 9 Rst)	n/a	

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03-01	Camden Town over station development	15-18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no, but a larger building up to 30m could be appropriate, subject to comprehensive overstation development	The area is earmarked to provide a second station entrance into Camden Town Station as part of a station upgrade. Should the area be comprehensively redeveloped for this purpose, a larger building up to 30m could help to make optimal use of the area and help deliver infrastructure and mixed use in a highly accessible location. It could also help with wayfinding to the new station entrance. The area adjoins the Camden Town CA and the development will need to appropriately respond to this.	local	n/a	12-30m (4 to 9 Rst)	- Conservation Areas CA Regents Canal, CA Camden Town; - listed and locally listed buildings (including on site) - Sensitive townscape along Camden High Street, Kentish Town Road Buck Street - LVMF Views 2B.1 Parliament Hill oak tree to Palace of Westminster, and 6A.1 Blackheath Point to St Paul's Cathedral - Local Views - Residential amenities and outdoor spaces of existing housing	- distinctive large building that integrates with special character and townscape of Camden Town Centre - height to be associated with the station entrance and enhance legibility and way finding in views along Buck Street from Camden High Street and Kentish Town Road - building to be integrated in contextual lower development that defines the street space

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03-02	Buck Street Market	12-15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Site too small to provide opportunity for comprehensive development and wider place making. Tall building would be out of character with the local townscape.	n/a	n/a	12-30m (4 to 9 Rst)		
TC03-03	Grand Union House	15-18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no (confirmed by planning permission)	Site too small to provide opportunity for comprehensive development and wider place making. Tall building would be out of character with the local townscape and not mark a place of local significance.	n/a	n/a	12-30m (4 to 9 Rst)		

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC03-04	Jamestown / Arlington Road depot	12-15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Site situated outside of the town centre, adjoining Camden Town CA and in the setting of an ensemble of listed and locally listed buildings. A very large or tall building would be out of character with the local townscape and detract from setting of listed buildings.	n/a	n/a	12-24m (3-7 Rst)		
TC03-05	Shirley House 25	15-18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no	Site situated outside of the town centre, within Regents Canal CA. The present building is just under 30m and is locally perceived as a tall building. With its form and materiality it detracts from the Regents Canal Conservation Area. Recent developments alongside the canal (including a permission for an 8 storey development immediately to the north) introduce greater height and create a more urban character along the canal. Any development of the site should not increase its height above 30m as a building of greater height would be overly dominant, detract from the character of the canal environment and be overbearing on the lower rise terraces of Georgian Houses opposite and south of the area that are listed and locally listed.	n/a	n/a	15-30m (4-9 Rst)		



Site AS05

5.13 CAMLEY STREET & ST PANCRAS WAY (SITE CODE AS05)

THE AREA

The Camley Street and St Pancras Way Area is located near King's Cross and St Pancras. It is on the edge of London's central activities zone.

Historically, the area was woodlands which quickly transformed into a hub for industrial uses following the introduction of Euston Road (The New Road) in 1756 and the opening of Regent's Canal in 1820.

Currently, the area is undergoing major transformation however it feels disconnected from the central areas of change around King's Cross and St Pancras. As the area changes there is an opportunity for it to develop a sense of place on its own, and a need to better connect and integrate it with its surrounding areas.

Sub-Areas of Search

The review of the area has identified nine draft site allocations as sub-areas of search. Three draft site-allocation sites were subsequently removed from recommendations as they are already covered by planning permissions.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

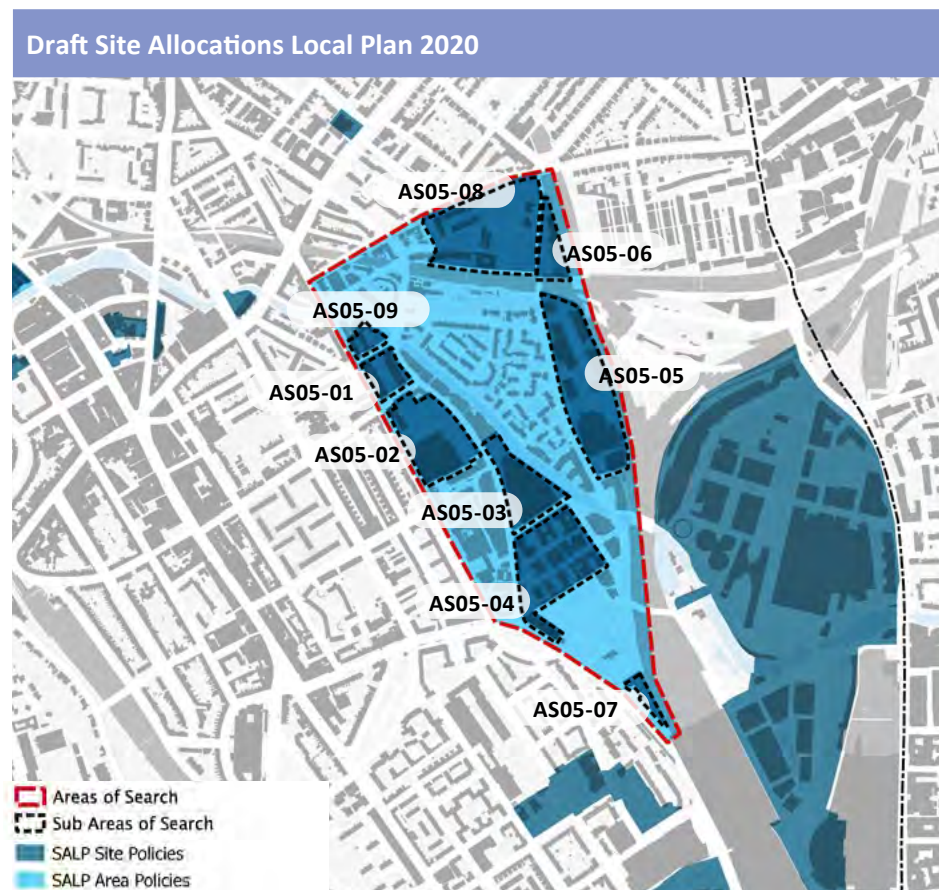
- No site specific Local Plan policy (Local Plan 2017), aside from Draft Site Allocations Local Plan 2020.
- Area identified as a 'Community Investment Programme regeneration area'
- Situated adjacent to the King's Cross Growth Area
- Camden town centre in close proximity (less than 800m to the west)
- Three neighbourhood centres just outside the study area

Canalside to Camley Street Planning Framework



Canalside to Camley Street Planning Framework - key principles diagram

- Canalside to Camley Street Framework SPD establishes key planning and design principles.
- Seeks redevelopment of key sites to optimise the potential of sites and creating a quality townscape.
- Tall buildings will only be acceptable where they are part of a coherent design approach that considers the local character context and views.
- It identifies sites adjacent to the railways as offering more opportunities for tall buildings than other sites that sit in closer proximity to conservation areas and other sensitive contexts.



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Strengthen its role as an employment location and deliver a significant increase in the number, mix and affordability of homes in the area.
- Become a more distinctive, vibrant and mixed urban neighbourhood
- Optimise the use of land and coordinate development between neighbouring sites
- Establish proposals through engagement with adjacent landowners and key stakeholders including local residents and businesses
- Respond to the underlying historic railway industry and canal side character of the area

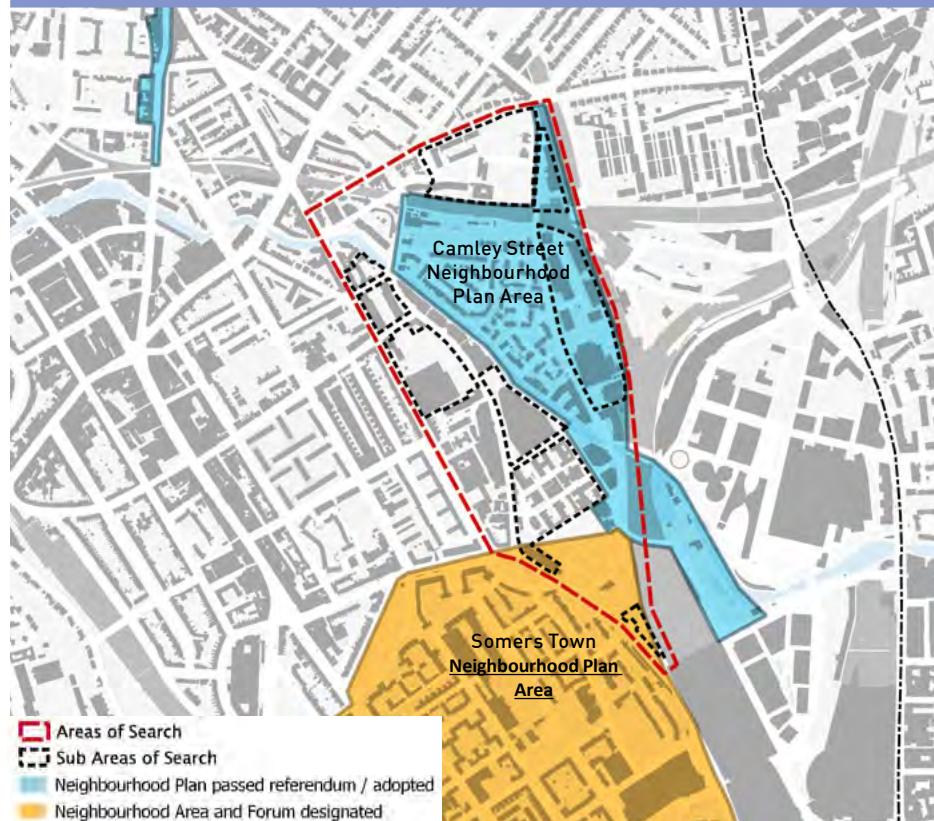
- Develop new and improved pedestrian and cycle links within the growth area and across to Camden Town, Somers Town, King's Cross and Euston,
- Maximise on-site opportunities for urban greening and coordinate the delivery of an area-wide network of public green routes and spaces

Draft Site Allocation site policy

- Area contains 9no. draft site allocations for mixed use residential, retail, employment, health, leisure and commercial uses.

Note, all site allocations have been initially identified as Sub-areas of Search for screening by this study. Three site have subsequently been removed as they are covered by planning permissions that are being implemented.

Neighbourhood Plans



Neighbourhood Plan Areas

Camley Street Neighbourhood Plan Area (designated and adopted plan)

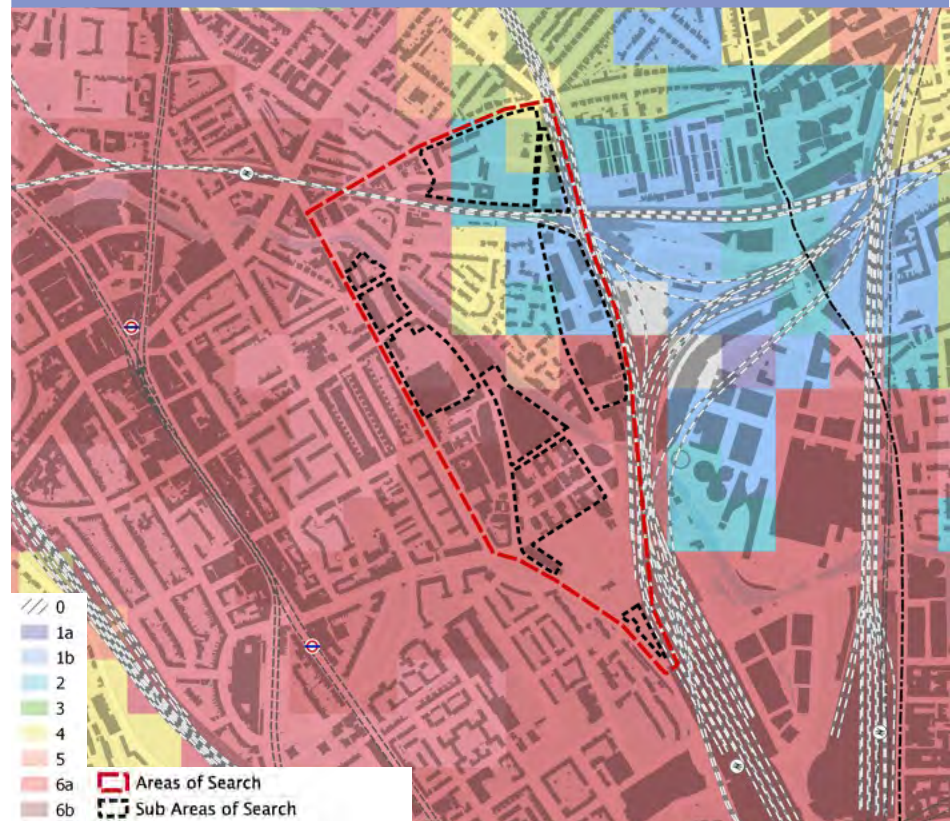
- Recognises the role that tall buildings play in assisting with accommodating density and growth, adding interest to the skyline and variety to the street scene.
- Not all locations are suitable for tall buildings.

- Tall building to follow guidance contained in Policy CS DQ3 early on within the design process.

Somers Town Neighbourhood Plan Area (designated)

- *No adopted plan currently*

Public Transport Access and PTAL



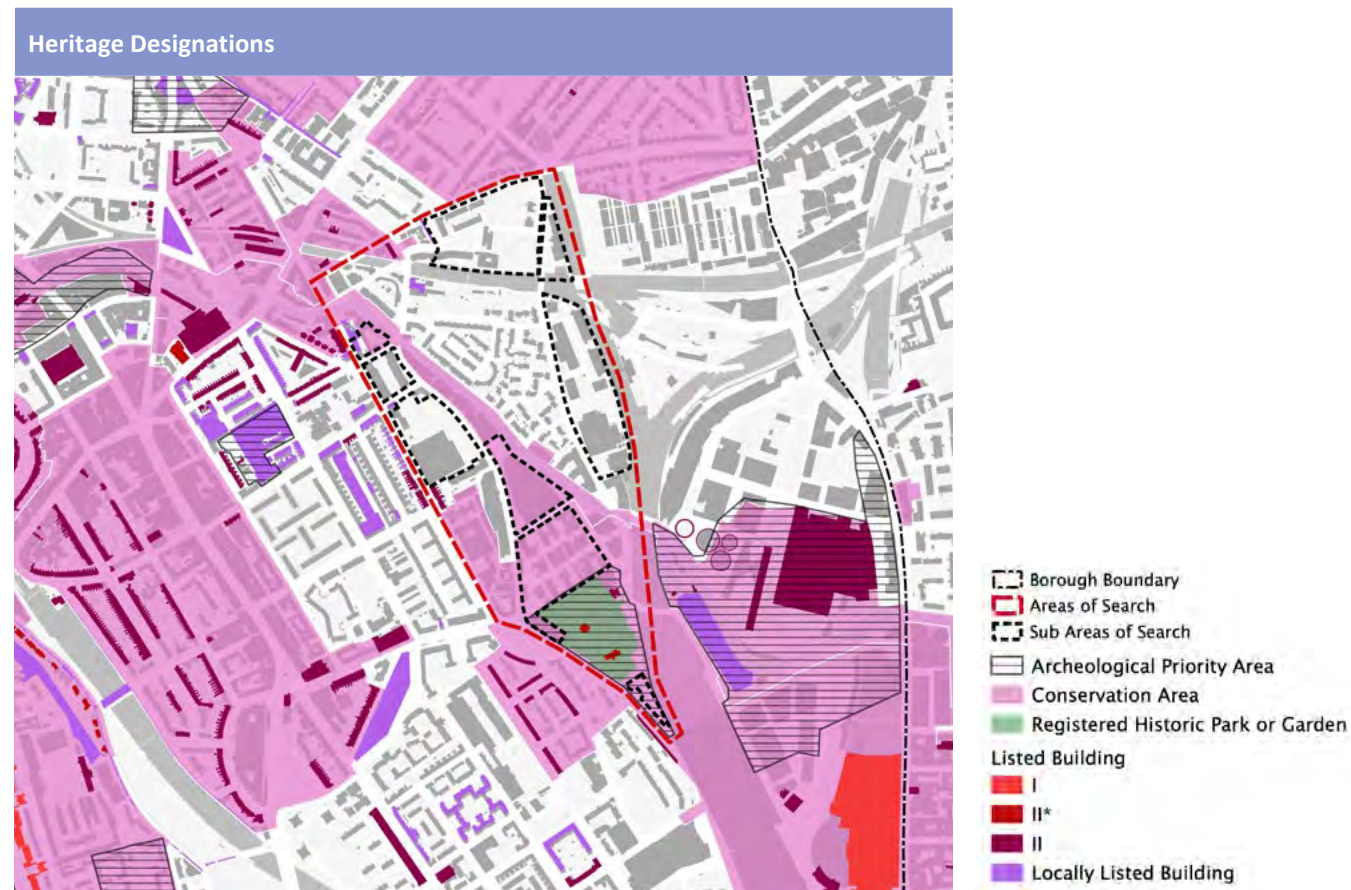
PTAL

Public Transport Access

- area is in close proximity to St. Pancras and King's Cross National and International Mainline Rail Stations and underground station of five lines
- the northern part of the area is in walking distance of Camden Town Northern line station, and the Camden Town Overground Station

PTAL

- PTAL ratings between 1b-6b
- The southern and northwestern parts of the area have 3+ PTAL ratings. The northeastern corner has lower levels between 4-1b.

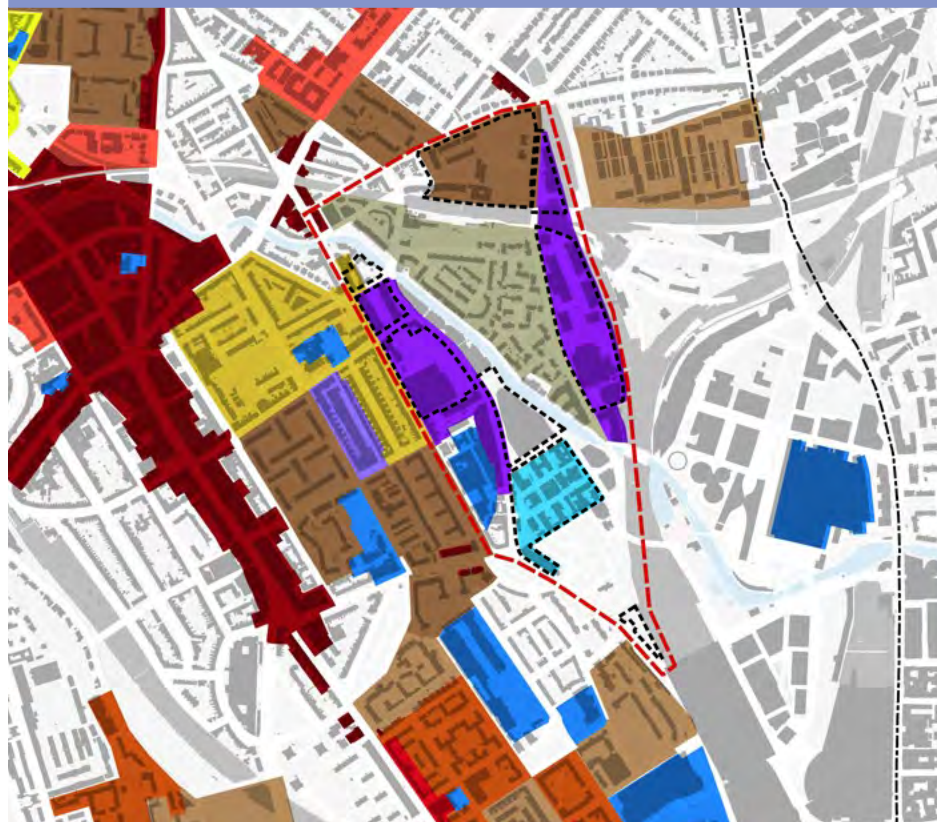


Heritage Designations

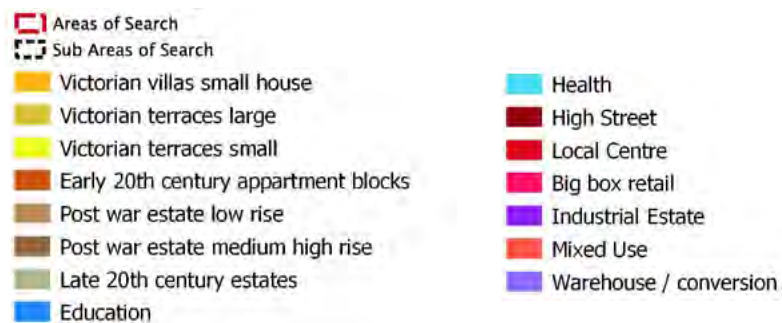
The area contains (full or partial) the following:

- **3no. Conservation Areas within the area:**
 - King's Cross St Pancras in the south of the area
 - Regents Canal
 - Camden Broadway to the northwest of the area
- The area also borders with or is within close proximity of Conservation Areas:
 - Camden Square to the northeast
 - Jefferies Street and Rochester to the north
 - Camden Town and Regents Park to the west
- **1no. Registered Park and Garden:** St Pancras Garden (Grade II)
- **5 Listed Buildings:**
 - 2no Grade II*
 - 3no Grade II
- **14 Locally Listed Buildings**
- **Archeological Priority Area Site:** St Pancras Old Church and Burial Ground (Tier 2)

Townscape Character Types



Character areas (excluding Conservation Areas)



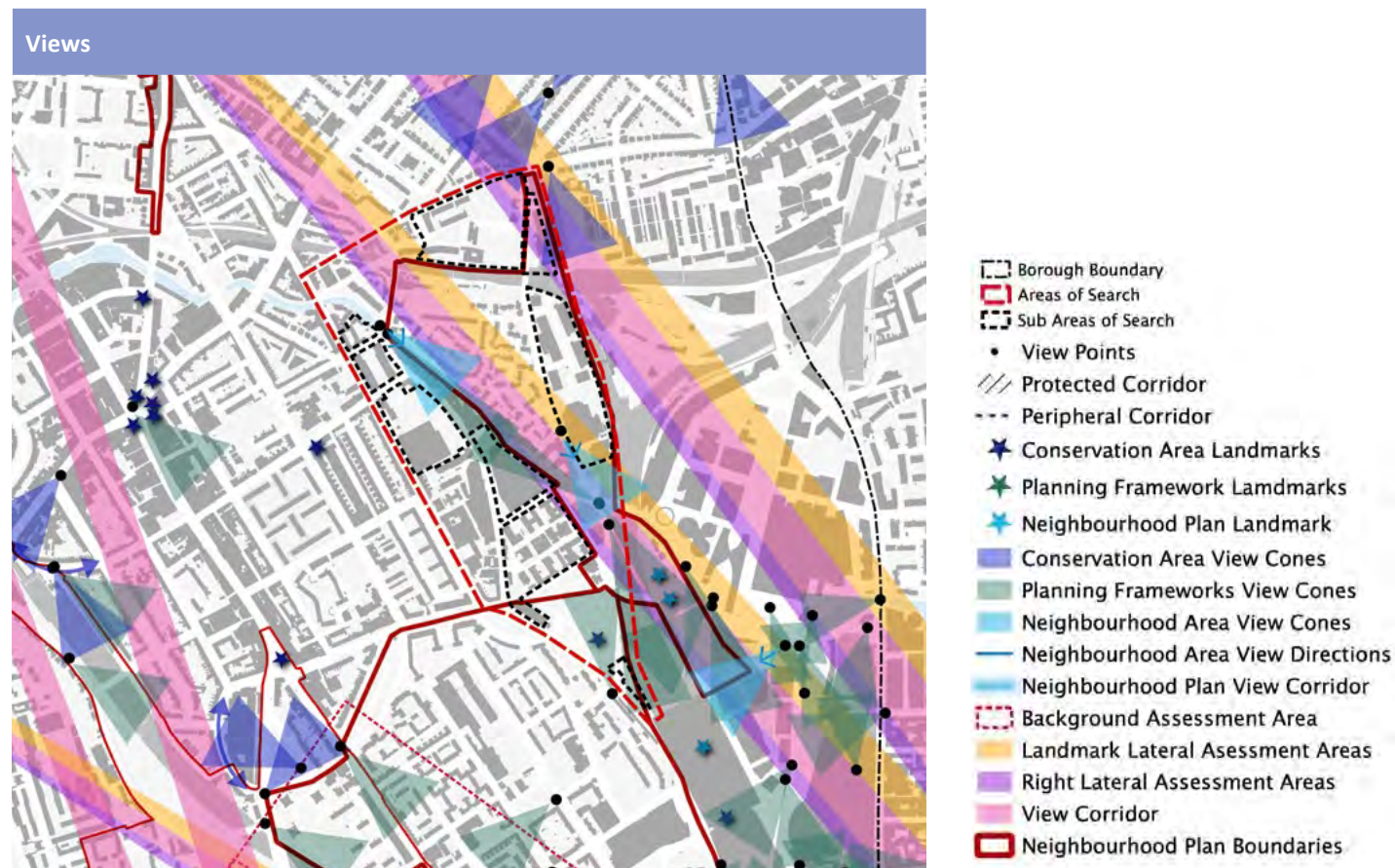
Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following character areas (outside of Conservation Areas):

- Victorian terraces large (H4) (bordering and small area in northwest of site)
- Post war estate medium high rise (H9)
- School Site
- Royal College Street - Camden Road Neighbourhood Centre
- Late 20th c. estates (H12)
- Industrial Estates (E2)
- Health Site



Strategic and Local Views, existing landmarks

Strategic

- The area is transected by the LVMF View 2A.1 Parliament Hill summit to St Paul's Cathedral
- The northeastern corner of the area is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
- Building height in protected views to St Pauls (LVMF 2.A and 3.A)

should not to exceed 68m AOD, as otherwise they would intrude into view cone and establish a prominent foreground markers

- Possibility of height up to 91m AOD (approximately 18 storeys) in the combined 'shadow' of the Agar Grove towers.

Conservation Area

- **Landmarks**

- St Pancras Old Church
- **Views**
- View from Camden Square CA (outside area boundary)
- Views up and down both Camden and Murray Mews include a rich variety of inventive houses and converted workshops. The scale is low and intimate, punctuated by intermittent trees in the mews, or

by trees viewed obliquely over the houses.

- At street level the best place to see the wider context of the conservation area is on Agar Grove Railway Bridge looking out over the railway lands; and similarly from the rear of the London Irish Centre. When completed, the new. King's Cross development will be visible in long views over the railway lands.

Neighbourhood Plan

- **2no. views identified in the Camley Street NP are located within the area boundary. These are identified in the NP as:**
- View 1. View along the canal to be protected and enhanced
- View 2. Linear view towards St Pancras from Camley street

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**
 - London's Canals
 - St Pancras Gardens
- **Local Plan Habitat Corridor**
 - 1no existing green corridor
- **Local Plan Canal**
 - Regent's Canal
- **Local Plan Open Space**
 - Regent's Canal
 - Agar Grove Estate
 - Elm Village

Topography



Topography

- Area situated in lower parts of Camden, but land rises towards the north of the area
- Site levels are 18m AOD in the southwestern part of the area and 33m AOD in the northern eastern part
- Area is bisected by the Regents Canal and the Overground railway line (partially elevated)



Planning Permissions

The area has been subject to a number of planning permissions for significant developments, which bring forward greater heights, including tall buildings. These are the following:

Emerging - Under Construction

- I. Agar Grove Estate CIP Scheme redevelopment which ranges from 4-20 storeys (2019/4280/P).

- II. St. Pancras Commercial Centre with 3 new buildings ranging in height from 5-7 storeys (2019/4201/P).
- III. Proposed community healthcare centre development of 6 storeys for Central and North West London NHS Foundation Trust (2020/0728/P).



Existing Area & Permitted Buildings (from VuCity)

- IV. Mixed-use development of 6 Buildings ranging from 2-12 storeys (2017/5497/P)

Emerging - Consented

- V. Permission for redevelopment of 150 Royal College Street into new building of 4 storeys of commercial office space (2021/2472/P).
- VI. Permission for Moorfields Eye Hospital Development that is partially 7 storey and partially 10 storeys (2020/4825/P)

Note, draft site allocations that have a planning consent for a significant part of the area (AS05-08, AS05-01, AS05-03) have been removed as Sub-Area of Search, as the planning permission sets the height context that was found acceptable in the development management process.

Existing Building Height

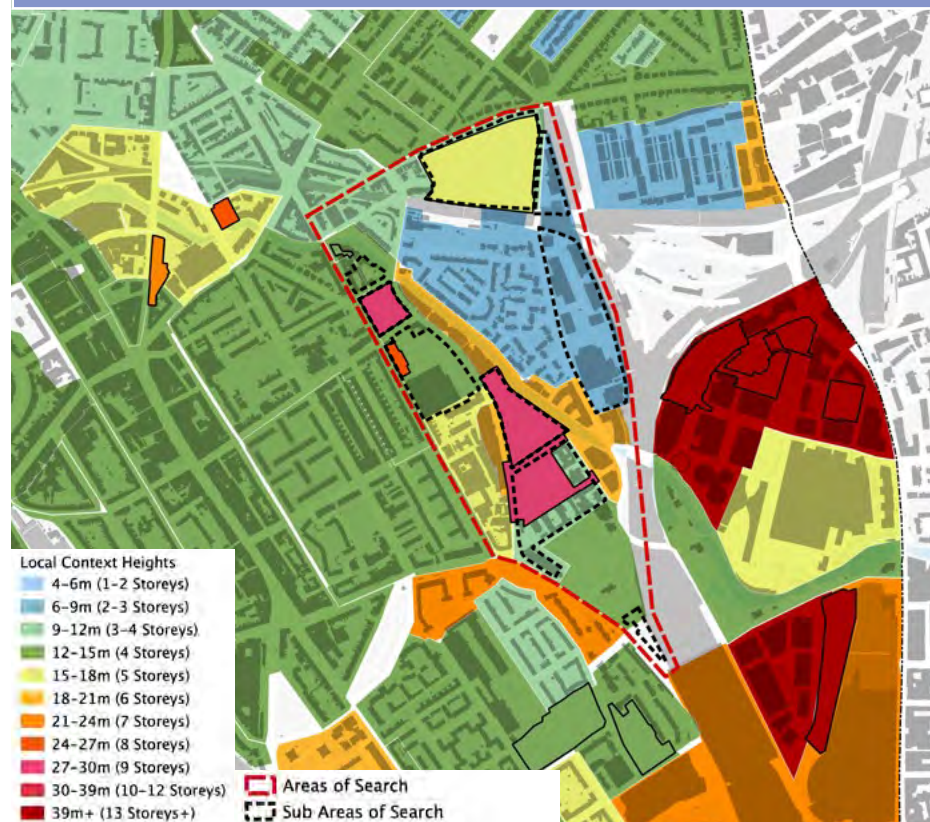


Building Heights

- Mixed area to the west of the canal with heights between 6m and 33m (2 to 11 Rst)
- Area east of canal generally lower heights (housing and industrial) of 6m to 15m (2 to 4 Rst)
- Note that Agar Grove Estate is currently transformed with heights of 12 to 27m (4 to 8 Rst) storeys and a new tall building

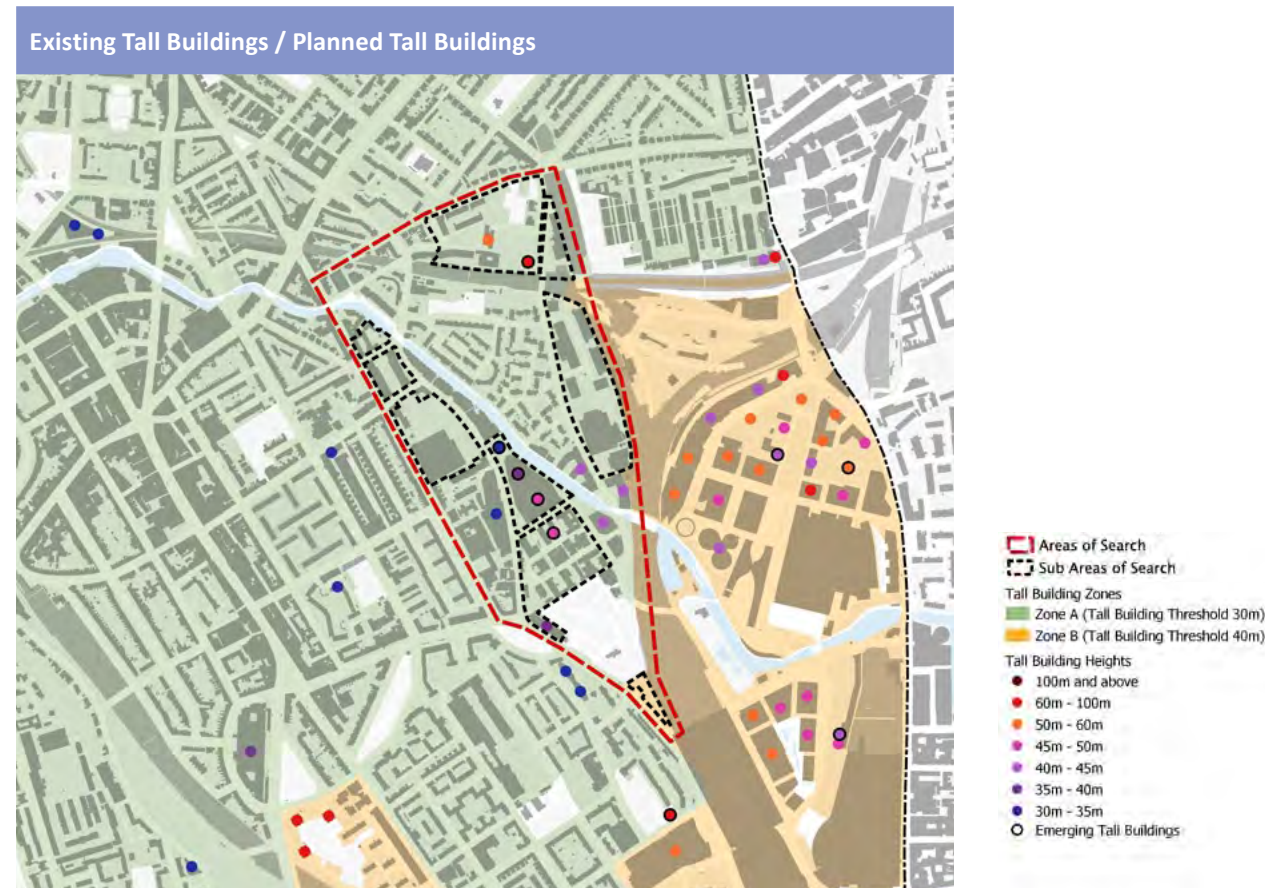
of 61m (19 Rst) in addition to the existing estate tower block that will be increased in height from 52.2m to 58.2m (20 Rst)

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Range of Local Context Heights
- Minimum 6-9m (2-3 Rst)
- Maximum 21-24m (7 Rst)
- Majority is between 9m and 21m (3 - 5 Rst)
- Permitted development will increase the LCH on some sites



Tall Building Thresholds

- The area is situated in Height Zone A, with a 30m tall building threshold height. To the East it abuts Zone B (King's Cross).
- There are six existing tall buildings in the area ranging between 34.2-52.2m (11-20 Rst).
- There are five emerging tall buildings in the area ranging between 31.5-61.3m (10-19 Rst).

BUILDING HEIGHT ASSESSMENT

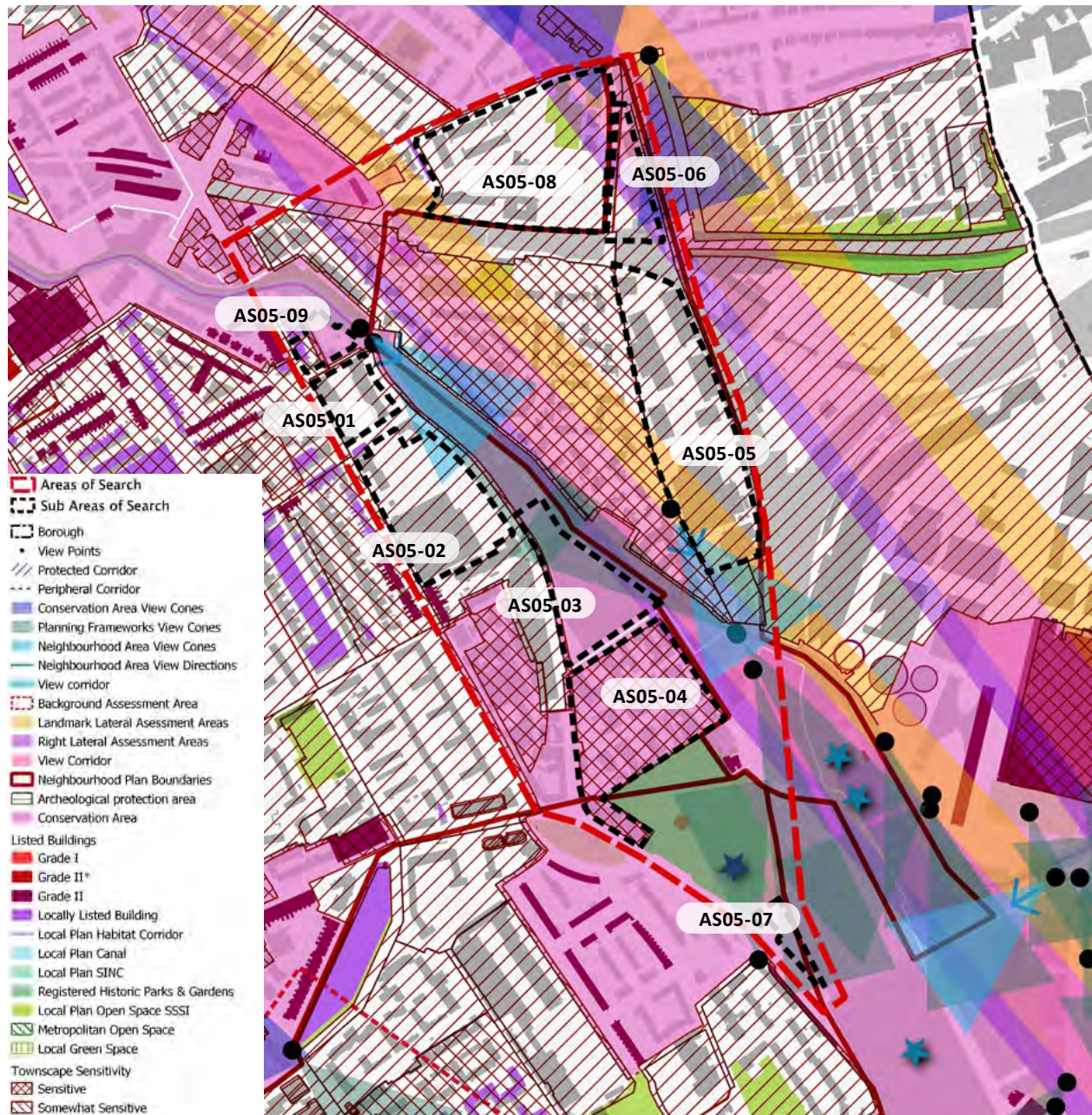
The Area of Search Camley Street and St. Pancras Way is a central and well accessible regeneration area just outside the Central Activity Zone. It includes a number of significant draft site allocations, some of which already are under construction. This includes the Agar Grove Estate Renewal Project, the St. Pancras Commercial Centre, the redevelopment of the 'ugly brown building', and the development of a new Eye Hospital (Relocation of Moorfields). These sites will bring forward greater height and massing, including tall buildings.

The Planning Framework for the area promotes high density development and also identifies the area as having opportunity for tall buildings.

The Area of Search comprises a number of areas and features that are sensitive to tall buildings, which any development of significantly increased height will need to respond to. This includes:

- the Regents Canal Conservation area;
- a number of listed and locally listed buildings, including Grade II* listed St Pancras Old Church;
- Registered Park and Garden St. Pancras Gardens;
- highly sensitive or sensitive townscape character areas;
- the canal environment and other open spaces;
- strategic LVMF views from Hampstead Heath; and
- local views.

The screening of site allocations within the study area (excluding sites with consented schemes (AS05-01, AS05-03, AS05-08) identified the

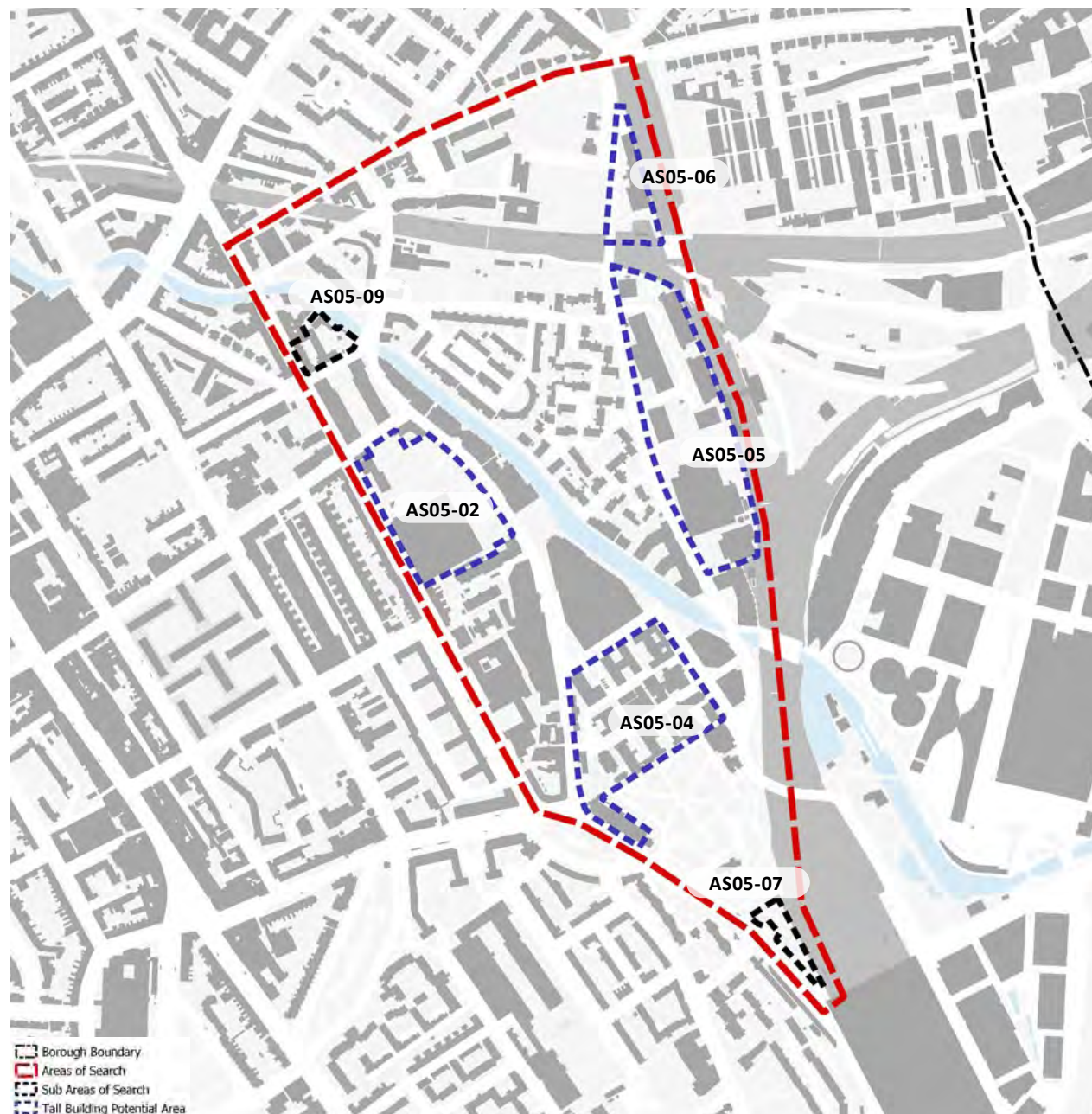


Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations), identifying remaining Sub-areas of Search following exclusion of sites with planning consent.

potential of five sites to accommodate greater height and tall buildings subject to them mitigating successfully their impact onto the local context and character, views and open spaces. Areas identified as having opportunity for increased height are generally of greater size and offer opportunity for comprehensive development and placemaking, which enables them to establish their own character and sense of place, including in terms of scale and massing.

The potential role of tall buildings on these sites is to help optimise the use of a site in the context of its highly accessible and central location. On sites on Camley Street tall buildings can assist with the design around challenging site constraints such as the railway line and associated noise, support the co-location of industrial and residential uses, and assist with the delivery of quality residential homes and amenities. Any proposed tall building should contribute to place making and help create individually and cumulatively a distinctive and legible townscape.

Two areas of search, Bangor Wharf and Shorebase Access Site, are situated in areas with multiple sensitivities to tall buildings (Heritage, open space and townscape areas) and therefore are not found appropriate for significantly increased building height, and heights are expected to remain below the tall building threshold.



Sub-areas of Search and recommendations for tall buildings

RECOMMENDATIONS

SUB-AREA OF SEARCH	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	APPROXIMATE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING FOR TALL BUILDINGS	DESIGN CRITERIA FOR TALL BUILDINGS
AS05-02	Parcel Force Site	12-15m (4 Rst)	18-21m (6 Rst)	Zone A	30m	yes, in centre of site, subject to responding to sensitivities	Large site for comprehensive development that can internalise buildings of greater height	local	up to 2x future CH	12 - 42m (4 - 13 Rst)	- Regents Canal CA to east; - highly sensitive townscape to the west - views from local streets including Royal College Street from the north	- aim to retain the general scale of St Pancras Way, and the Canal environment, and avoid a substantial increase of their enclosure by moving greater height away from the street / canal frontage; - location of tall buildings on nearby sites to avoid creating a canyon effect within streets; - need for comprehensive development approach and coordination of design between neighbouring sites, to ensure coherent approach to place making and full consideration of day/sun-lighting, microclimatic impacts, privacy and overlooking of existing and new homes and amenity spaces;
AS05-04	St.Pancras Hospital	12-15m (4 Rst)	21-24m (7 Rst)	Zone A	30m	yes, in northeastern part of site, subject to responding to sensitivities	Comprehensive hospital development with district wide civic significance, upper height range takes account of highly sensitive context, including potential impact on the setting of St. Pancras Gardens	district	up to 2x future CH	12 - 45m (4 - 13 Rst)	- Regents Canal CA; - Registered Park and Garden St. Pancras Gardens; - II* listed St Pancras Old Church and other listed and locally listed buildings; - strategic view LVMF 2.A; - local views along streets and canal;	- aim to retain the general scale of St Pancras Way, and the Canal environment, and avoid a substantial increase of their enclosure by moving greater height away from the street / canal frontage; - location of tall buildings on nearby sites to avoid creating a canyon effect within streets; - need for comprehensive development approach and coordination of design between neighbouring sites, to ensure coherent approach to place making and full consideration of day/sun-lighting, microclimatic impacts, privacy and overlooking of existing and new homes and amenity spaces;

SUB-AREA OF SEARCH	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	APPROXIMATE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING FOR TALL BUILDINGS	DESIGN CRITERIA FOR TALL BUILDINGS
AS05-05	East of Camley Street	6-9m (2-3Rst)	18-21m (6 Rst)	Zone A	30m	yes , along the railway subject to responding to sensitivities	Comprehensive development site in challenging environment where greater height can help to mitigate impacts of railway and employment uses on residential amenity	local	up to 3x future CH	15 - 62m (4-19 Rst) (up to 93m AOD) - outside LVMF view cones to St. Pauls 15- 45m (4-13Rst) inside LVMF view cones to St. Pauls	- Strategic panoramic view LVMF 2A and 3A - Sensitive residential area to west	- any enclosure to Camley Street to be mitigated by moving greater height away from the street frontage - need for comprehensive development approach and coordination of design between neighbouring sites, to ensure coherent approach to place making and full consideration of day/sun-lighting, microclimatic impacts, privacy and overlooking of existing and new homes and amenity spaces - avoid creating a 'wall' of tall buildings in local and strategic LVMF views from Hampstead Heath by spacing tall buildings apart, with greater height balanced with greater spacing. - location of tall buildings to avoid creating a canyon effect within streets - taller buildings to be located towards the railway
AS05-06	Camley Street north	6-9m (2-3Rst)	18-21m (6 Rst)	Zone A	30m	yes , along the railway subject to responding to sensitivities	Small site with limited opportunity for comprehensive development, need to complement development on adjoining site	local	up to 2x future CH	12 - 42m (4 - 13 Rst)	- Strategic view LVMF 3A and 2A - Sensitive residential area to west and east - Conservation Area to north	- any enclosure to Wrotham Road to be mitigated by moving greater height away from the street frontage - location of tall buildings to avoid creating a canyon effect within streets - tall building to be located towards the railway - tall building to complement Agar Grove towers and to mediate their height with the lower rise context

SUB-AREA OF SEARCH	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	APPROXIMATE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING FOR TALL BUILDINGS	DESIGN CRITERIA FOR TALL BUILDINGS
AS05-07	Shorebase Access Site	n/a	18-21m (6 Rst)	Zone A	30m	no , elegant larger building up to 30m could potentially be considered on this site.	Small site in sensitive location, tall building would have unacceptable impact on Regents Canal CA and King's Cross St Pancras CA, St. Pancras Gardens Registered Park and Garden and listed buildings.	n/a	n/a	18 - 30m (6 - 9 Rst)		
AS05-09	Bangor Wharf	12-15m (3-4Rst)	15-18m (5 Rst)	Zone A	30m	no	small site in sensitive location, impact on Conservation Area, Canal Environment and highly sensitive townscape to west and sensitive townscape to the north	n/a	n/a	12 - 24m (4 - 7 Rst)		



Area AS04

5.14 KING'S CROSS - NORTH SIDE (SITE CODE AS04)

THE AREA

The area is located to the north of King's Cross.

Historically, the area was used for railway infrastructure since the building of the Great Northern Railway. According to OS mapping, in 1875 this included tracks, signalling infrastructure, cleaning sheds, workshops and horse stables.

Currently, the area is occupied by industrial uses, and is and will continue to be protected by policy (Local Plan 2017) as an aggregate site. However the area is identified by the Local Plan as part of a growth area, which indicates its potential for future redevelopment. Future development will need to respond to railway lines and other site constraints.

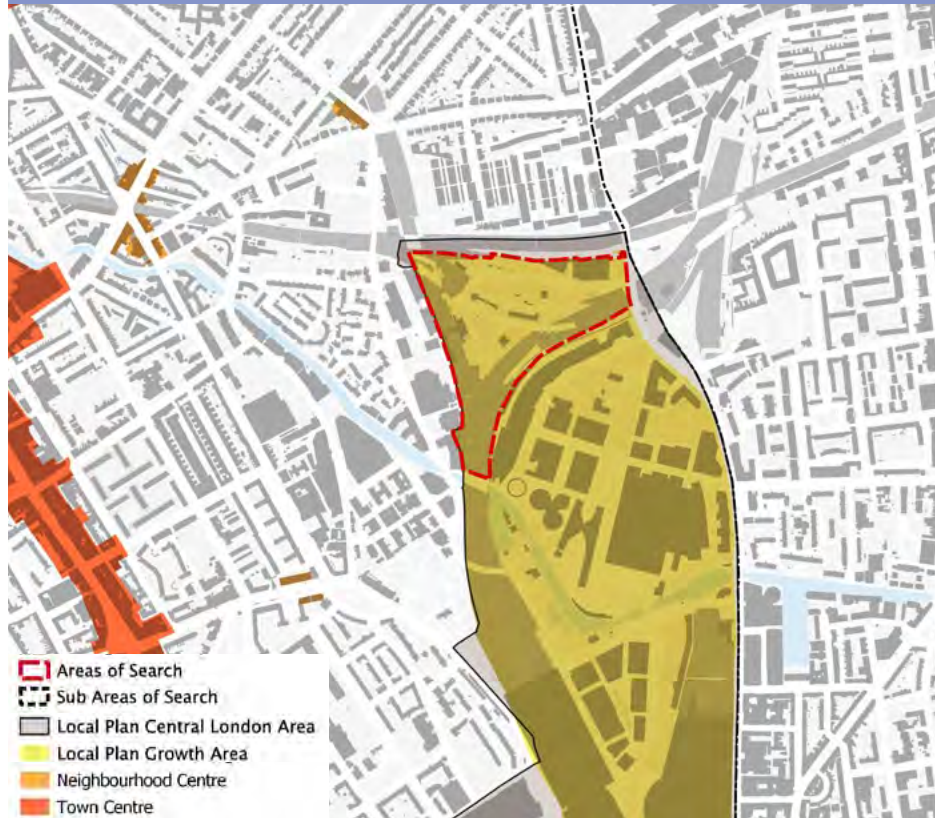
Sub-Areas of Search

For the purpose of this study the entire area is reviewed as Area of Search.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy

Local plan policy (2017):

- Part of London's Central Activity Zone
- The site is fully covered by the King's Cross Growth Area which is one area in the borough where significant growth is expected to be delivered
- The Council's aspiration for King's Cross is to continue to secure the

development of a high quality, successful, attractive, vibrant and safe places with a mix of uses, in particular offices, homes, retail, leisure and community facilities

- The area is and will continue to be a protected aggregate site.

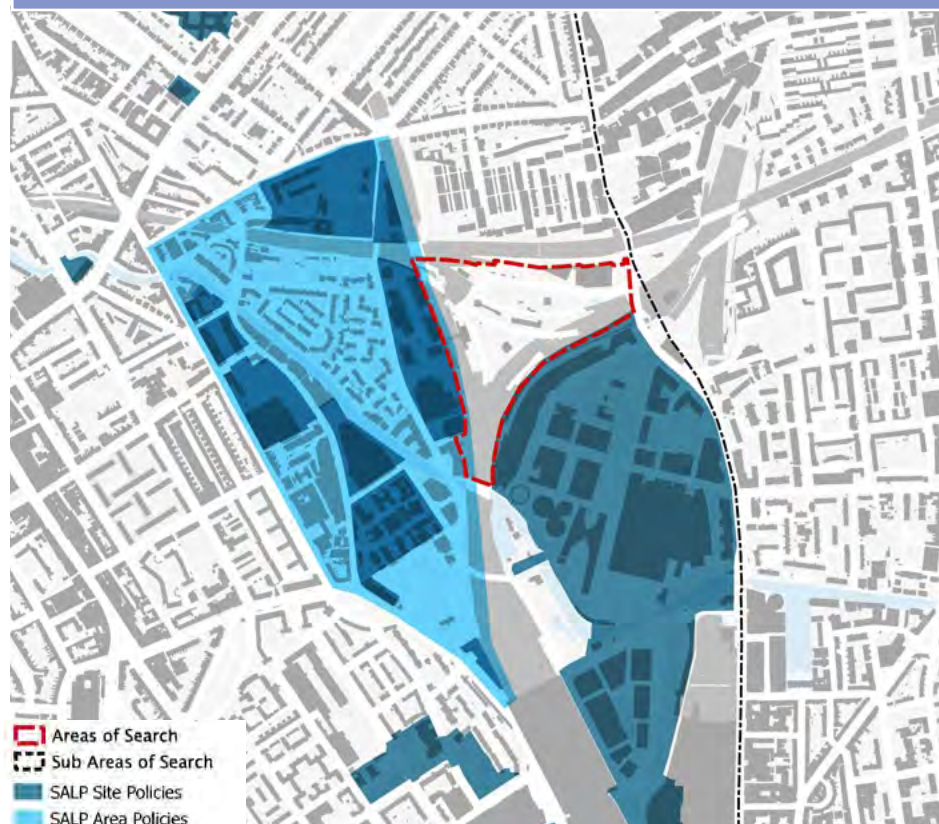
Planning Frameworks



King's Cross Opportunity Area Planning & Development Brief - key principles diagram

- Variety of building heights is required to spread volume across the development
- Tall buildings may provide opportunities for public viewing decks or spaces

Draft Site Allocations Local Plan 2020



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- A small portion of the western part of the area is covered by Policy CPS1: Camley Street and St Pancras Way Area

Draft Site Allocation site policy

- The area contains no site allocations

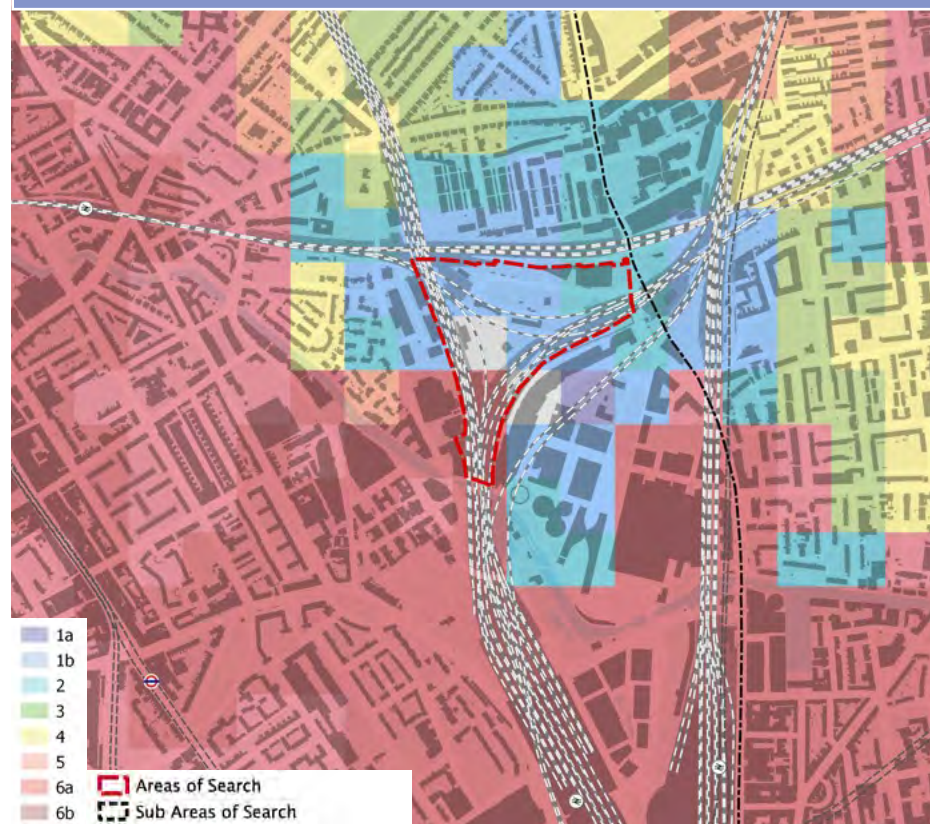
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is not covered by any Neighbourhood Plans.
- The area borders Camley Street NP to the west of the site (designated & plan adopted)

Public Transport Access and PTAL



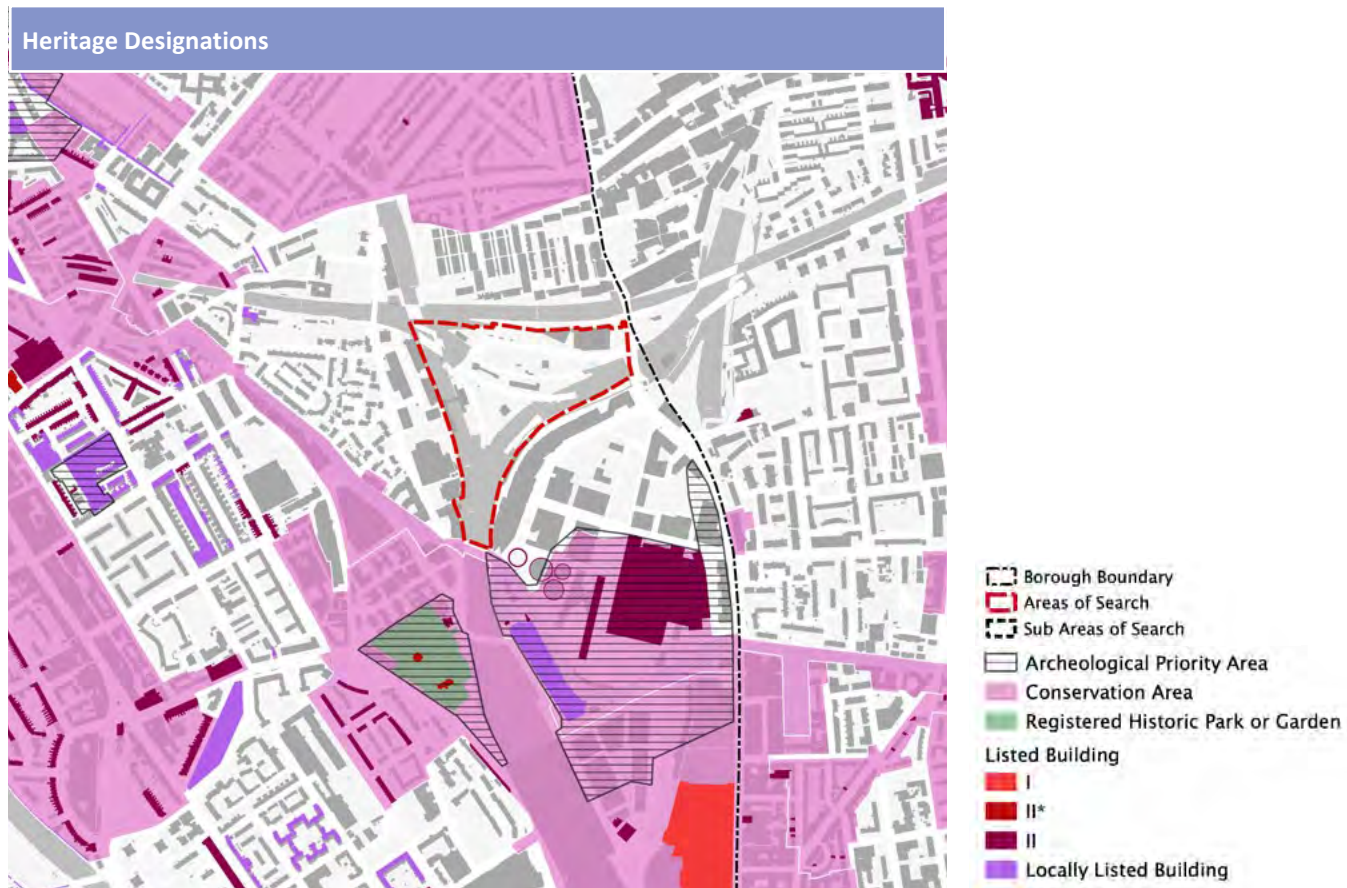
PTAL

Public Transport Access

- The area is located to the north of King's Cross and St Pancras and locked in between rail lines and segregated from surrounding areas

PTAL

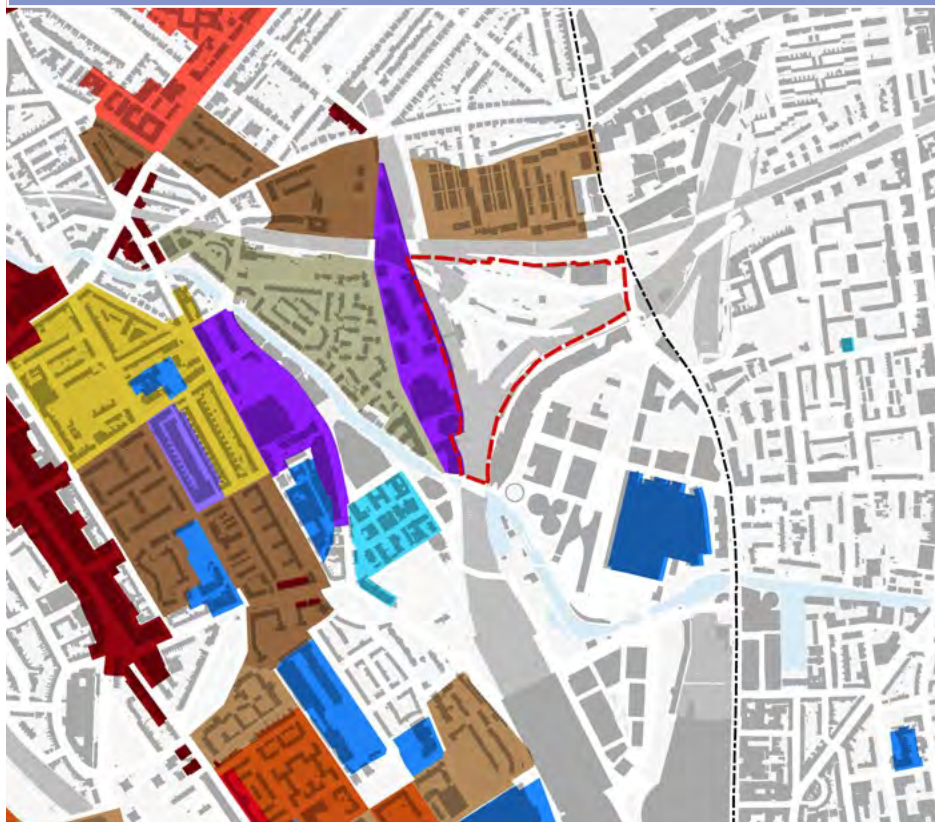
- PTAL rating is low across the area but could be enhanced by the creation of direct connections to the south west of the site



Heritage Designations

- The area does not contain Conservation Areas, Registered Park and Gardens, Listed Buildings, Locally Listed Buildings or Archeological Priority Area Sites.
- The area borders or is within close proximity of Conservation Areas:
- Regents Canal to the south and west
- King's Cross St Pancras to the south
- Camden Square to the north

Townscape Character Types



Character areas (excluding Conservation Areas)

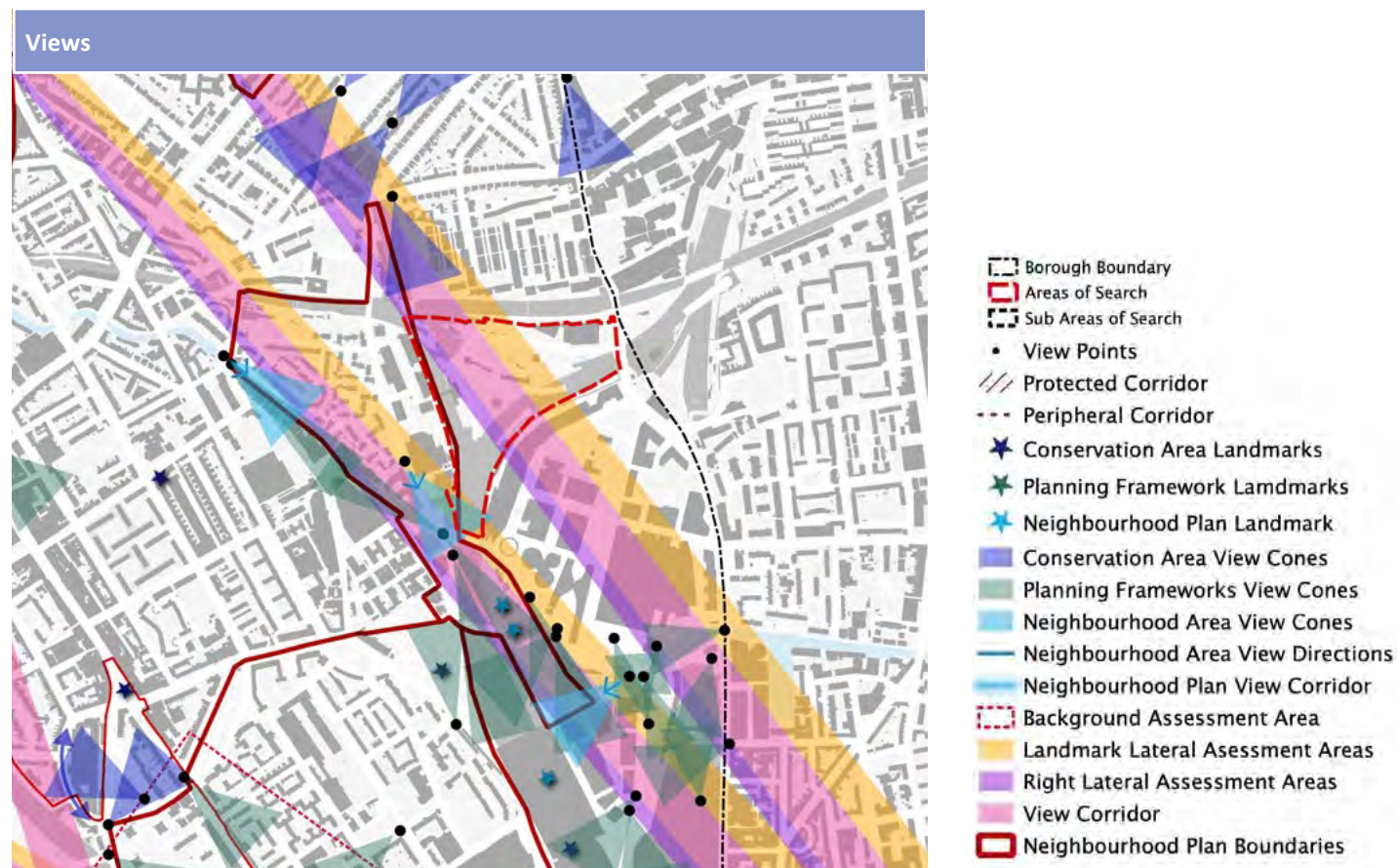


Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

- The area contains or borders the following character areas:
 - Post-war estate (H9) to the north (bordering)
 - Industrial Estate to the west (E2) (bordering)
 - the townscape character of the site itself is not sensitive to tall buildings



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
- The southern most part of the area is transected by the left Wider Setting Consultation Area for LVMF View 2A.1 Parliament Hill summit to St Paul's Cathedral

Conservation Area Views

Views

- View from Camden Square CA (outside site boundary)
- At street level the best place to see the wider context of the conservation area is on Agar Grove Railway Bridge looking out over the railway lands

Neighbourhood Plan Views

None

Open Space Designations



Open Space Designations

Sites of Importance for Nature Conservation (SINC):

- North London Line at York Way

Local Plan Open Space:

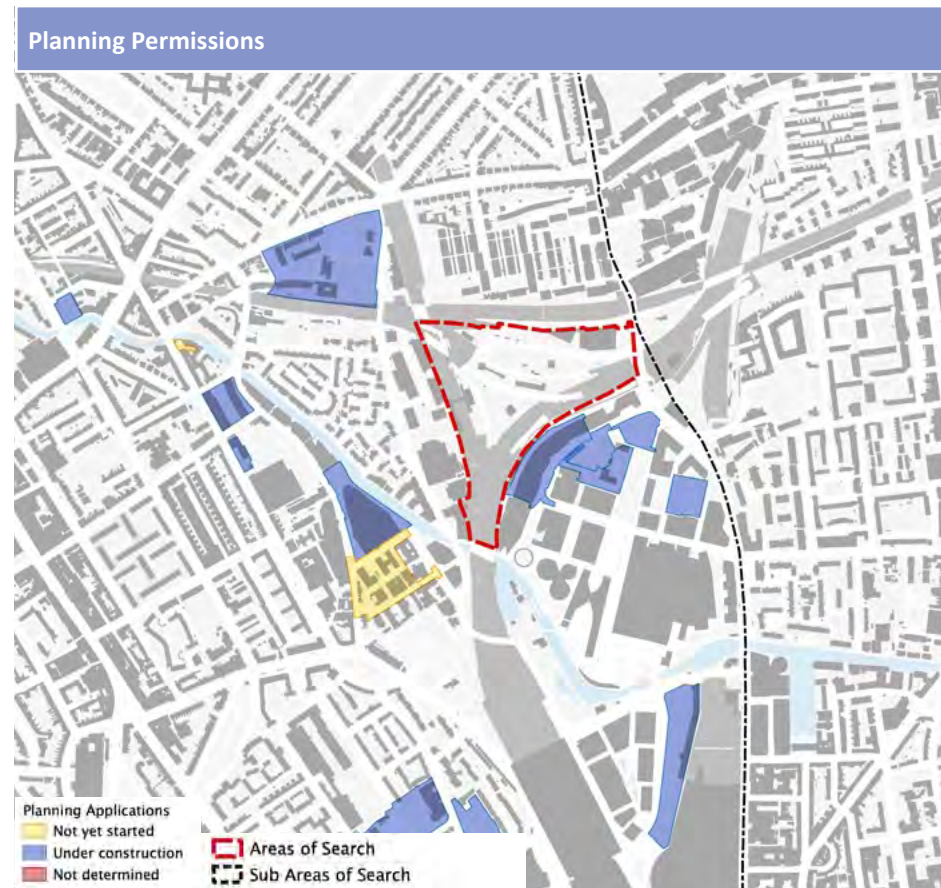
- North London Line to the north of the area

Topography



Topography

- Area situated in lower parts of Camden
- The area is relatively flat with site levels of 26 - 28m AOD across the area
- The area is defined by elevated railway lines that transect the area and bind the area on the edges



Planning Permissions

Emerging - Under Construction

- None

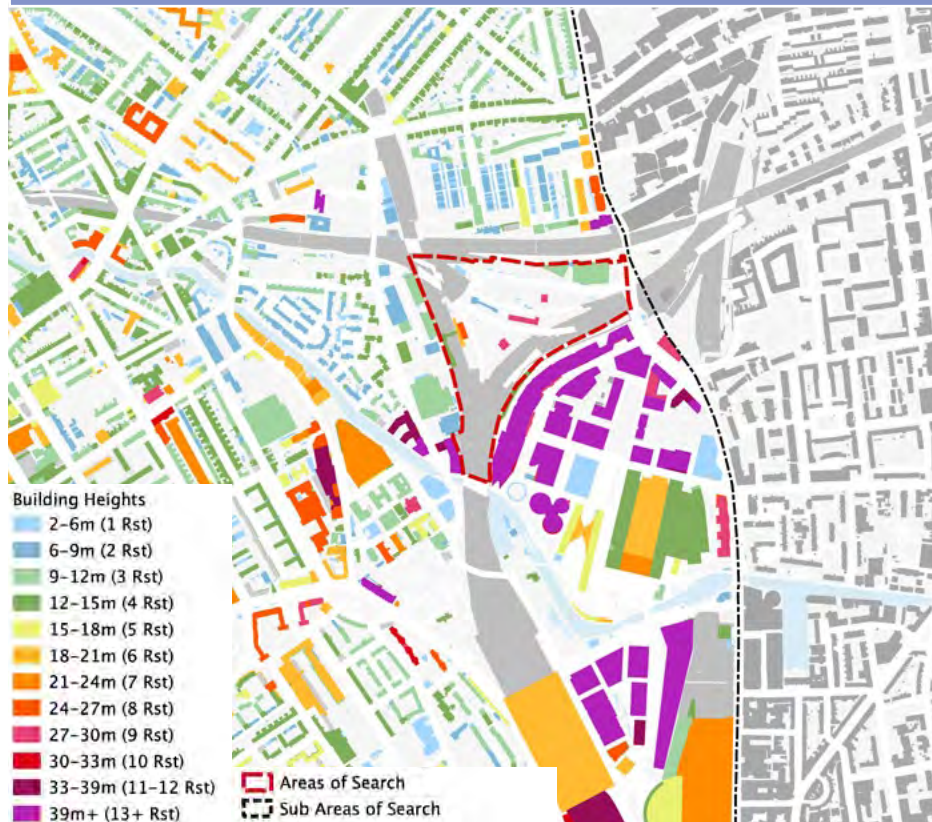
Emerging - Granted

- None



Existing Area & Permitted Buildings (from VuCity)

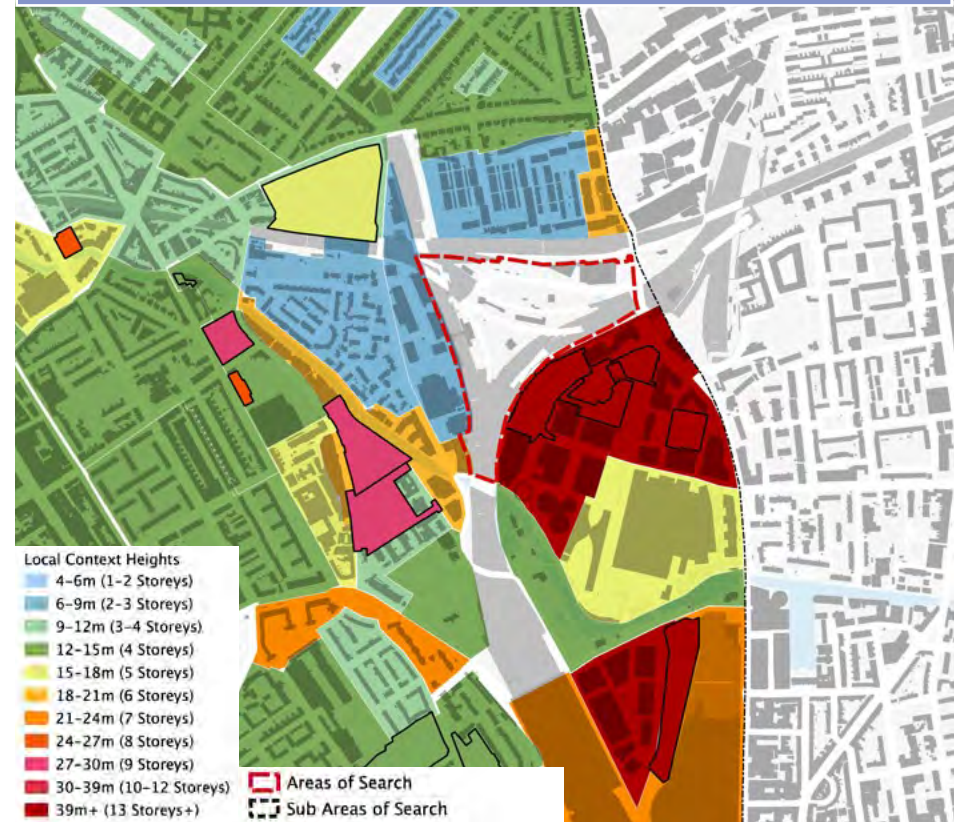
Building Height



Building Heights

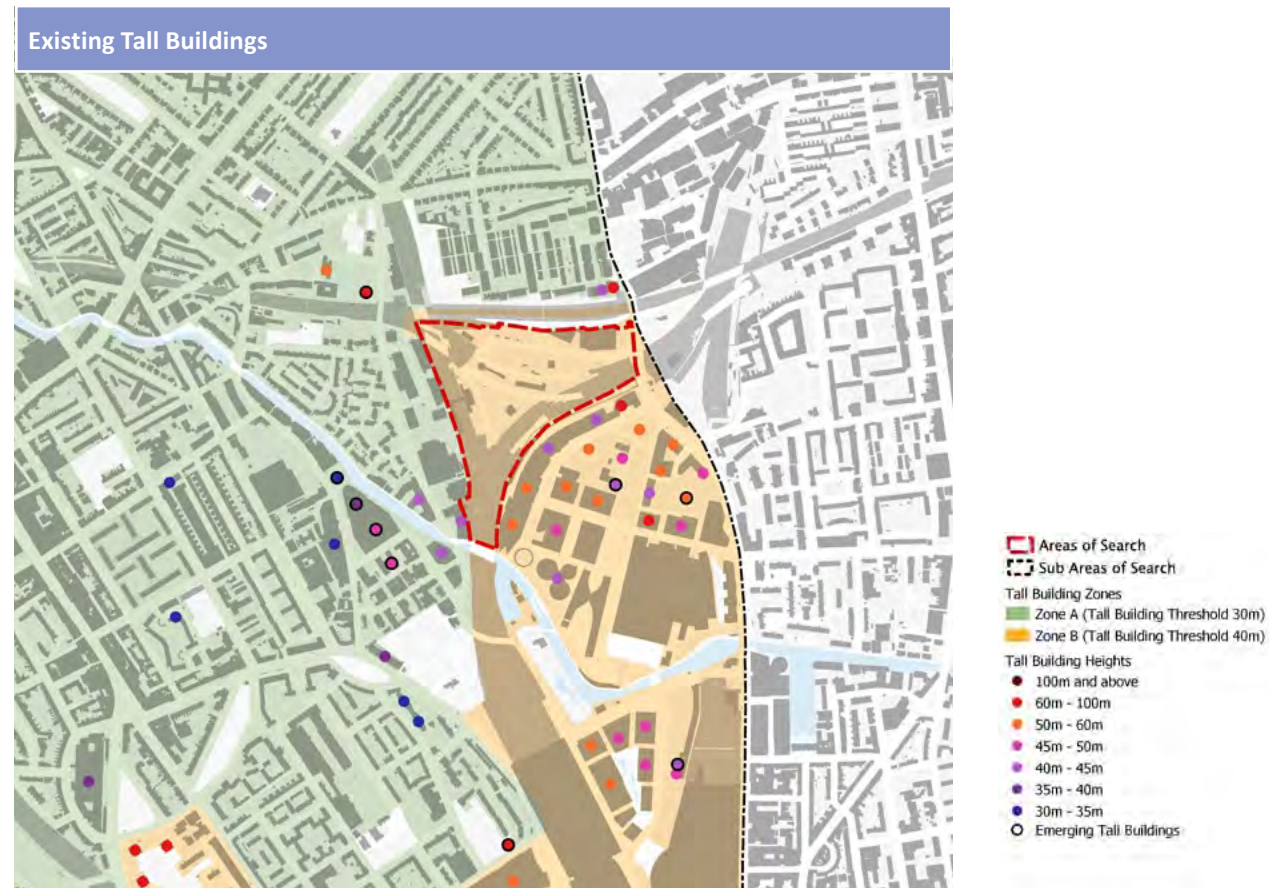
- Buildings and structures in the area are industrial in nature
- Heights range from 3m - 9m (1-3 Rst) low level sheds and warehouses to 19 - 30m (6 - 10 Rst) industrial structures

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- No existing context height data available
- No emerging context height data available



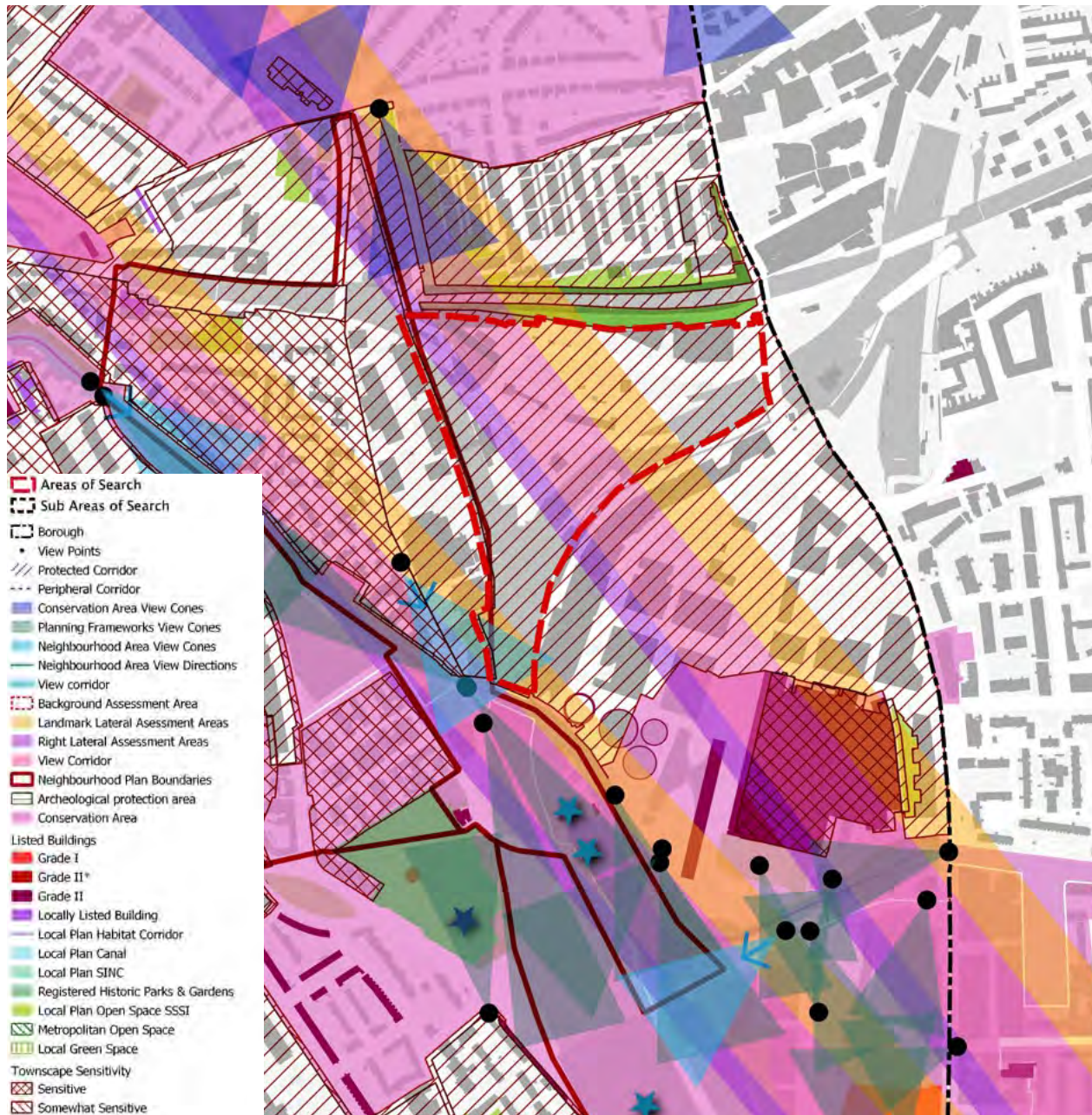
Tall Building Threshold

- The area is situated in Height Zone B, with a 40m tall building threshold height.
- No existing or permitted tall buildings in the area

BUILDING HEIGHT ASSESSMENT

The north side of King's Cross is currently home to a LB Camden depot and a concrete mixing plant, nested amidst a railway triangle that interconnects the North London Line with the Channel Tunnel Rail link and lines feeding into St. Pancras Station. The area is part of the King's Cross Growth Area which is one area in the borough where significant growth is expected to be delivered. The adjoining sites to the north and south of the site, and separated by rail lines are intensely developed including with taller buildings of significant scale.

The area is not covered by a conservation area, does not contain other heritage assets and its townscape character is not sensitive to tall buildings. However, it is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral (78m AOD). To the north of the area is an open space and site of importance for nature conservation (SINC) along the North London Line. Beyond the rail line to the north is the low rise modernist Maiden Lane Estate which includes recent mid rise apartment buildings along York Way and the 65m XY Air tower (96m AOD). To the south of the area, separated by rail lines is the intensely developed mixed use area of the King's Cross development with a context height of almost 40m (12 Rst) and a cluster of taller buildings that range between 40m and 79m (13 - 24 Rst). The tallest building in the cluster is the Urbanest King's Cross Student Accommodation. It is located at the lowest point of the terrain, rises 24 floors up to a total height of 79m (105m AOD). The area is situated on a slope of land rising to the north.

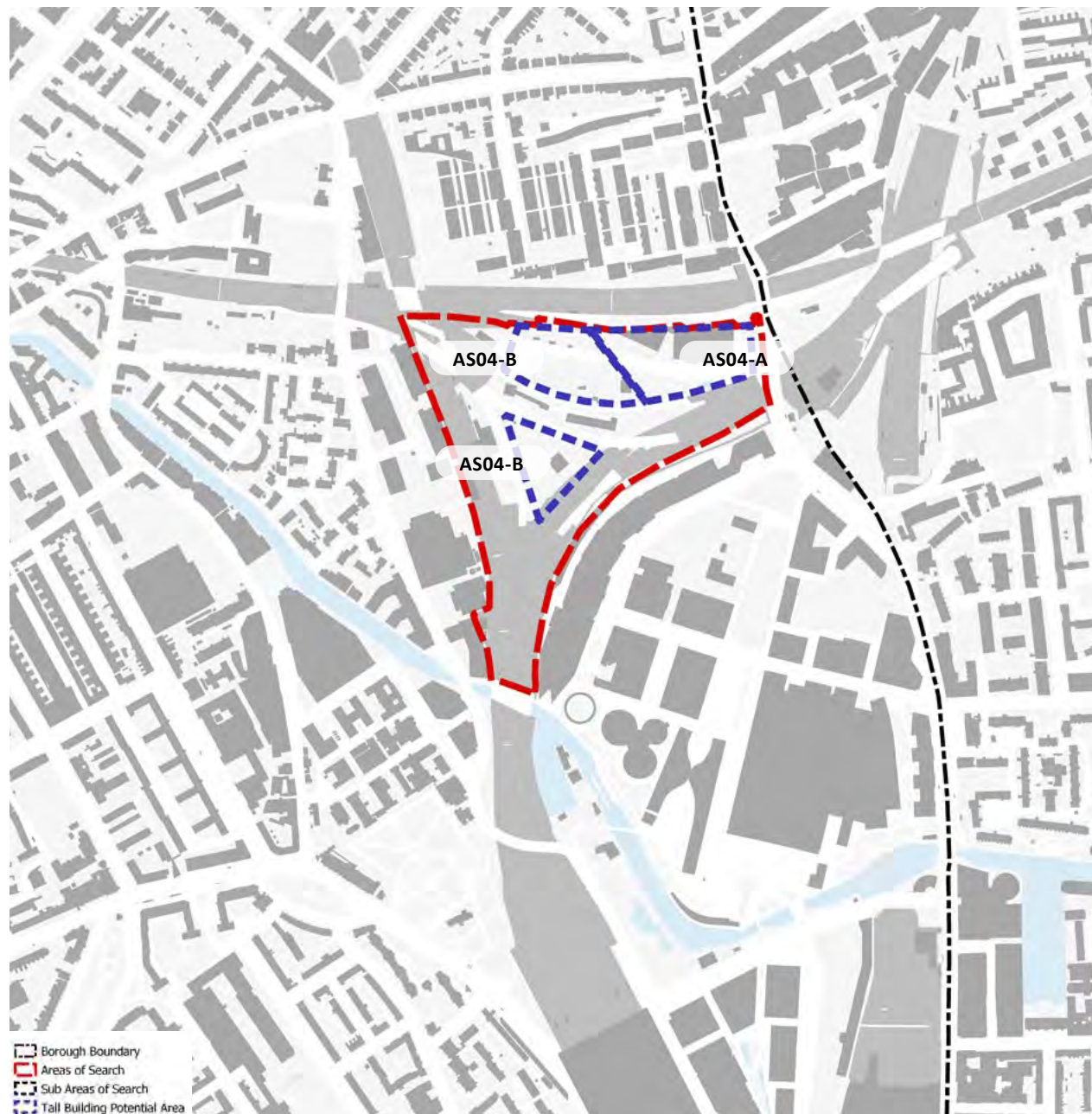


Plan of sites with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

Due to its central location and its lesser sensitivity to tall buildings the north side of King's Cross offers the opportunity in the future for greater heights, that extend the character and activities from King's Cross northwards and mediates with the lower rise residential areas to the north. The area remains safeguarded for aggregates at present (Local Plan 2017).

Overall heights on large parts of the area are curtailed by the Strategic View passing overhead, and heights of tall buildings will need to remain below the 78m AOD threshold in most areas. The eastern extent of the area (Sub-area A) has potential to be a bit higher, but heights should remain below the AOD height of the Urbanest and XY Air towers.

Tall development should only come forward as part of a comprehensive development of the area and be predicated on establishing new connections with King's Cross to the south and Agar Grove to the north that open the area up, as well as delivering a new open space for residents and visitors. Tall buildings should avoid adverse impacts on the existing open space and SINC to the north of the site, and the privacy and amenity of residents specifically in the Maidenlane Estate.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS04	King's Cross North Side	9 - 12m (3-4Rst)	18-21m (6 Rst)	Zone B	40m	yes, subject to responding to sensitivities	Due to its central location and its lesser sensitivity to tall buildings the north side of King's Cross offers the opportunity for greater heights that extend the character and activities from King's Cross northwards and mediates with the lower rise residential areas to the north.	local	Area A: up to 2.6x future CH Area B: up to 2.3x future CH	Area A (east of viewing corridor): 15 - 56m (4 - 17 Rst) (max 85m AOD)* Area B (inside viewing corridor): 15 - 49m (4 -15 Rst) (max 78m AOD) * potential in the eastern third of Area A to go up to 68m (21 Rst) - subject to testing against LVMF view 3A	• LVMF Strategic panoramic View 3A.1 • Existing residential housing and amenities to the north / south • Views from local streets and open spaces • Townscape and heritage impacts in wider surroundings • Impact on open spaces and SINC	• height of tall buildings to be varied and support an organic skyline • heights of tall(er) buildings to step down from tall buildings with greater height on York Way the further away they are • development to avoid creating a 'wall of development' and to be broken up to retain visual permeability in north south direction across the area from a pedestrian perspective • tall buildings must be part of comprehensive development that delivers new north south connection and new open spaces to fully integrate the area with its surrounding and deliver much needed amenity spaces for new and existing residents



Area AS02

5.15 BLOOMSBURY CAMPUS AREA (SITE CODE AS02)

THE SITE

The Bloomsbury Campus area is located to the north of Holborn and the British Museum, to the south of Euston and to the east of Fitzrovia.

Historically, the area was developed by the Duke of Bedford in the 1700s to provide a series of Georgian streets and squares. The area is also well known for its historical literary, intellectual and arts culture. The main building of University College London was built on Gower Street in 1827 and since then the area has developed into the main campus of UCL with many university and educational facilities which contribute greatly to the identity of the place.

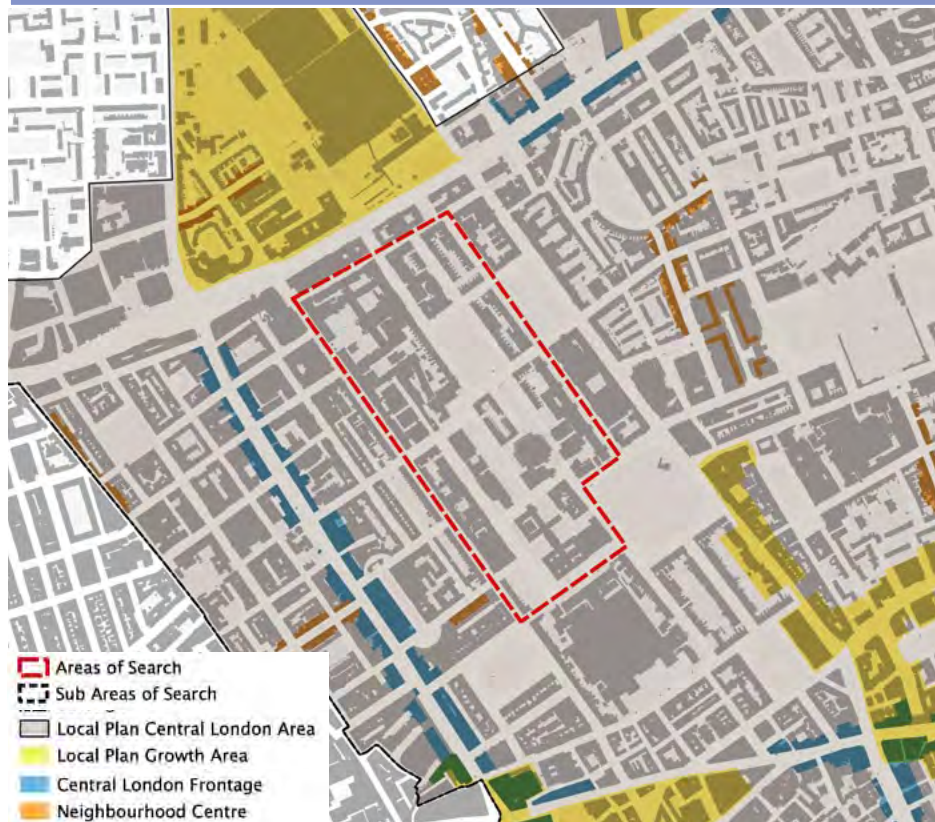
Sub-Areas of Search

The area was reviewed in its entirety and no specific sub-areas of search were identified.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

- Part of Central London Area
- The area is adjacent the Fitzrovia Area Action Plan and the Euston Area Action Plan

Draft Site Allocations Local Plan 2020



Local Plan Draft Site Allocations

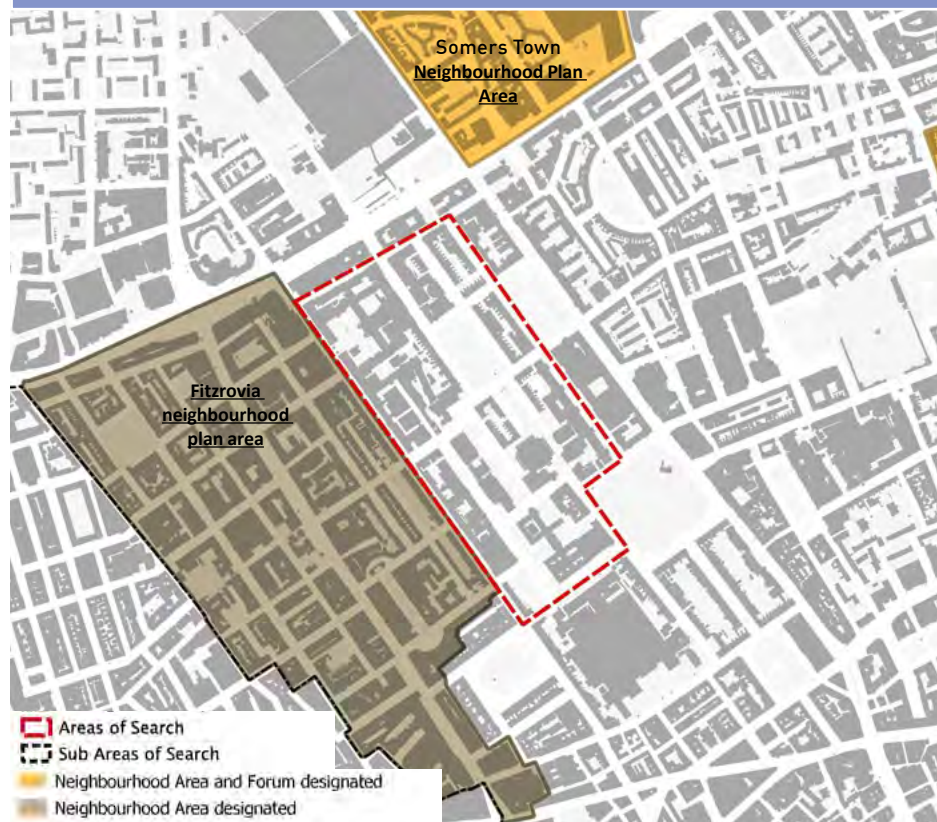
Draft Site Allocation area policy

- Potential to maintain and expand its role as the heart of higher education in Camden

Draft Site Allocation site policy

- The area contains 3no. draft site allocations which are safeguarded for higher education (academic and ancillary space)

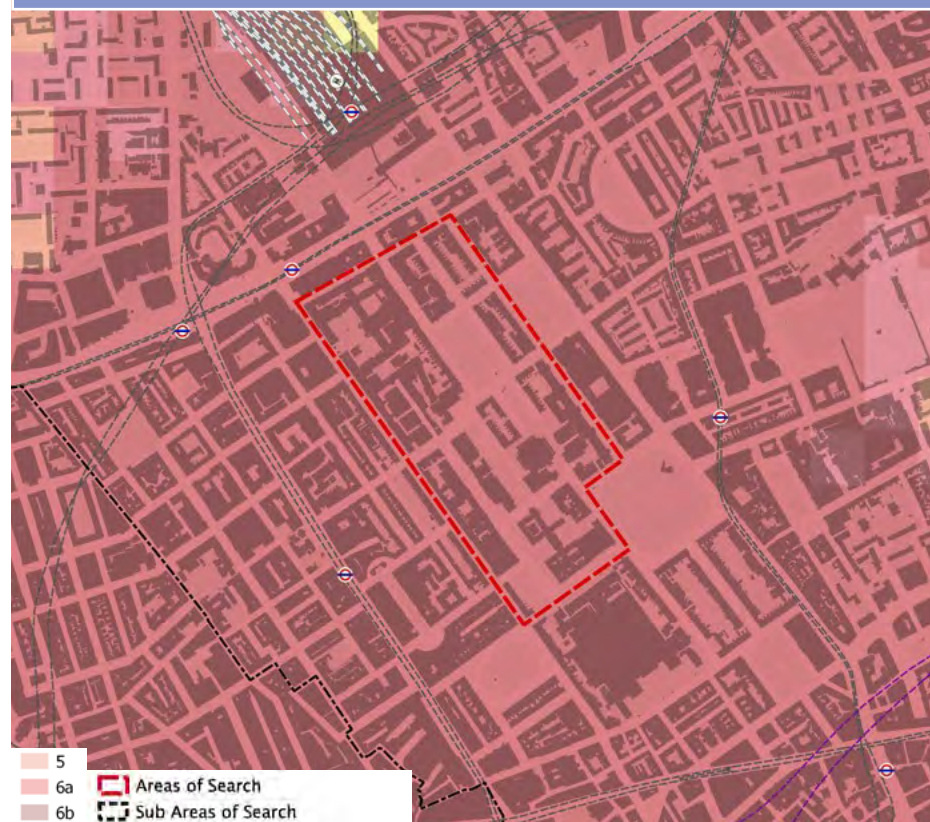
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is not covered by any Neighbourhood Plans.
- The area borders the Fitzrovia neighbourhood plan area (designated) to the west of the area of search. There is no adopted plan currently.

Public Transport Access and PTAL



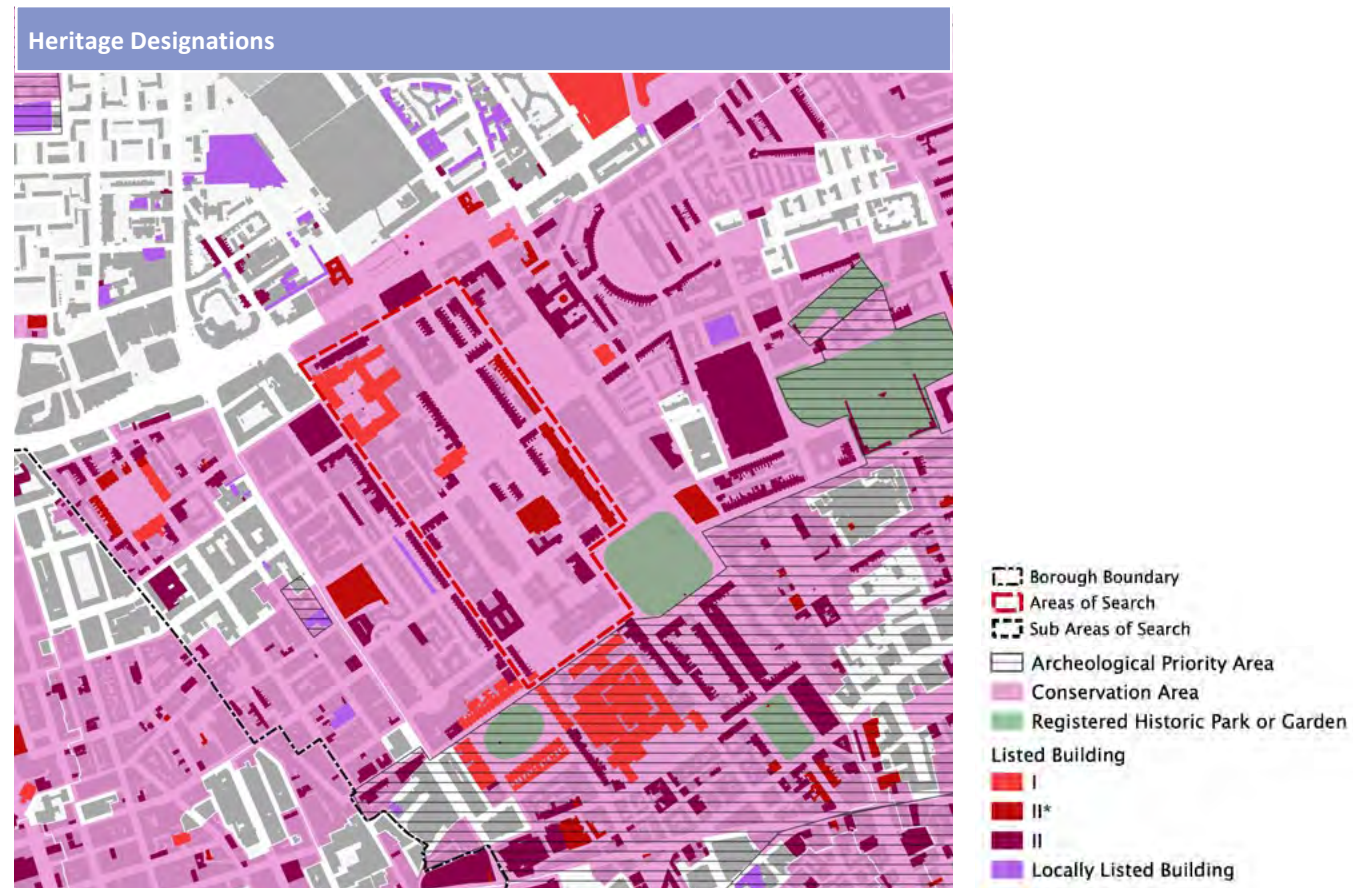
PTAL

Public Transport Access

- Russell Square, Euston, Euston Square, Goodge Street, and Warren Street Station are all within close distance of the area.

PTAL

- The area is very well connected by public transport with a PTAL rating 6b for entire area.



Heritage Designations

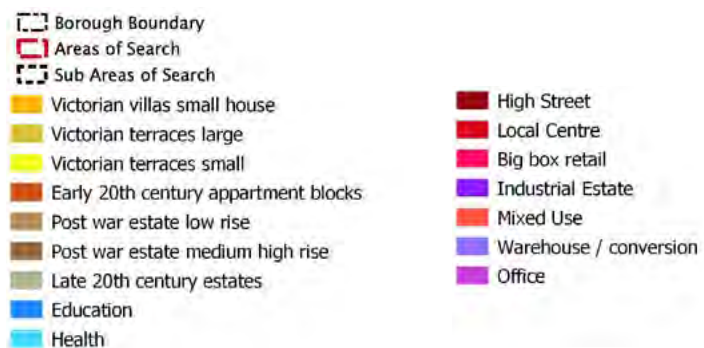
The area contains (full or partial) the following:

- **1 no. Conservation Areas:** -
 - Bloomsbury
- The area also borders with or is within close proximity of Conservation Areas:
 - Charlotte Street
 - Fitzroy Square
- **31 Listed Buildings:**
 - 2no Grade I
 - 3no Grade II*
 - 26o Grade II

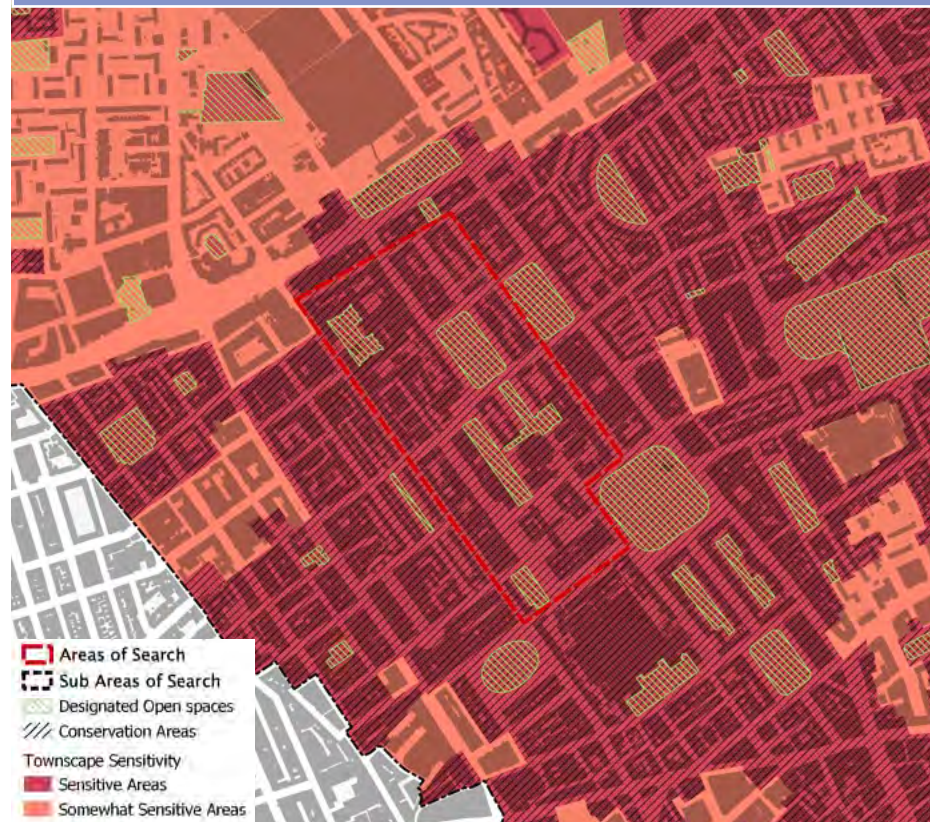
Townscape Character Types



Character areas (excluding Conservation Areas)



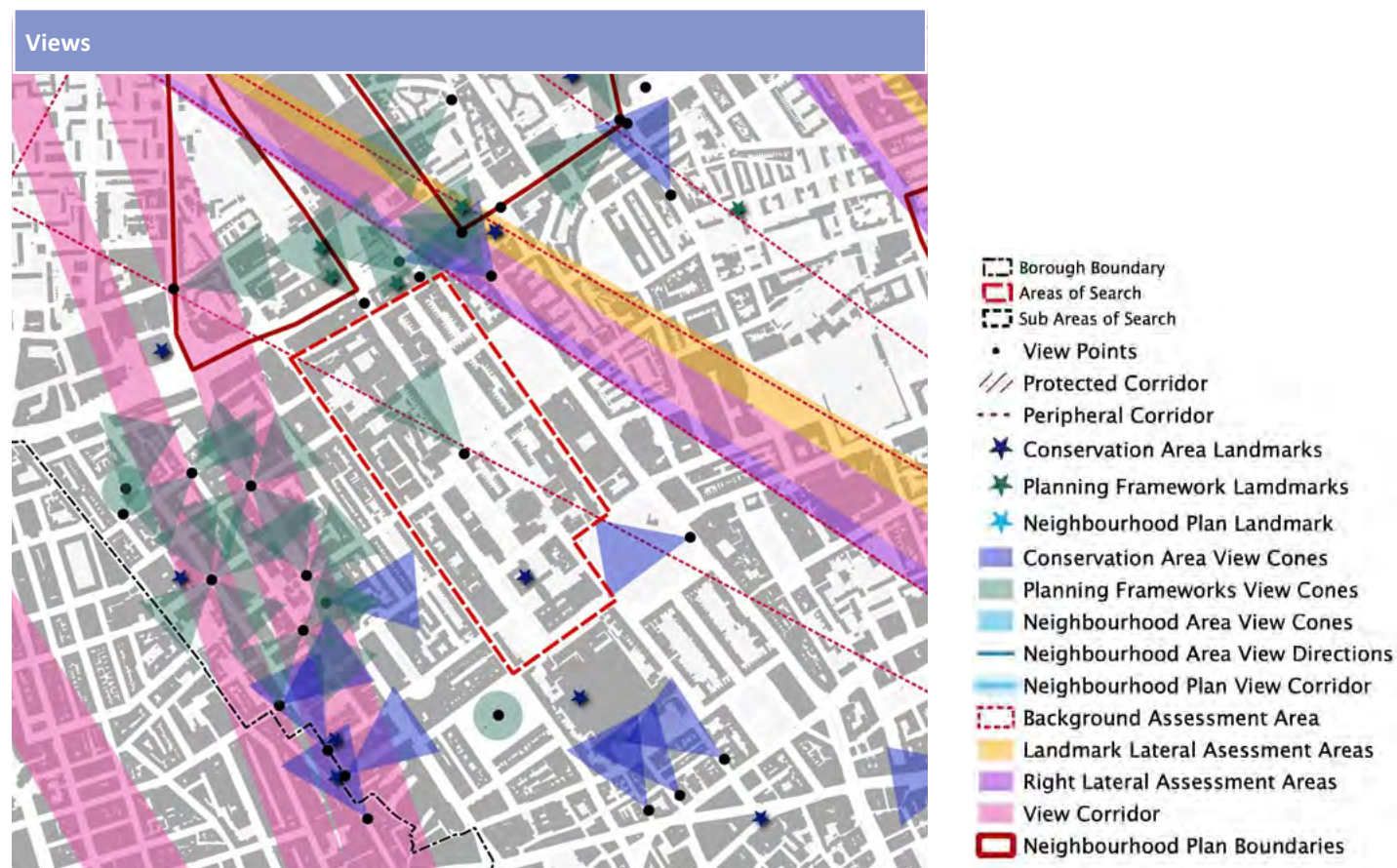
Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

- The area contains or borders the following character areas:
 - Education
 - Health

Note, the majority of the area of search is covered by conservation areas and has not been assessed by the characterisation study



Strategic and Local Views, existing landmarks

Strategic Views

There are no LMVF views through this area, but the area is in the backdrop of

- View 5A.2 Greenwich Park Wolfe statue to St Paul's Cathedral, and
- View 6A.1 Blackheath Point to St Paul's Cathedral.

Conservation Area Views**Landmarks**

- British Museum (outside boundary)
- Senate House

Views

The area is in the backdrop of 4no. Views from Bloomsbury CA

- Views north along Coptic Street, Museum Street and Bury Place of the British Museum.

- View west along High Holborn to Commonwealth House

2no. additional views from Bloomsbury CA

- Views of Senate House from Russell Square in the east and Store Street/ Tottenham Court Road in the west

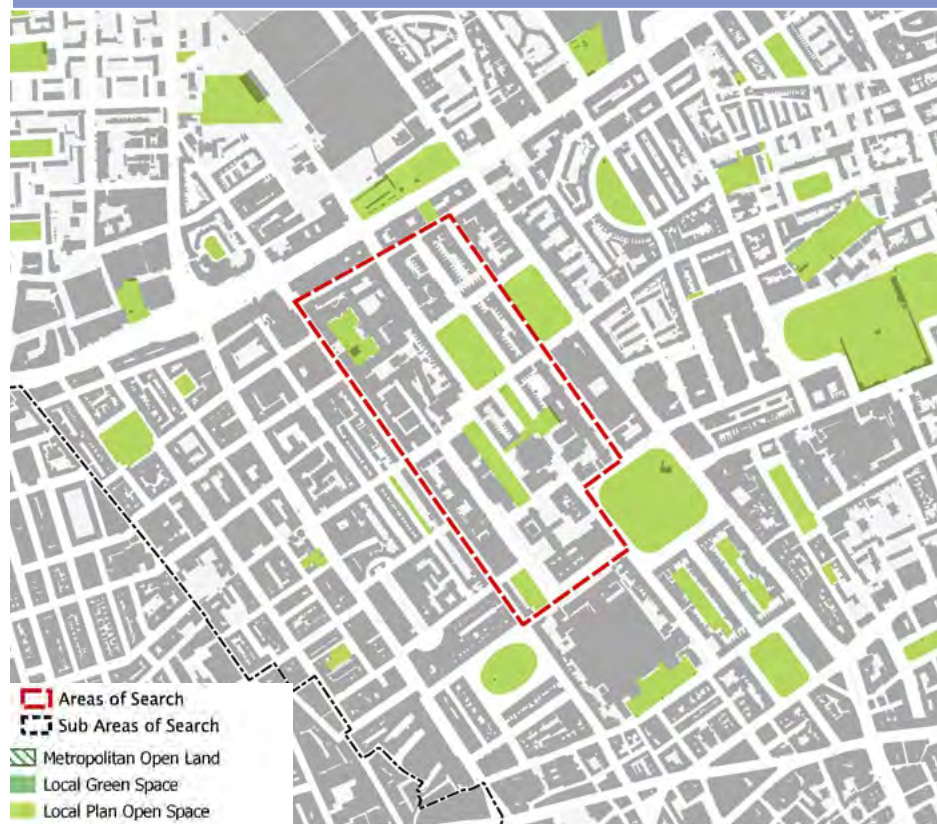
Neighbourhood Plan Views

None

Planning Framework Views

- Euston view from Gordon Street

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**
 - Gordon Square
- **Local Plan Open Space:**
 - Malet Street Gardens
 - Torrington Square
 - Woburn Square
 - Gordon Square Garden

Topography



Topography

- The area is situated in lower parts of Camden
- The area is relatively flat with site levels of 25m AOD across the area of search



Planning Permissions

- **Emerging - Under Construction**
- None

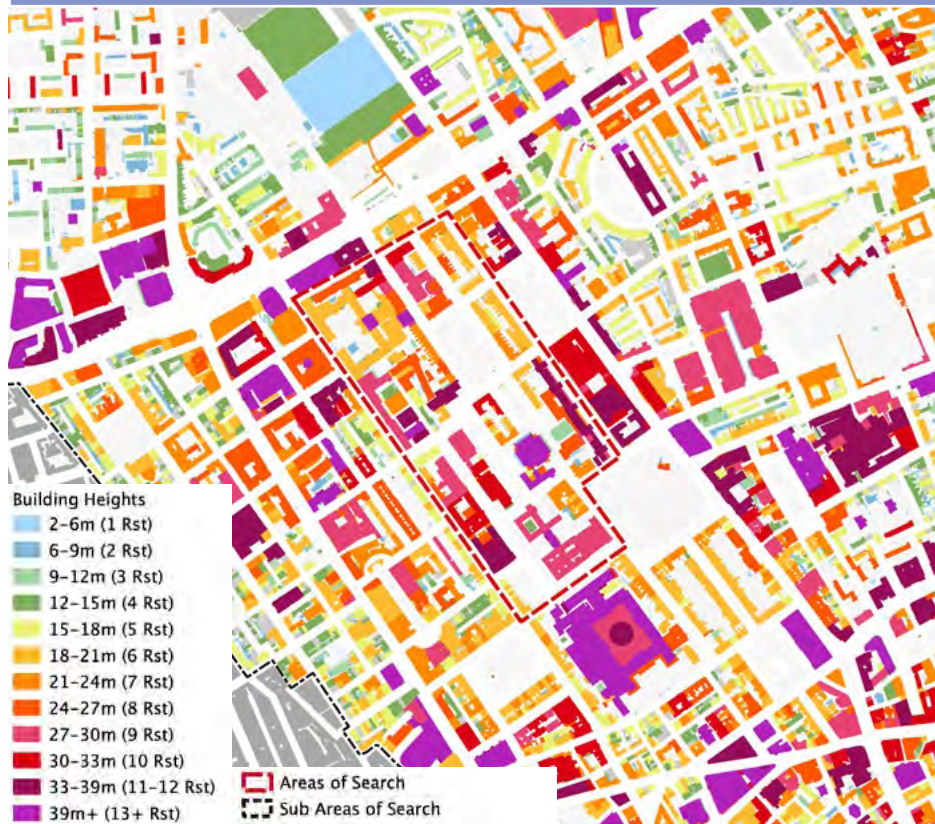
Emerging - Granted

- None



Existing Area & Permitted Buildings (from VuCity)

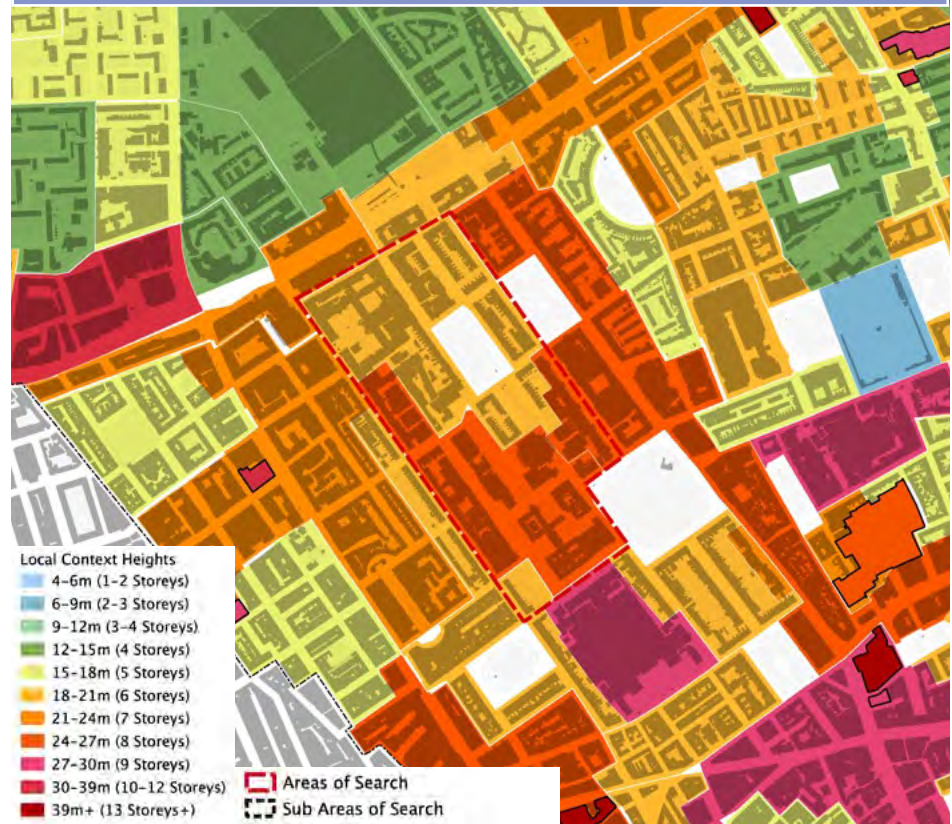
Building Height



Building Heights

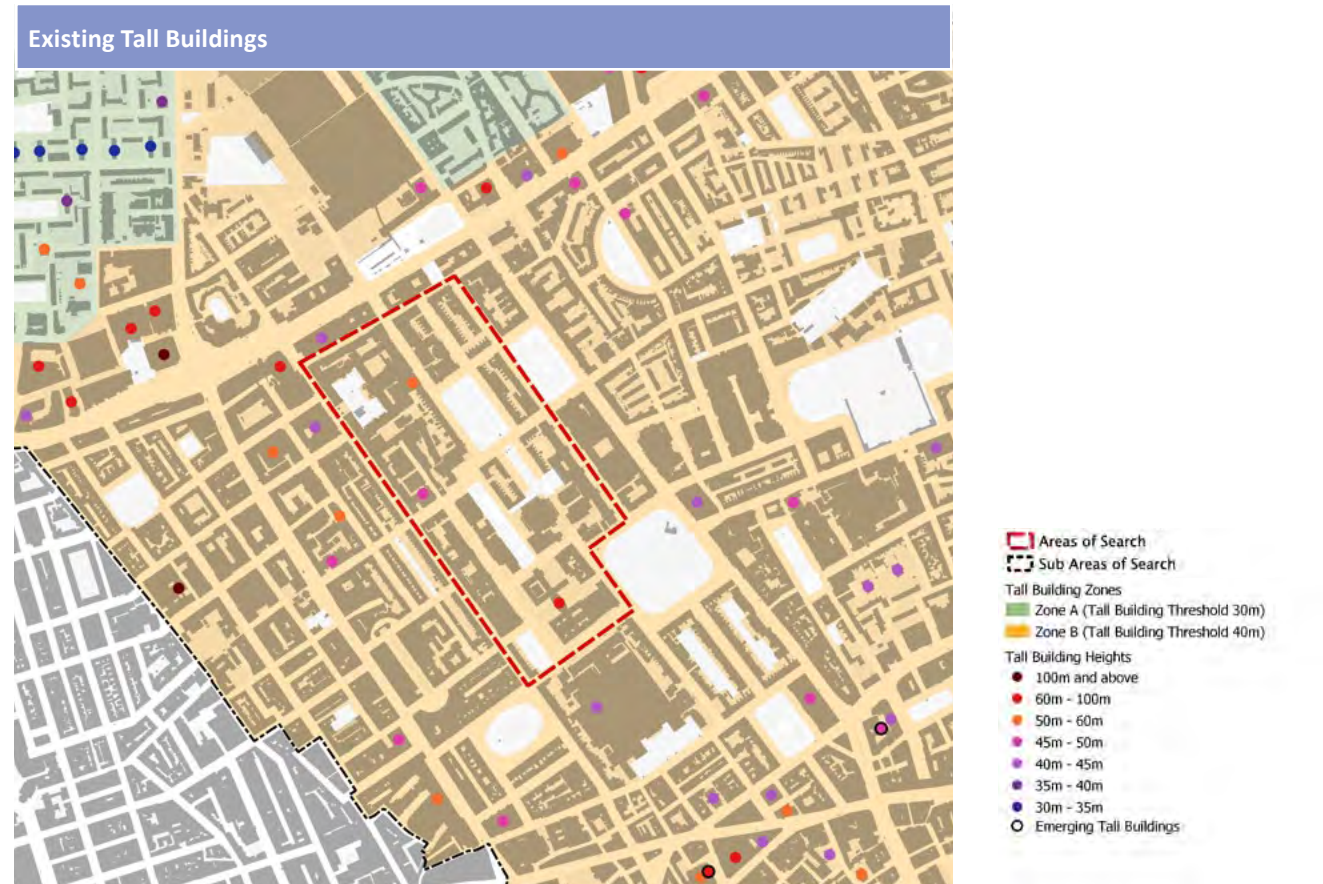
- Range of building height in the area
- Heights are generally between 18m (6 Rst) - 39m+ (13+ Rst) with a few taller buildings located throughout the area

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Existing local context heights range between 18-27m (6 - 8 Rst) with heights being lower in the northern part of the area and higher in the southern part
- It is expected that the local context height in the area will not significantly change in the future



Tall Building Threshold

- The area is situated in Height Zone B, with a 40m tall building threshold height.

Existing and Emerging Tall Buildings

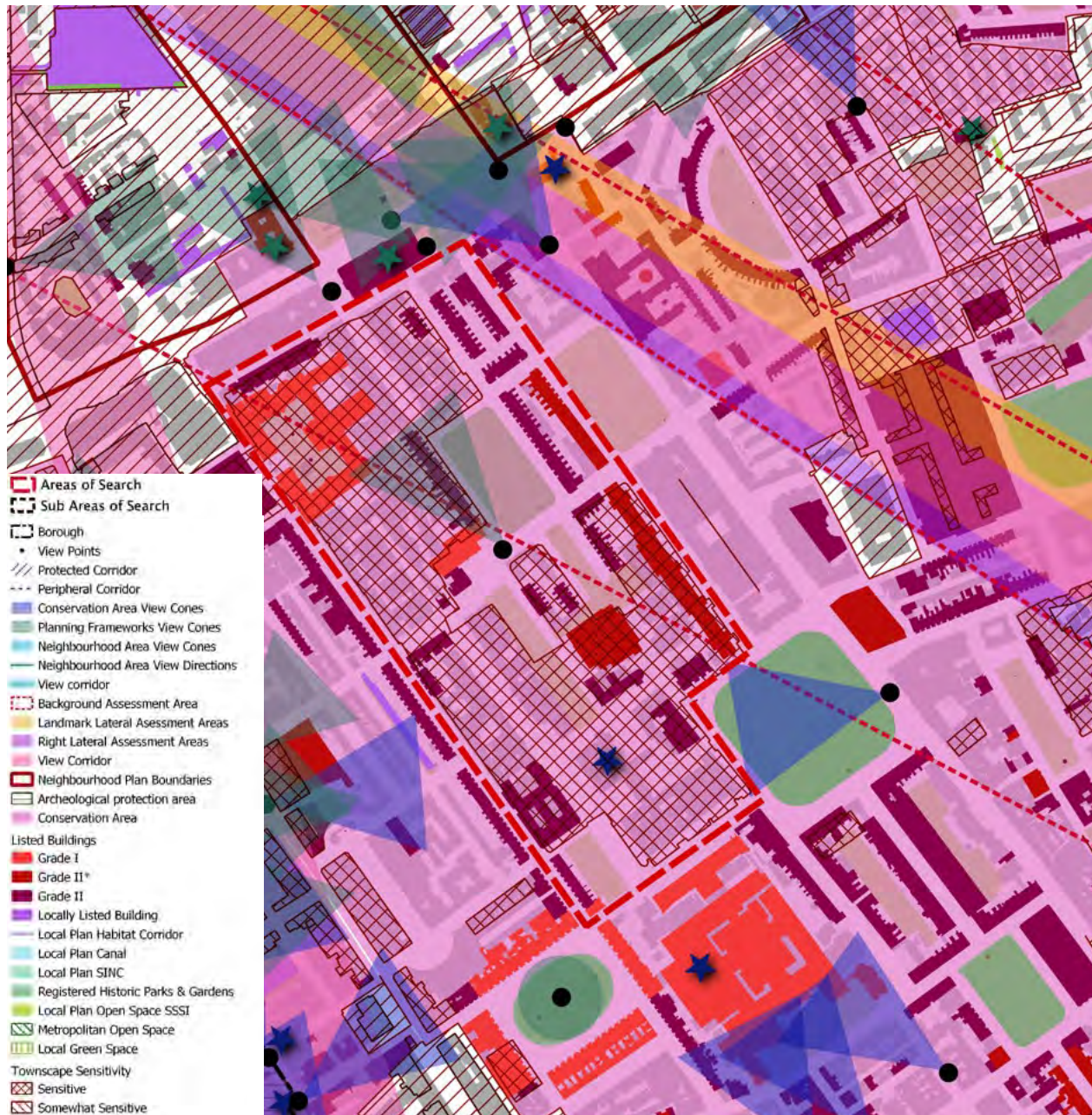
- There are three existing tall buildings in the area ranging between 45.7m - 62.9m

BUILDING HEIGHT ASSESSMENT

Bloomsbury Campus Area is identified in the draft Site Allocation Local Plan as an area that should 'maintain and expand its role as the heart of higher education in Camden'. The area is highly central and very well-connected to public transport (PTAL rating 6b). UCL, to remain successful and competitive as a global university is likely to require the updating and expanding of its facilities and the development of new academic and ancillary spaces at its constrained main campus.

The area is fully covered by the Bloomsbury Conservation Area, and includes a number of listed buildings and historic ensembles that give the area its unique and distinct character, including the Grade I listed University College Quadrangle Building. The University accommodates a mix of buildings from different ages, including converted Georgian townhouses and purpose-built University facilities until now. The area is of relatively coherent height with only a few larger and taller buildings standing out, notably the 63m Senate House, the 45m Roberts Building, and the 39m cupola of the Quadrangle Building. The north-eastern part of the area is situated in the combined backdrop of strategic views from Greenwich and Blackheath to St. Paul's, which constrain heights above 29.7m.

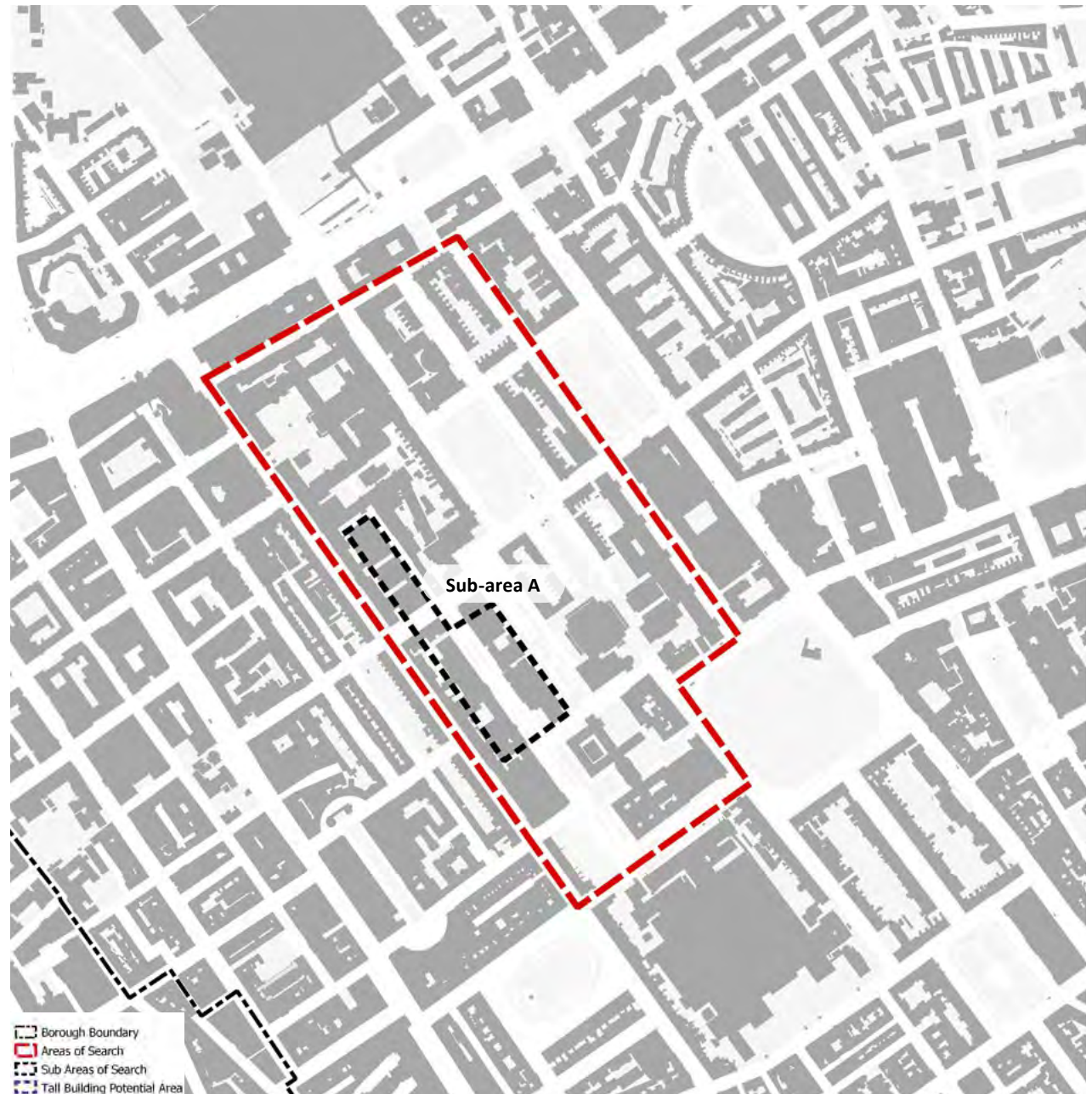
The Bloomsbury Campus is considered sensitive to tall buildings due to its distinctive historic and townscape character, heritage designations, strategic and local views. However, the western extent along Malet Street (Sub-area A) may have the potential for larger buildings up to the tall building threshold (40m) that can integrate well with the area. Any proposed large building must be carefully considered, and respond sensitively



Plan of sites with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

and integrate with the area's historic buildings and heritage assets as part of a comprehensive plan for the Bloomsbury Campus. Outside of this area the scope of larger buildings with heights up to the tall building threshold will be extremely limited.

Any proposed large building will need to demonstrate the successful integration with its context, the preservation of heritage values and the enhancement of the unique townscape character of the Bloomsbury Campus through full heritage, townscape and visual impact assessments.

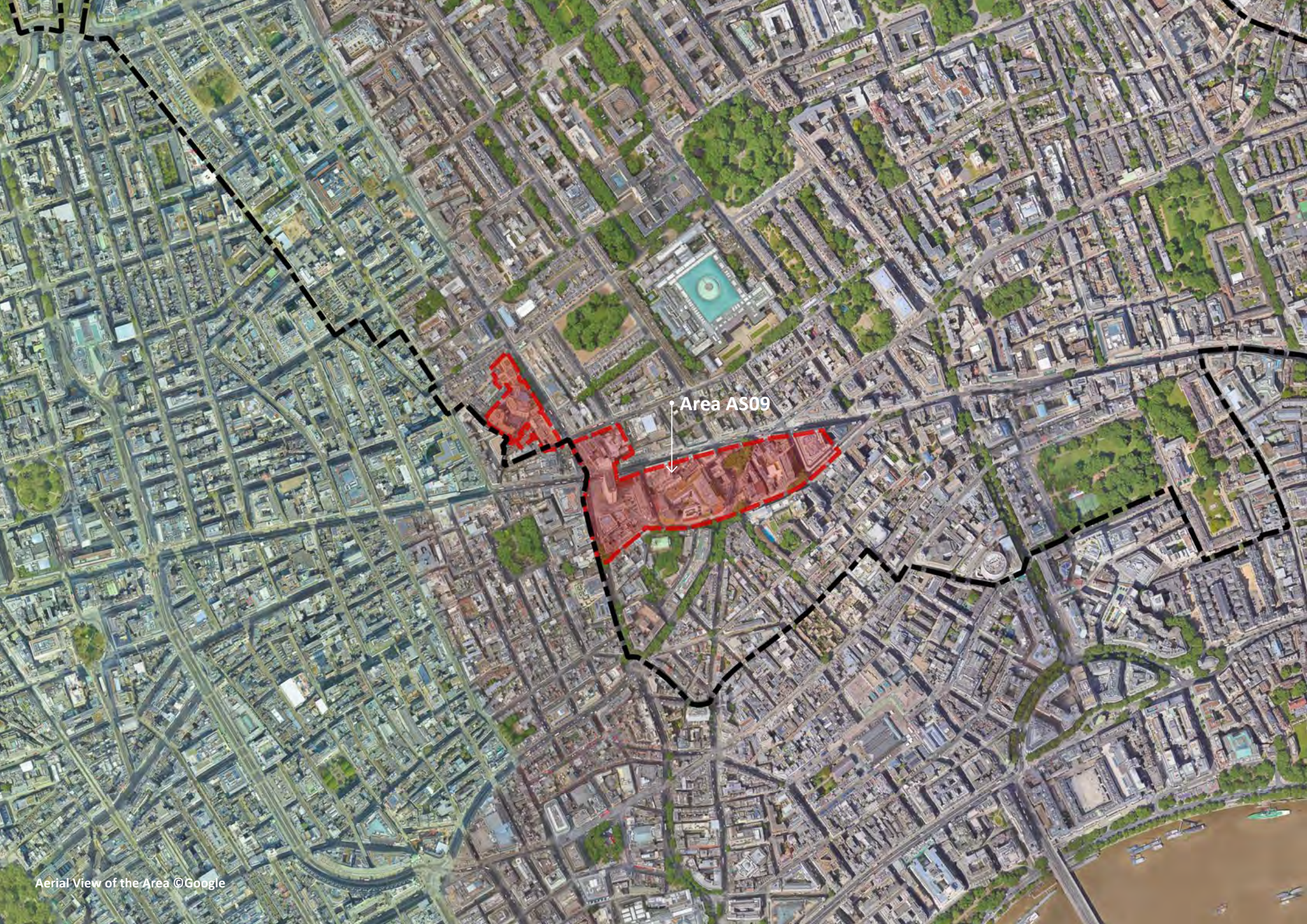


Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING LOCAL CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS02	Bloomsbury Campus	18-21m (6 Rst) / 24-27 (8 Rst)	18-21m (6 Rst) / 24-27 (8 Rst)	Zone B	40m	no potential for tall buildings; larger buildings up to the threshold may be considered in Sub-area A, subject to responding sensitively to its heritage, townscape and visual context and meeting design and planning policy criteria	The campus comprises a great number of heritage assets including the Grade I listed Quadrangle and Georgian terraces around Gordon Square and is sensitive to tall buildings as they will detract from the townscape character and impact on the setting of listed and historic buildings. The area is also in the backdrop of strategic views from Greenwich and Blackheath to St. Pauls that may be impacted on by tall buildings.	District	up to 2x CH	30 - 40m (9-12 Rst)	individual and cumulative impact testing needed on: • Bloomsbury Conservation Area • listed buildings and their setting • townscape character • the setting and views from Gordon Square, Tavistock Square and Russel Square • backdrop of strategic views from Blackheath and Greenwich to St. Paul's • townscape views from local streets • Large building to avoid detracting from or competing with existing landmarks / ensemble of Quadrangle building and its cupola, and Senate House and its prominent role as principal signature landmark	

CODE	NAME	EXISTING LOCAL CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS02-01	Bloomsbury Campus - taller buildings zone (incl. BC2a)	24-27m (8 Rst)	24-27m (8 Rst)	Intense Urban Height Zone	40m	limited, subject to heritage, townscape and visual impact testing	Given the metropolitan significance of UCL, this part of the campus may offer opportunity for carefully designed tall buildings of moderate height that integrate well with the sensitive historic, townscape, visual and heritage context of the Bloomsbury Campus, and support the growth of higher education facilities in this sustainable location. Proposed tall buildings must be part of a comprehensive plan, and the individual and cumulative impact of a tall building proposal will need to be thoroughly tested and demonstrate enhancement to the area's character and preservation of its heritage values.	Metropolitan	up to 1.75x (up to 1.25x north of Roberts Building)	up to 36m (11 Rst) north of Roberts Building up to 48m (15 Rst) subject to satisfying testing	individual and cumulative impact testing needed on: - Bloomsbury Conservation Area - listed buildings and their setting - townscape character - the setting and views from Gordon Square, Tavistock Square and Russel Square - backdrop of strategic views from Blackheath and Greenwich to St. Paul's - townscape views from local streets - Tall building to avoid detracting from or competing with existing landmarks / ensemble of Quadrangle building and its cupola, and Senate House and its prominent role as principal signature landmark	- tall building to integrate well with surrounding context and adjoining buildings - avoid creating harsh contrasts in height and mediate height trough stepping towards lower neighbours - move tall elements away from the street edge and articulate contextual parapet lines along the streets spaces through set-backs - tall building form to be well articulated on the skyline, and be respectful and sub-ordinate to existing key skyline features - tall building to deliver wider enhancements to the Bloomsbury Campus Environment



Area AS09

5.16 TOTTENHAM COURT ROAD GROWTH AREA (SITE CODE AS09)

THE SITE

The Tottenham Court Road growth area is located to the west of Holborn, east of Oxford Circus and north of Covent Garden.

The area takes its name from the former Tottenham manor which lay to the north of Euston Road. There has been a long history of habitation in this area; the manor of Tothele [Tottenham Court], was recorded in the Domesday Book as a "small hamlet where the inhabitants ploughed the land and kept pigs in the forests."

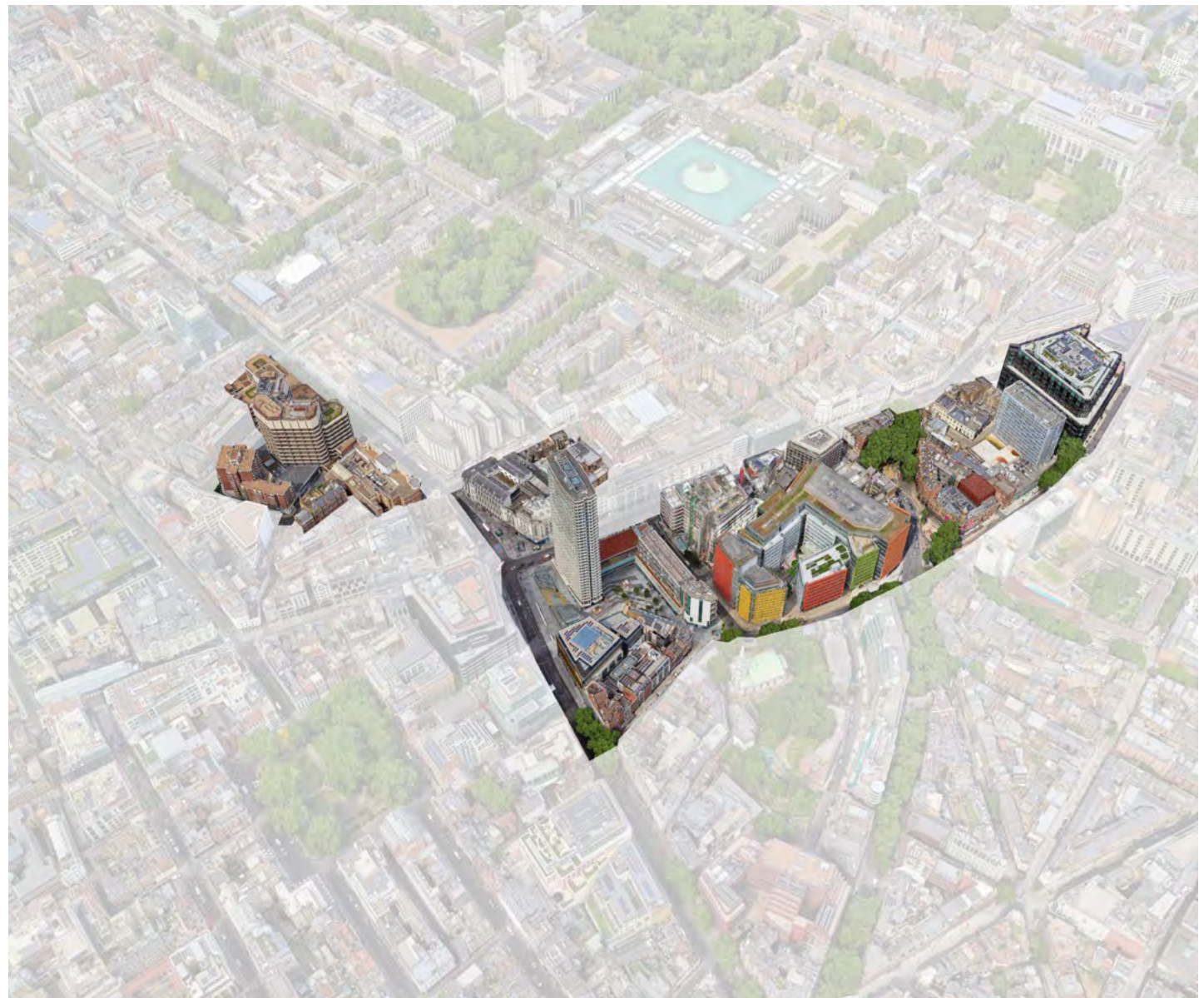
In the 19th century, Tottenham Court Road became known for the manufacture of furniture and several furniture retailers built grand shops within the area.

Several iconic architectural developments occupy the area, such as the Centrepont building and the more recent Renzo Piano development.

The area is located in a growth area where significant change is expected.

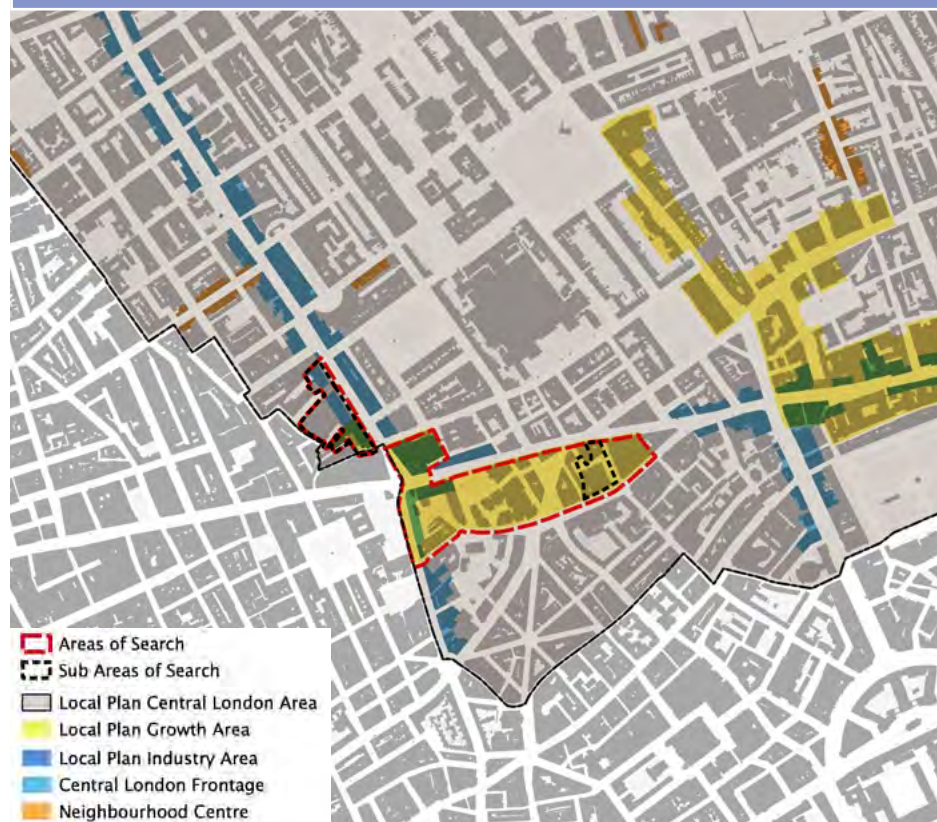
Sub-Areas of Search

The initial review of the area has identified two draft site allocations (SALP 2020) as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

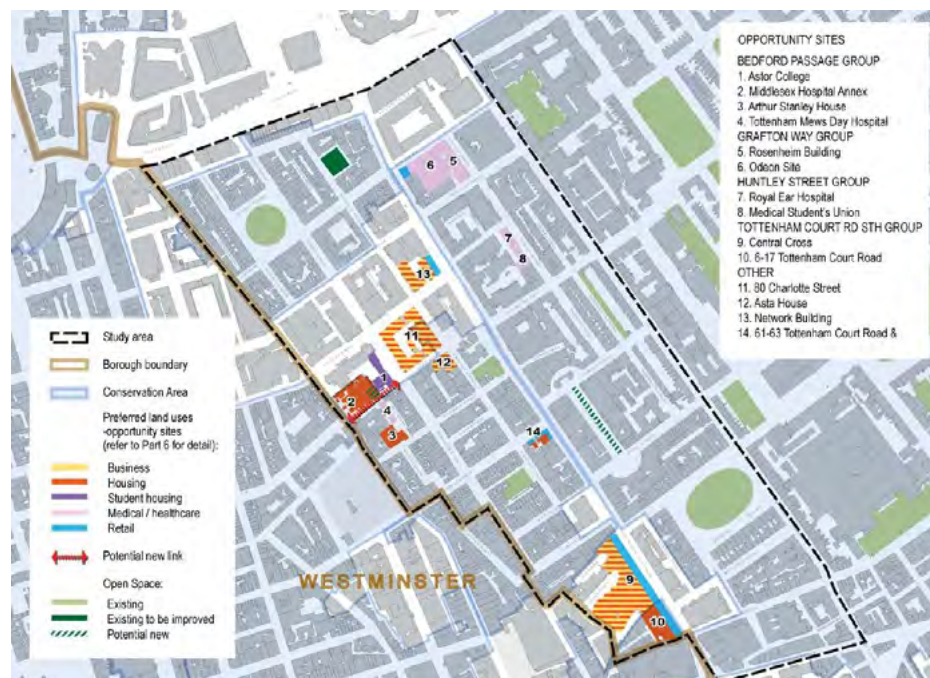
Local Plan Policy



Local Plan Policy (2017)

- Part of the Central London Area
- The area is fully covered by the Tottenham Court Road Growth Area which is one area in the borough where significant growth is expected to be delivered

Planning Frameworks



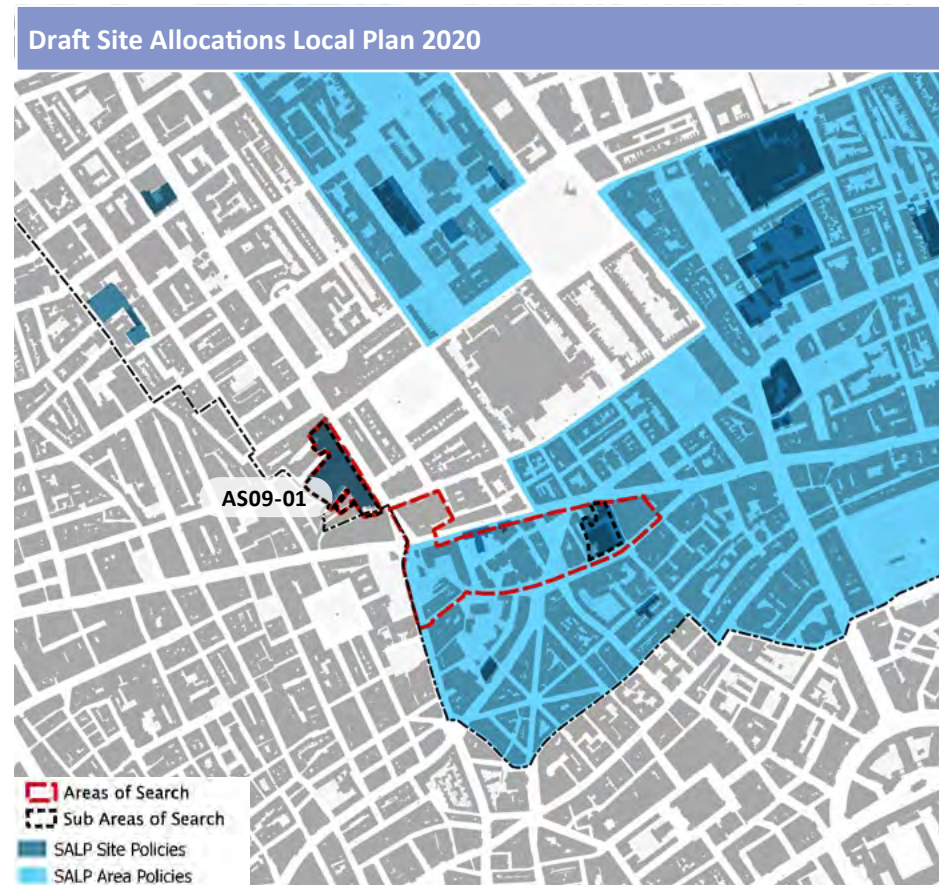
Fitzrovia Area Action Plan - key principles diagram

Fitzrovia Area Action Plan

- Height should be contextual
- Height should avoid harm to conservation areas and open spaces
- Heights should not harm the strategic viewing corridors

Draft Holborn Vision & Urban Strategy

- Partially covered by the Draft Holborn Vision and Urban Strategy (2018) which sets out that "prevailing building heights should be maintained to preserve the strong sense of enclosure to High Holborn without overwhelming the narrow side streets, passages and alleyways."



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Potential to strengthen its role as a gateway for business and create more vibrant and well-connected neighbourhoods in the heart of Central London with an improved commercial, leisure and retail offer, a high-quality public realm and much needed new self contained homes.

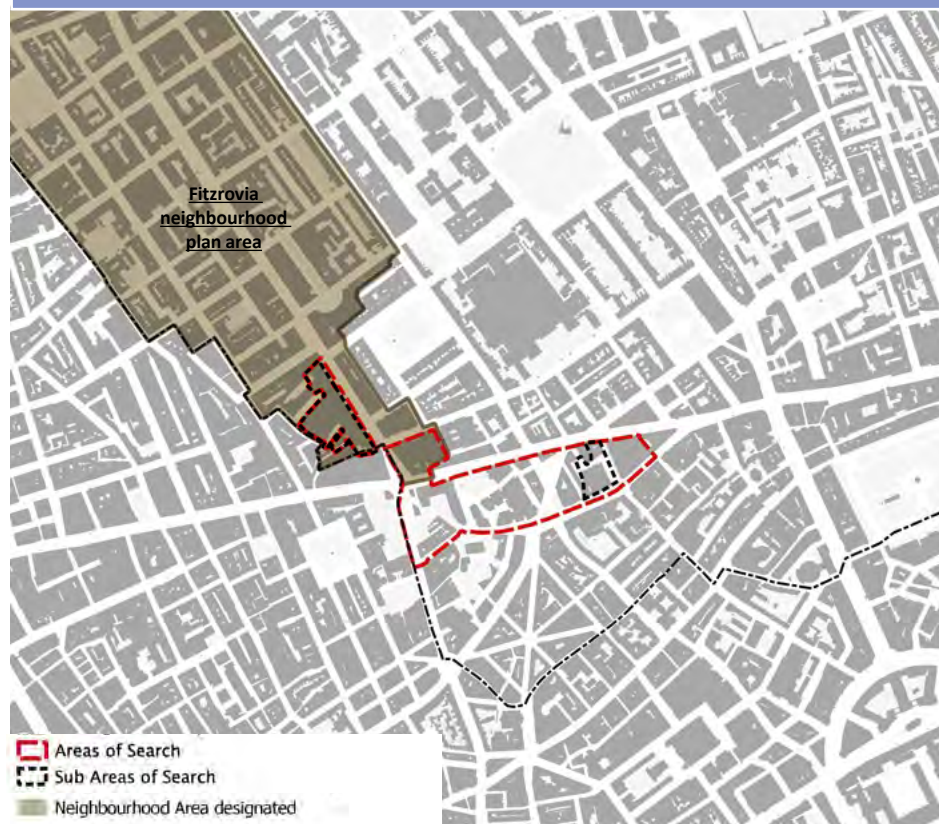
Draft Site Allocation site policy

- The area contains four draft site allocations for office, housing, hotel, retail, commercial, and cinema.

Note, two of the four draft site allocations have been identified as Sub-areas of Search for screening by this study. The other two sites have

planning permissions and are being implemented.

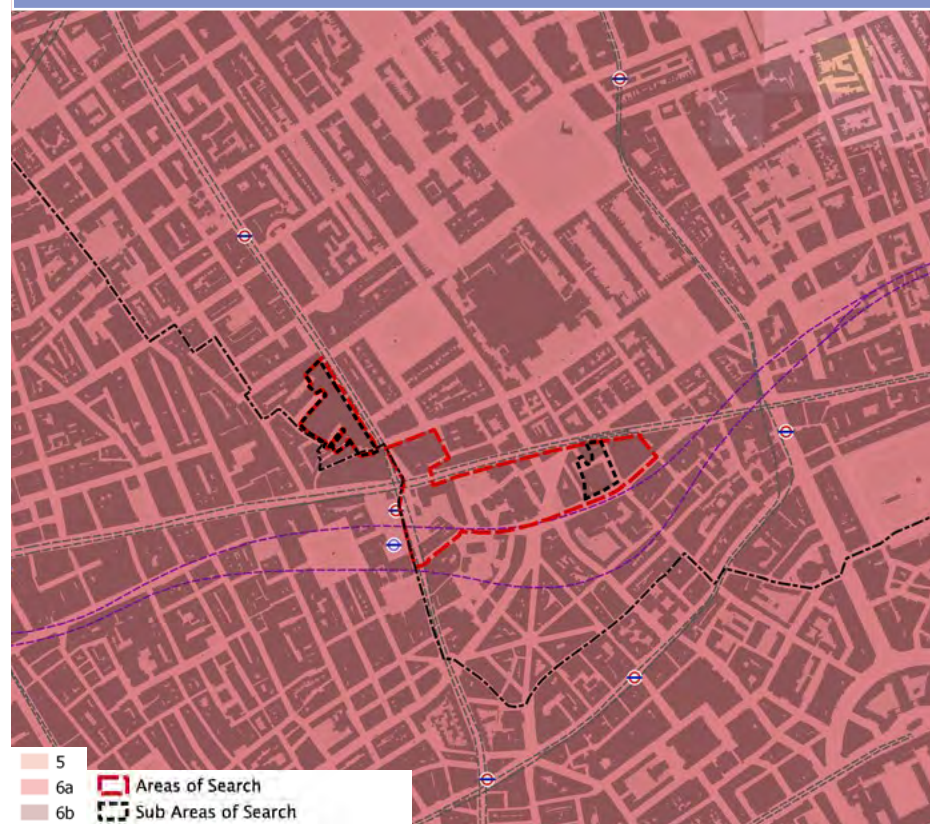
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is partially covered by the Fitzrovia neighbourhood plan area (designated)
- No adopted plan currently

Public Transport Access and PTAL



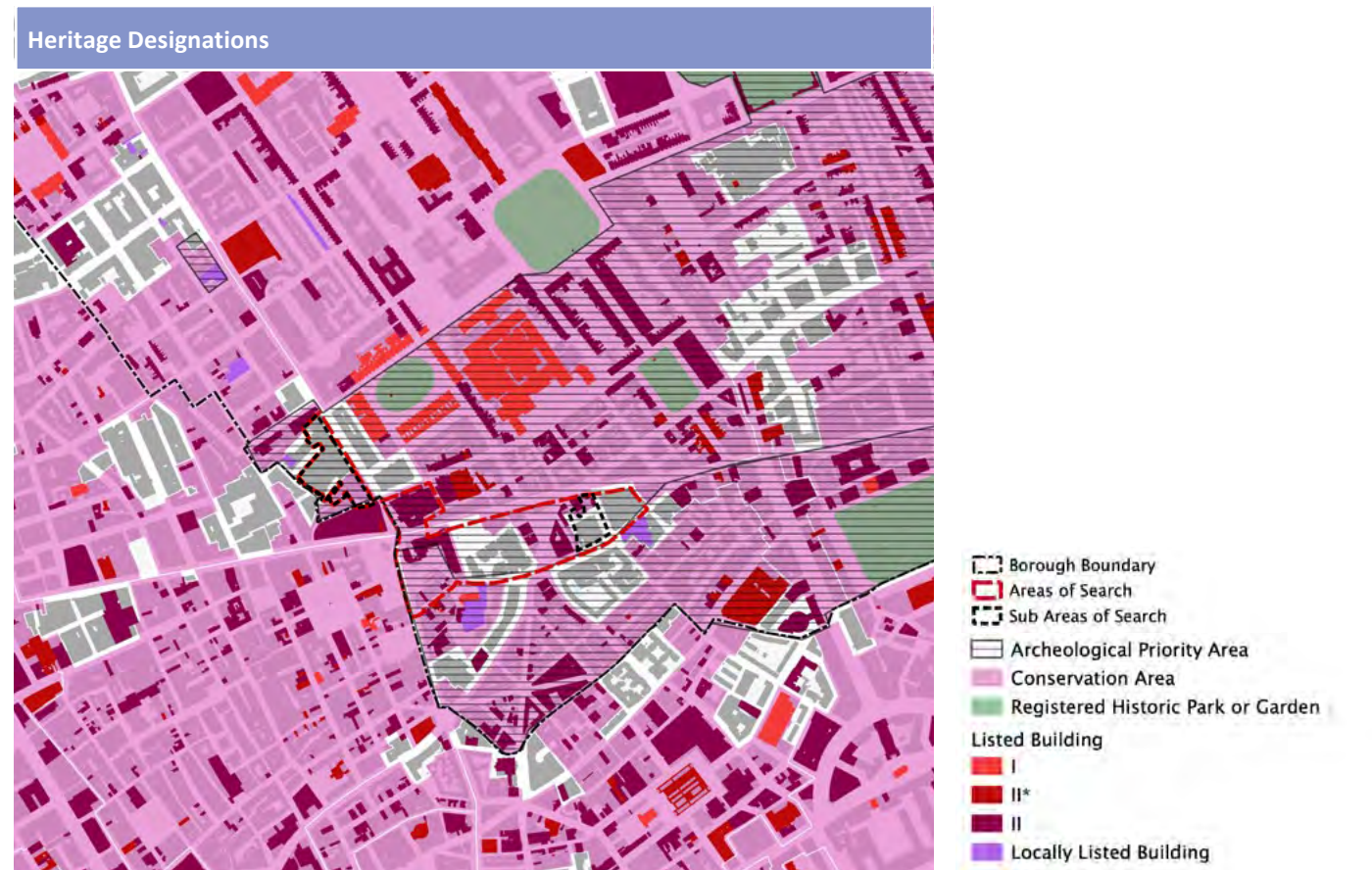
PTAL

Public Transport Access

- Holborn, Tottenham Court Road and Covent Garden stations are all within close distance of the area

PTAL

- The area is very well connected by public transport with a PTAL rating 6b for entire area

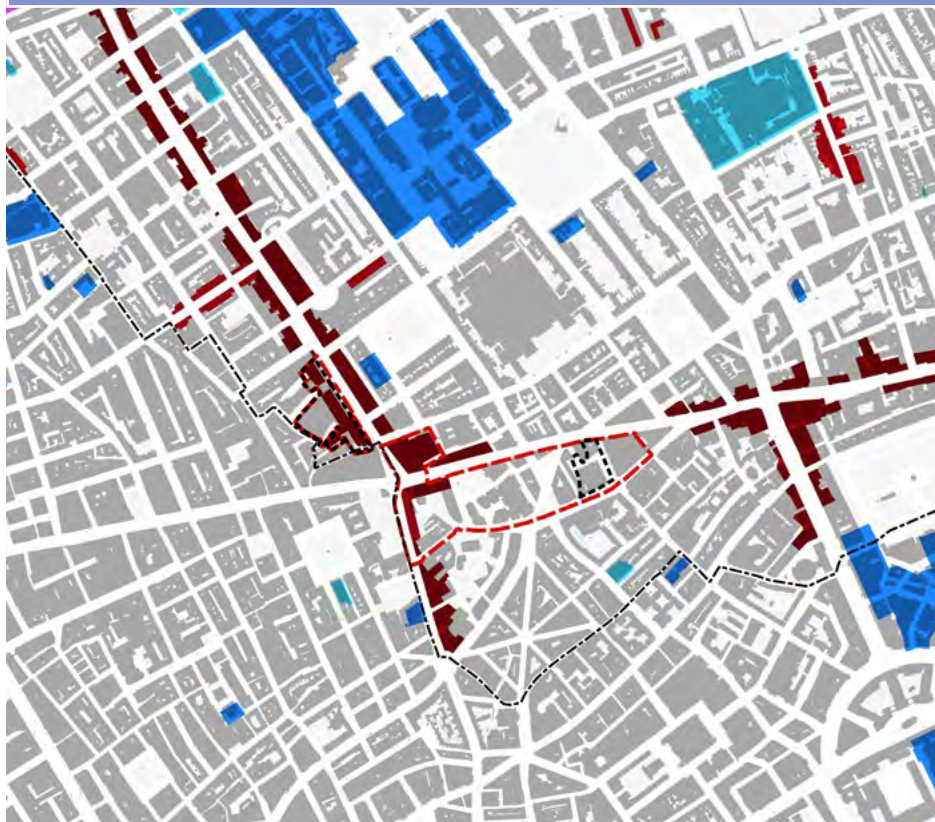


Heritage Designations

The area contains (full or partial) the following:

- **3 no. Conservation Areas:**
 - Bloomsbury
 - Denmark Street
 - Hanway Street
- The area borders or is within close proximity of Conservation Areas:
 - Seven Dials
- **16 Listed Buildings:**
 - 16no Grade II
 - Grade I listed ensembles of Bloomsbury Square and the British Museum are nearby
- **Archeological Priority Area Site:**
 - Denmark Street
 - Charlotte Street
 - Kingsway
- London Suburbs APA (Tier II)
- Lundenwic APA (Tier I)

Townscape Character Types



Character areas (excluding Conservation Areas)



The area contains the following character areas:

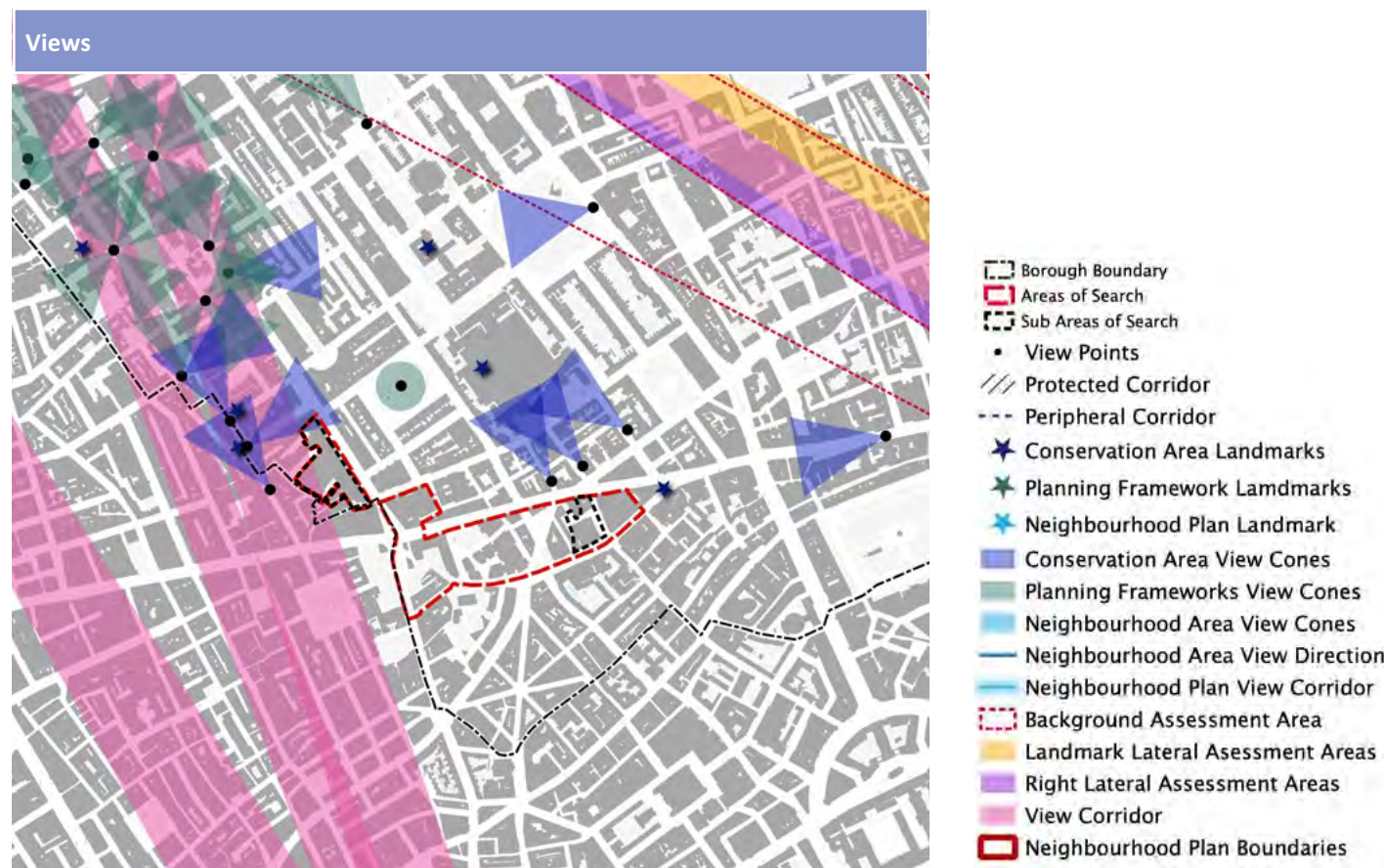
- High Street

Note, the majority of the area is covered by conservation areas and as such has not been assessed by the characterisation study

Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings



Strategic and Local Views, existing landmarks

Strategic Views

The western part of the area is transected by LVMF View 2B.1 Parliament Hill oak tree to Palace of Westminster

Conservation Area Views

Views

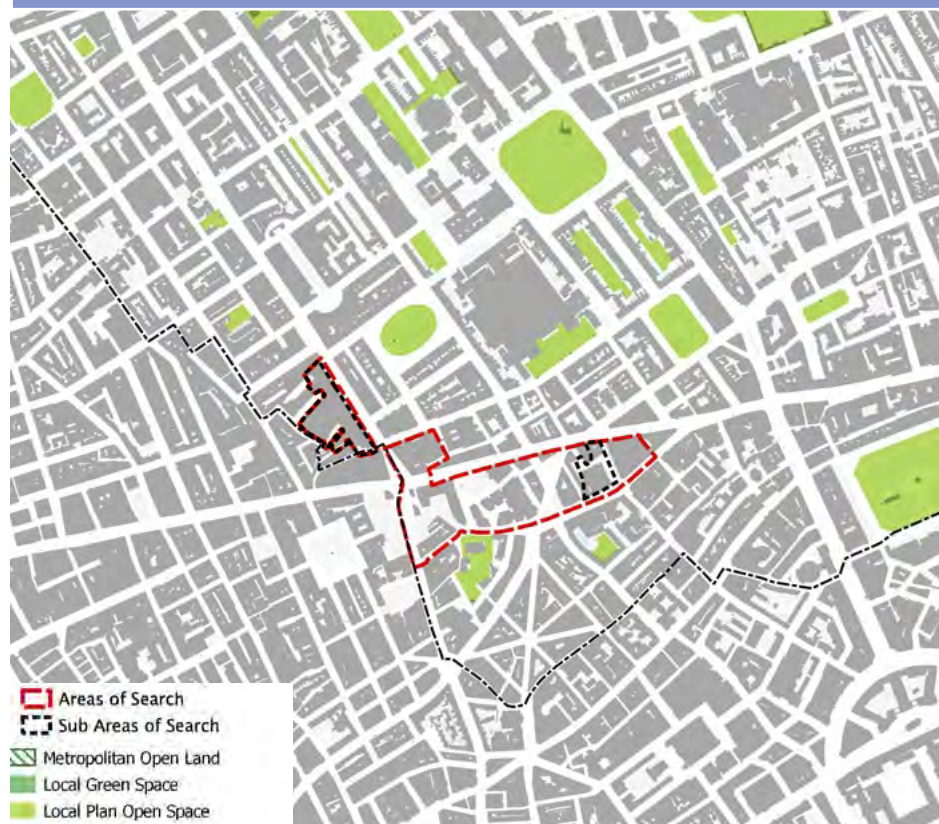
The area is in the backdrop of one view from Bloomsbury CA:

- View west along High Holborn to Commonwealth House

Neighbourhood Plan Views

None

Open Space Designations



Open Space Designations

No open space designations in the area.

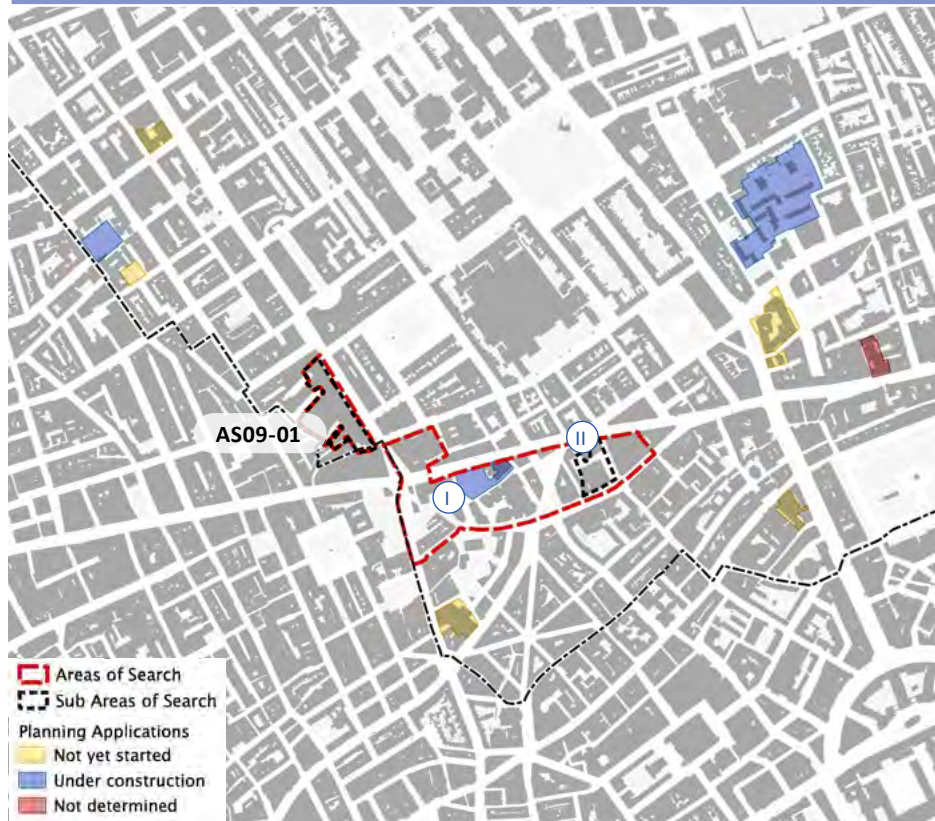
Topography



Topography

- Area is situated in lower parts of Camden
- The area is relatively flat with levels between 23 - 26m AOD

Planning Permissions



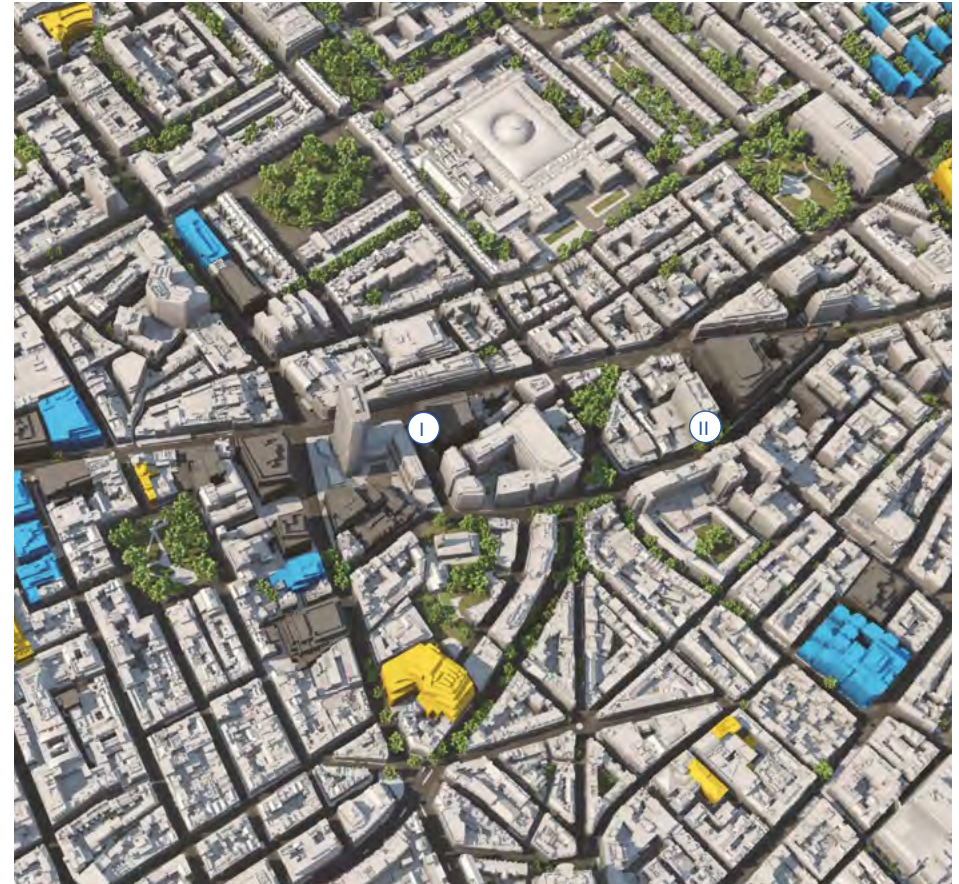
Planning Permissions

Emerging - Under Construction

- I. 2017/0618/P - Castlewood House and Medius House 77-91 and 63-69 New Oxford Street

Emerging - Granted

- II. 2023/2510/P - 1 Museum Street - Granted Application subject to S106 Agreement, tall building up to a height of 74m (99m AOD)



Existing Site & Permitted Buildings (from VuCity)

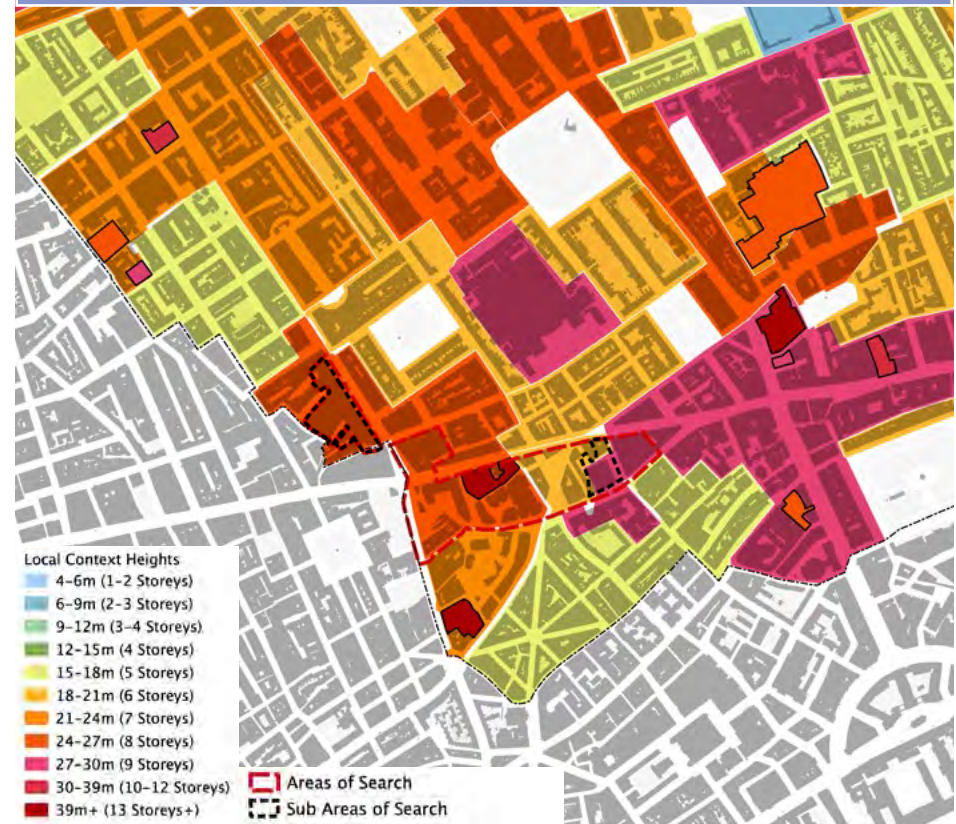
Building Height



Building Heights

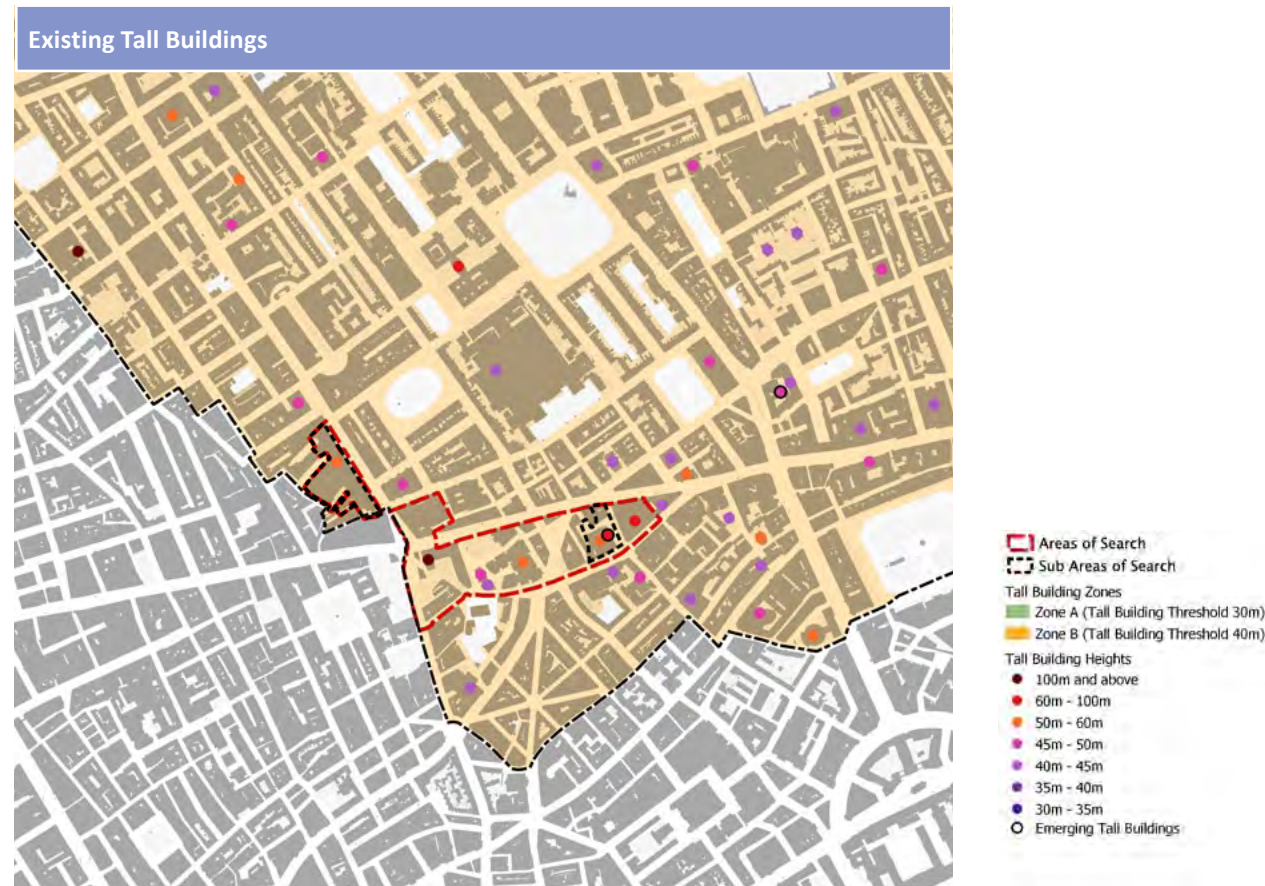
- The area contains a number of tall buildings between 21 - 39+m, many of which are post-millennium development
- The area also contains the Centrepoint landmark building which is 120m tall

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Ranges from 18m - 27m (6 - 8 Rst)
- It is expected that the local context height of the area will not significantly change in the future



Tall Building Threshold

- The area is situated in Height Zone B, with a 40m tall building threshold height.

Existing Tall Buildings

- There are seven existing tall buildings in the area of search ranging between 41.1m - 119.9m (Centre Point landmark building)
- There is one emerging tall building in the area - 1 Museum Street with a height of 74m (99m AOD) (2023/2510/P)

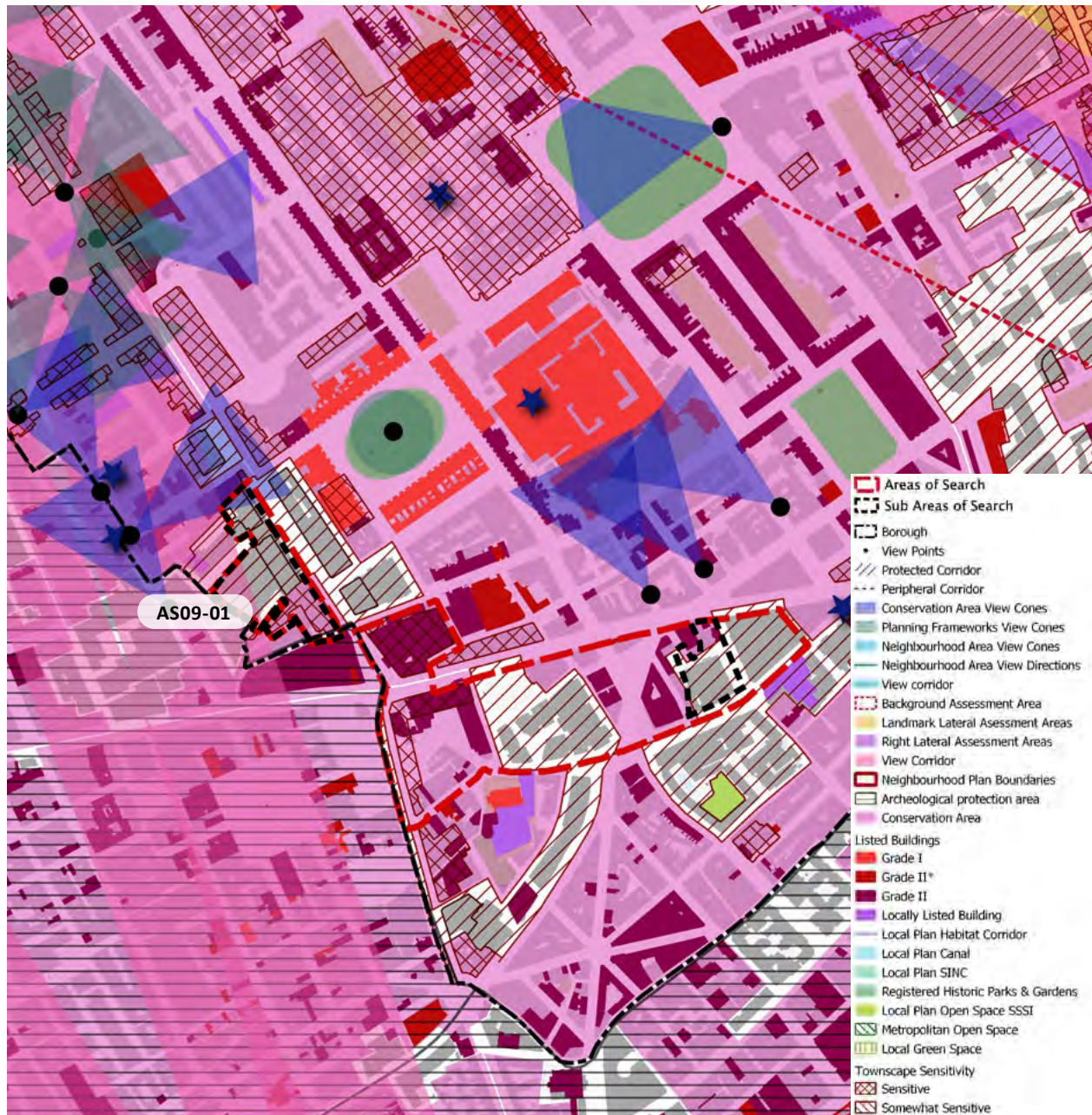
BUILDING HEIGHT ASSESSMENT

Tottenham Court Road is identified in the Camden Local Plan 2017 as a Growth Area where significant growth is expected to be delivered. The area is also partially covered by the Holborn and Covent Garden Draft Site Allocation Local Plan area which states it has the 'potential to strengthen the area's role as a gateway for business and to create more vibrant and well-connected neighbourhoods in the heart of Central London.' The area is very well connected by public transport with a PTAL rating 6b for entire area.

Tottenham Court Road and New Oxford Street are major urban corridors, and the area comprises of a mix of larger and smaller scale buildings from different ages with a distinctly urban townscape. A significant part of the area and its surroundings are designated as Conservation Areas and comprise a large number of listed buildings including the Grade II listed Centre Point tower, and Grade I listed British Museum, Bloomsbury Square terraces and St. Giles church, and as such is sensitive to tall buildings. Strategic View 2B.1 from Parliament Hill passes across the western extent of the area, and there are numerous Conservation Areas views in the area.

The growth area already accommodates a number of tall buildings including the 120m tall Centre Point, the colourful Central Saint Giles development and the recently completed Post Building, Castle Wood and Medius House (draft site allocation) on New Oxford Street are undergoing refurbishment and extension at present.

The Central Cross development and the Travel Lodge at 1 Museum Street already contain tall buildings of 57m and 54m respectively. The

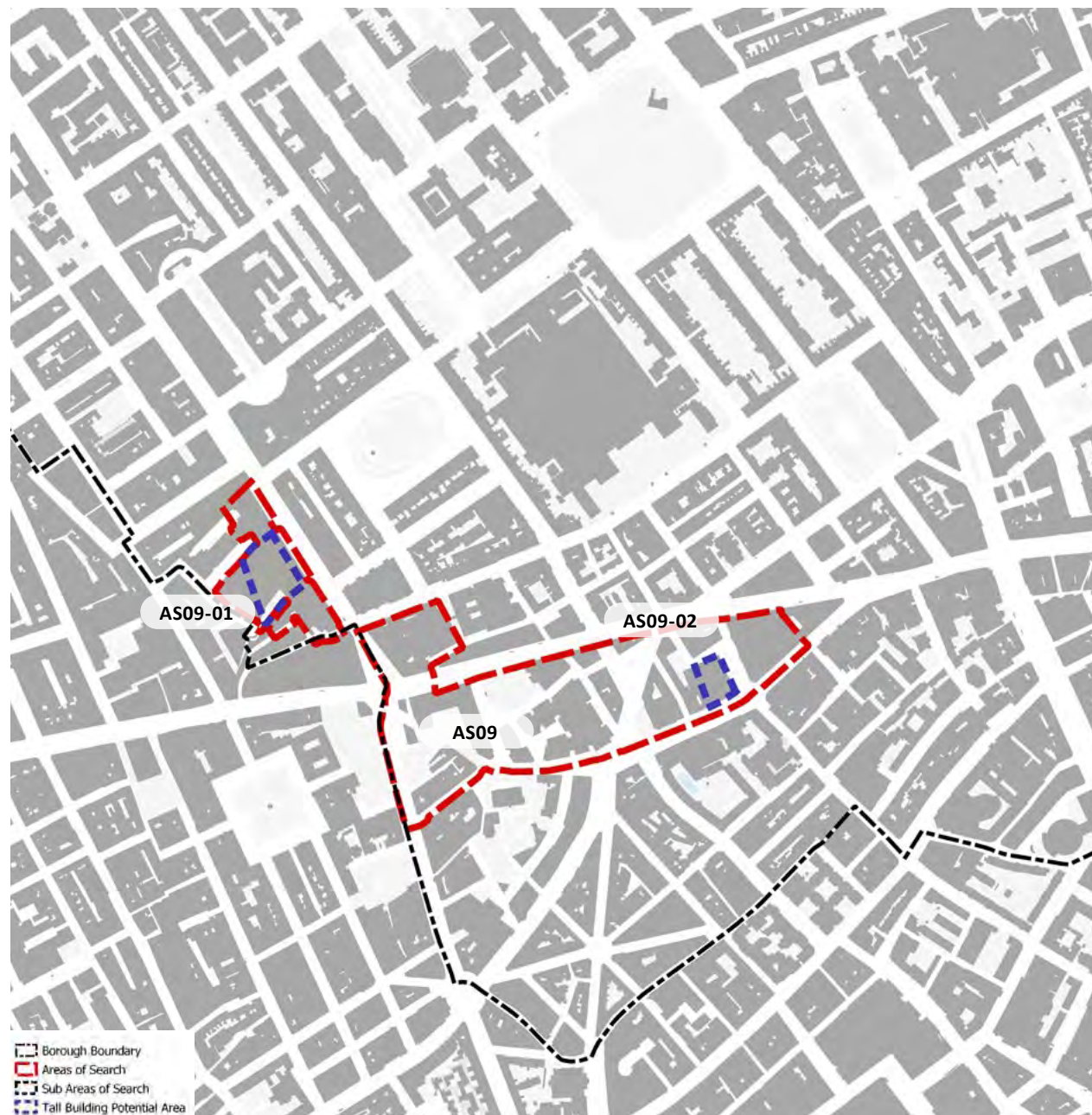


Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

respective draft site allocations (2020) for these sites propose their extension or redevelopment. Apart from these sites the area does not offer larger opportunity sites for comprehensive change or redevelopment.

The review of both sub-areas of search identifies opportunity for modest expansion of the existing tall buildings, subject to stepping down towards surrounding streets and respectfully responding to surrounding Conservation Areas and views, whilst keeping broadly with their overall height. Testing indicated that any notable increase in height of these buildings could have adverse effects on views from and the setting of heritage assets (specifically Bloomsbury Square, British Museum) and the townscape character and setting of surrounding conservation areas. 1 Museum Street has been granted permission (subject to S106) of a tall building of 74m (99m AOD), which increases the height on this site by 20m.

Proposed development in other locations should respond respectfully and sensitively to its local heritage and townscape context. Their heights should not exceed the tall building threshold of 40m, but may need to be smaller to appropriately respond to their surrounding context.

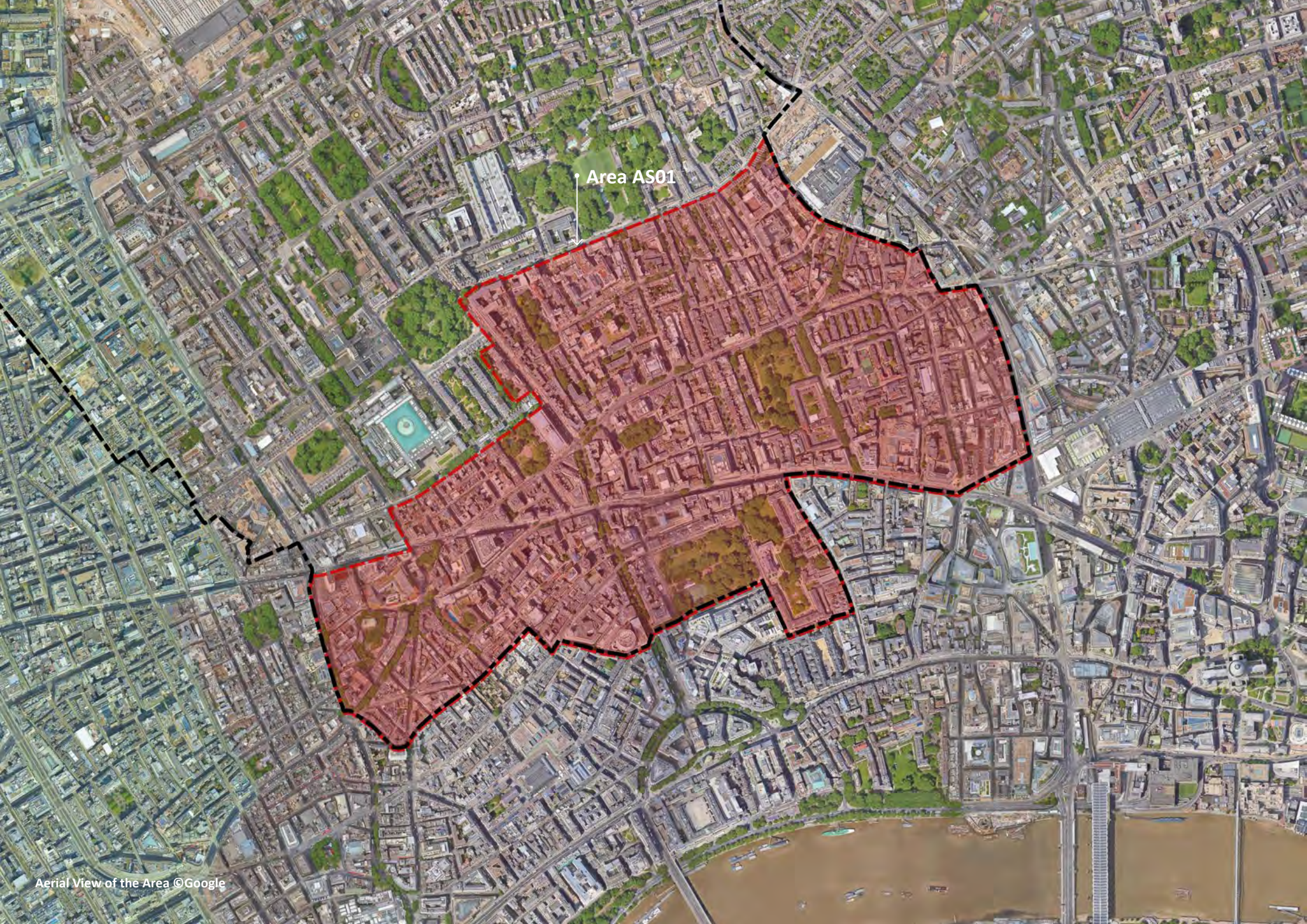


Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS09	Tottenham Court Road Growth Area (except Central Cross)	18m -30m (6 to 9 Rst)	18m -30m (6 to 9 Rst)	Zone B	40m	none	No significant opportunity sites for significant in-tensification where a tall building could integrate well, enhance the townscape of the surrounding area and avoid impacting on surrounding heritage assets. Potential may exist to increase heights to the respective tall building threshold where an appropriate response to its context can be delivered.	n/a	n/a	12m - 40m (3-12 Rst)		
AS09-01	Central Cross	24-27m (8 Rst)	24-27m (8 Rst)	Zone B	40m	yes, subject to responding to sensitivities	The site already comprises of one tall building of 57m. The policy in the Draft Site Allocation Local Plan promotes modest extension to the existing structure or redevelopment, subject to avoiding increased negative impact on views from Bedford Square and nearby Conservation Areas, and not harming the designated view from Parliament Hill.	local	up to 2.25x CH	12m - 57 m (3-17 Rst)	- views from Bedford Square - Strategic View 2B.1 from Parliament Hill - Surrounding Conservation Areas and listed buildings - Local street views	- tallest element to be set back from Tottenham Court Road street frontage and not extend further forward than the present tallest building form - tall building to avoid conspicuous appearance in views from Bedford Square and avoid detracting from the Grade I listed terraces and building ensemble - development should avoid appearing overbearing in views from surrounding streets - development to avoid worsening the impact on privacy, sun and day lighting of existing housing around the site

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS09-02	1 Museum Street	27 - 30m (9 Rst)	27 - 30m (9 Rst)	Zone B	40m	yes, subject to responding to sensitivities	The site already comprises of one tall building of 54m. The site sits next to AHMM's Post Building, a refurbishment / redevelopment of part of a city block up to a height of 52m.	local	up to 2x CH	12m - 54 m (3-17 Rst) Note: the council has resolved to grant planning permission subject to a signed S106 for a tall building of 74m (99m AOD)	- views from Bedford Square and surrounding approaching streets - view from the porticus (entrance level) of the British Museum - Surrounding Conservation Areas and listed buildings - Local street views	Development to step back from the building line at greater height, to limit the visual impact from the street space and to break the building's verticality with horizontal layering



Area AS01

5.17 HOLBORN AND COVENT GARDEN AREA (SITE CODE AS01)

THE SITE

The Holborn and Covent Garden area is located in the most southerly part of the borough.

Historically, High Holborn was a major Roman highway leading from the city of Londinium. Following this it was the site of the Saxon city of Ludenwic which was later abandoned. By the 1200s the area of Covent Garden was being used as orchards and arable land for Westminster Abbey. Following the dissolution of the monasteries in the 1500s the area was developed as a fashionable urban centre before later falling into disrepute.

By the 1400s the area around Holborn had started to develop as London's legal quarter, which continues to form part of the area's identity today.

Currently, the area is also home to many organisations, commercial enterprises and residential properties which are concentrated in the area due to its thriving economic position and central location.

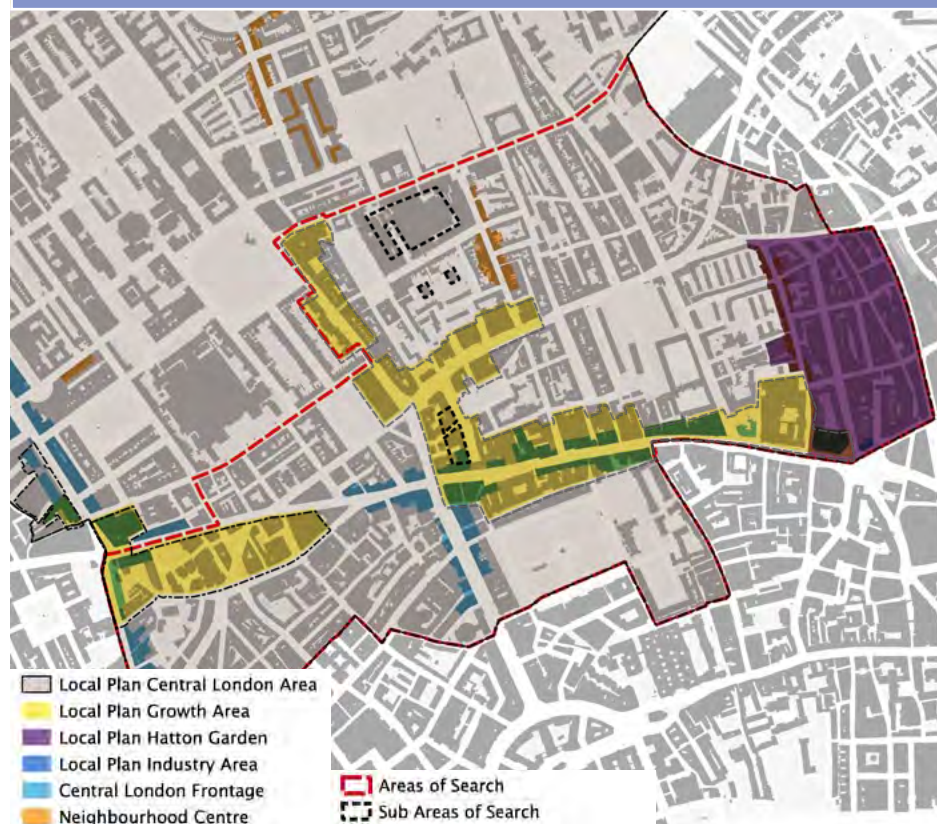
Sub-Areas of Search

The initial review of the area has identified four draft site allocations (SALP 2020) as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy 2017

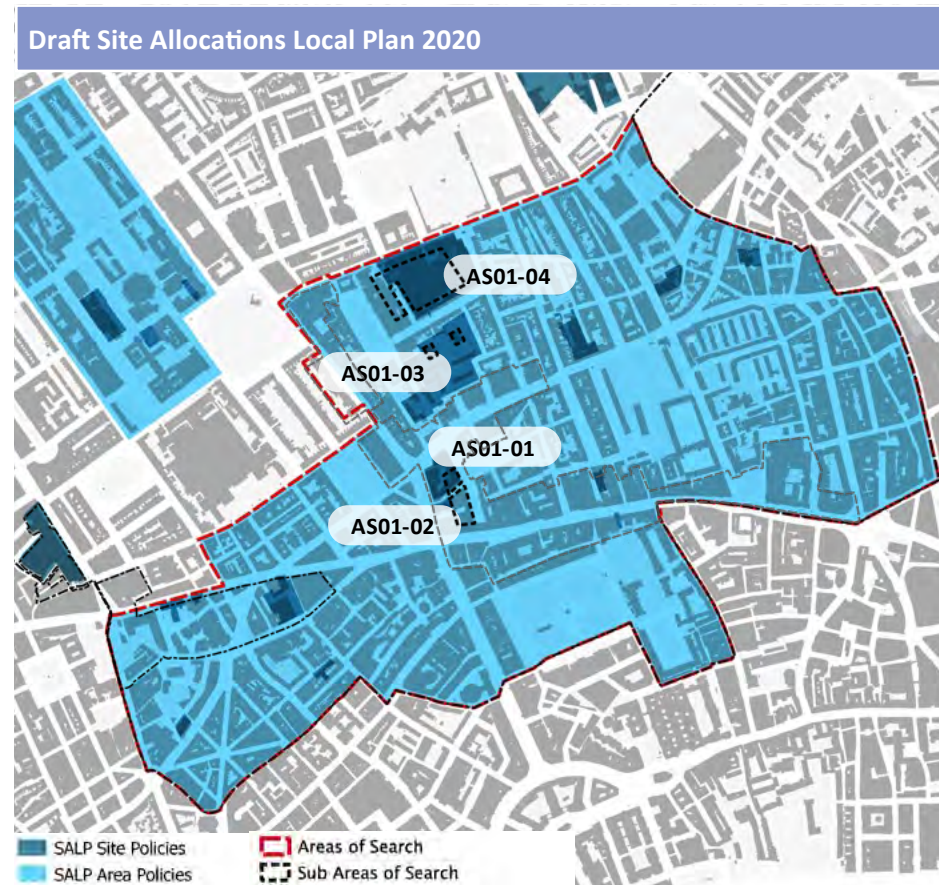
- The area includes the Holborn and Tottenham Court Road Growth Areas, which are two areas in the borough where significant growth is expected to be delivered.
- The area is located in the Central London Area
- There are two neighbourhood centres in the area.
- The Holborn Growth Area holds significant opportunities for growth, given the size of the area the focus for building height assessment was limited to this growth area plus draft site allocations in close proximity.

Planning Frameworks



Draft Holborn Vision and Urban Strategy Planning Framework - key principles diagram

- The area is partially covered by the Draft Holborn Vision and Urban Strategy (2018) which sets out that "prevailing building heights should be maintained to preserve the strong sense of enclosure to High Holborn without overwhelming the narrow side streets, passages and alleyways."



Holborn / Procter Street (AS01-02)
that may hold opportunity for
comprehensive development.

Local Plan Draft Site Allocations

Draft Site Allocation area policy

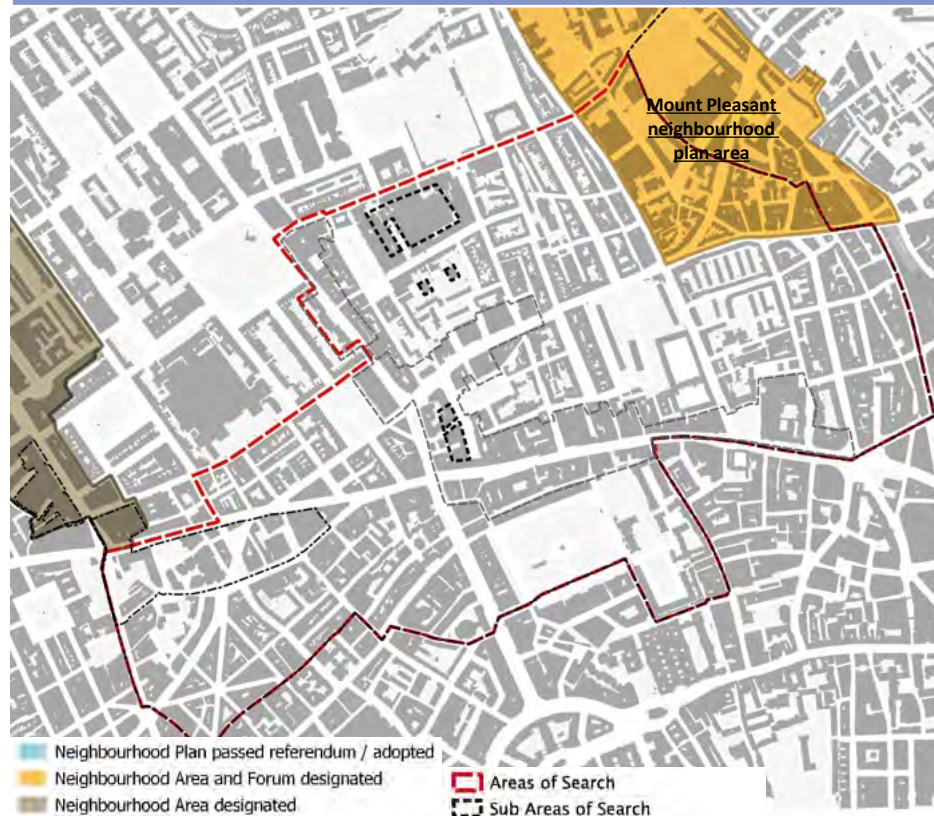
- Potential to strengthen the area's role as a gateway for business and to create more vibrant and well-connected neighbourhoods in the heart of Central London.
- Opportunity to improve commercial, leisure and retail offer, a high-quality public realm and much needed new self contained homes.

Draft Site Allocation site policy

- The site contains 13no. draft site allocations for office, housing, hotel, hospital, library, retail, commercial, theatre/cinema, cultural use uses.

Three draft site allocations within or in close proximity to the Holborn Growth Area were selected as Sub-areas of Search together with one un-allocated site on High

Neighbourhood Plans

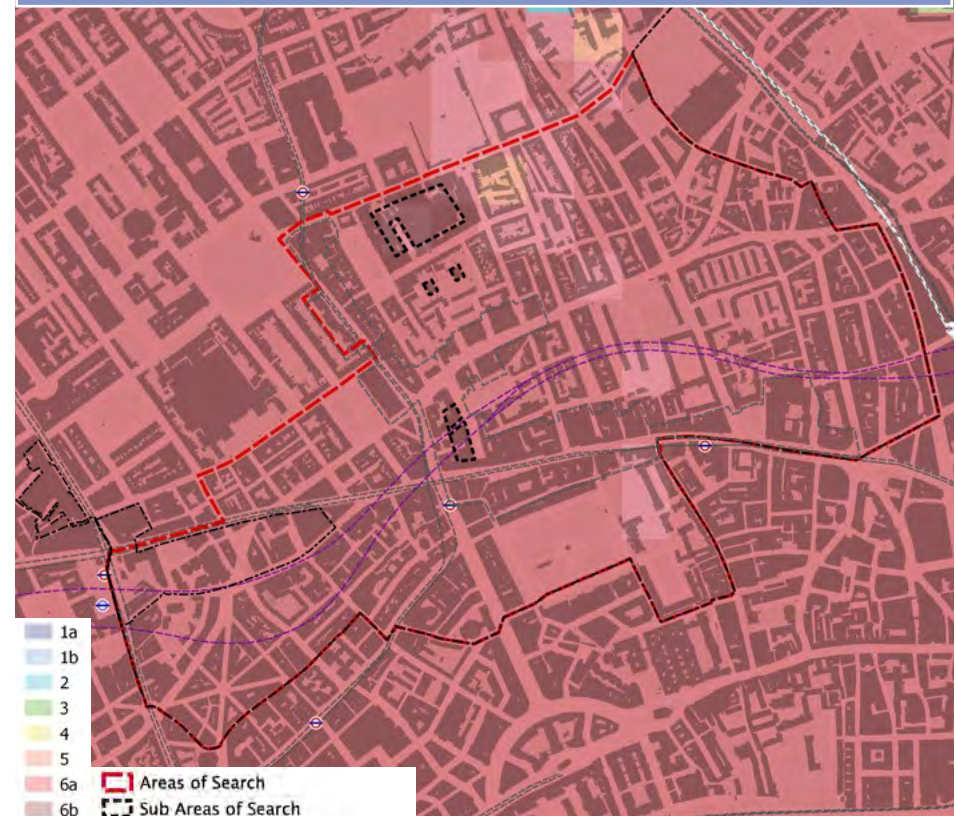


Neighbourhood Plan Areas

Mount Pleasant (designated)

- *No adopted plan currently*

Public Transport Access and PTAL



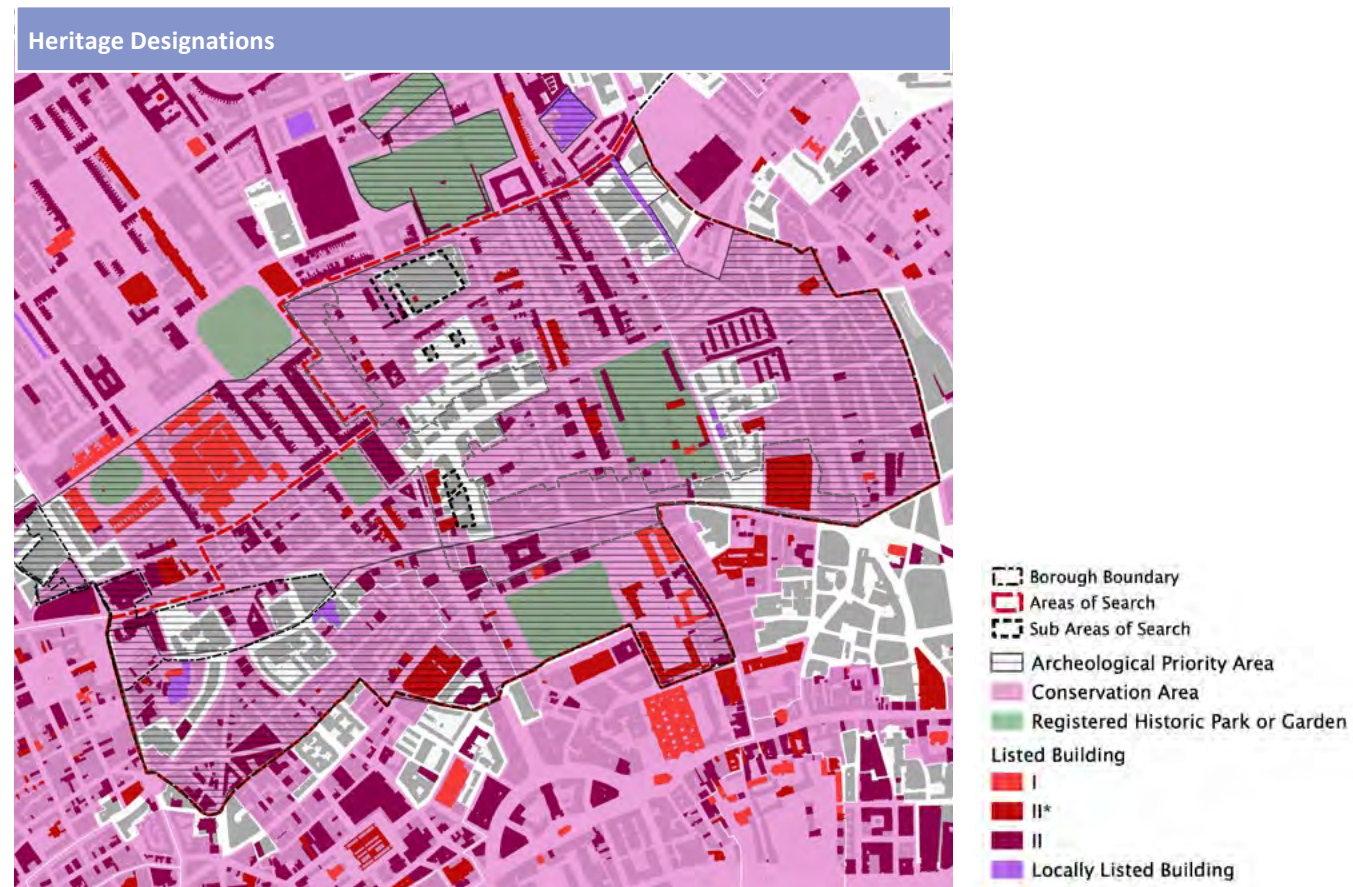
PTAL

Public Transport Access

- The area surrounds Holborn Station
- Chancery Lane, Russell Square and Tottenham Court Road stations are on the edge of the area to the southeast, north and west respectively

PTAL

- The entire area is well connected by public transport, with PTAL ratings between 5-6b

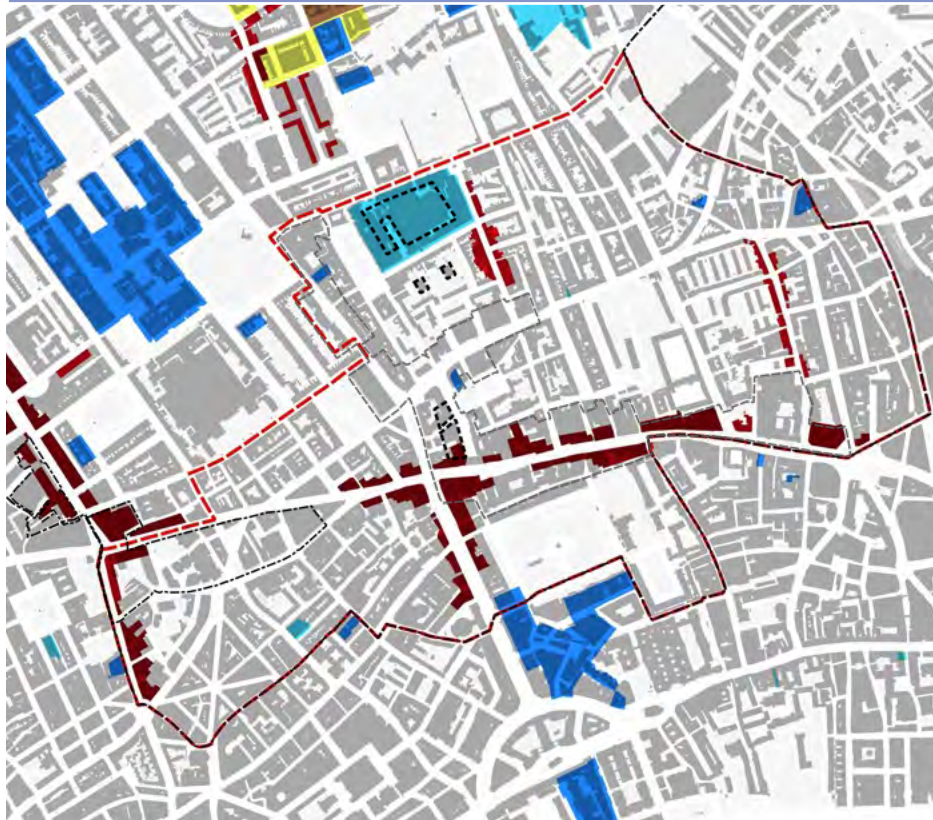


Heritage Designations

The area contains (full or partial) the following:

- **5 no. Conservation Areas:**
 - Bloomsbury
 - Seven Dials
 - Kingsway
 - Denmark Street
 - Hatton Garden
- **3 no. Registered Park and Garden:**
 - Gray's Inn
 - Lincoln's Inn Fields
 - Bloomsbury Square
- **335 Listed Buildings:**
 - 11no Grade I
 - 47no Grade II*
 - 277no Grade II
- **12 Locally Listed Buildings**
- **Archeological Priority Area Site:**
 - London Suburbs APA (Tier II) and
 - Lundenwic APA (Tier I)

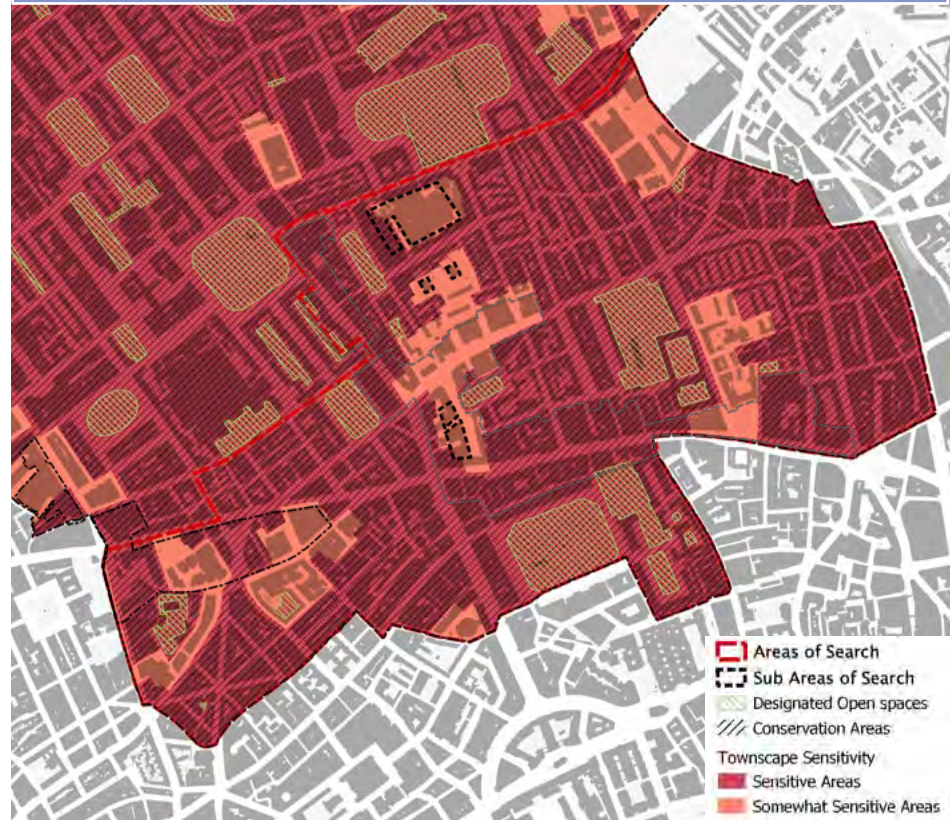
Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas



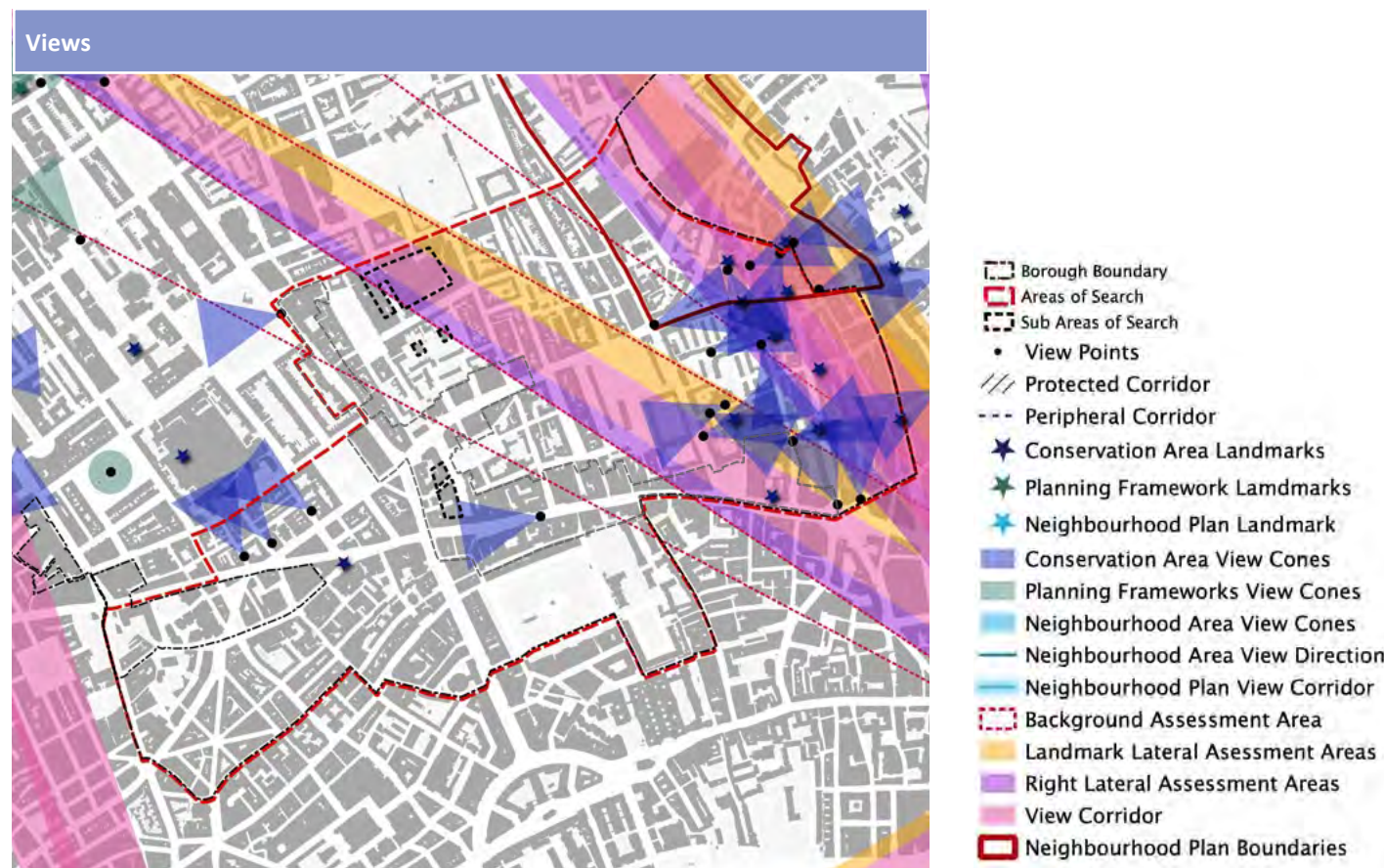
Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following character areas:

- High Street
- Local Centre
- Health
- Education

Note, the majority of the area is covered by conservation areas

and has not been assessed by the characterisation study



Strategic and Local Views, existing landmarks

Strategic Views

- The east of the area is transected by:
 - LVMF View 4A.1 Primrose Hill summit to St Paul's Cathedral
 - View 2A.1 Parliament Hill summit to St Paul's Cathedral
 - View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral
- It is also in the backdrop of:
 - View 5A.2 Greenwich Park Wolfe statue to St Paul's Cathedral
 - View 6A.1 Blackheath Point to St Paul's Cathedral

Conservation Area Views

Landmarks

- Commonwealth House
- St George Church
- British Museum (outside site boundary)
- belfry of Italian Church
- Lever Building

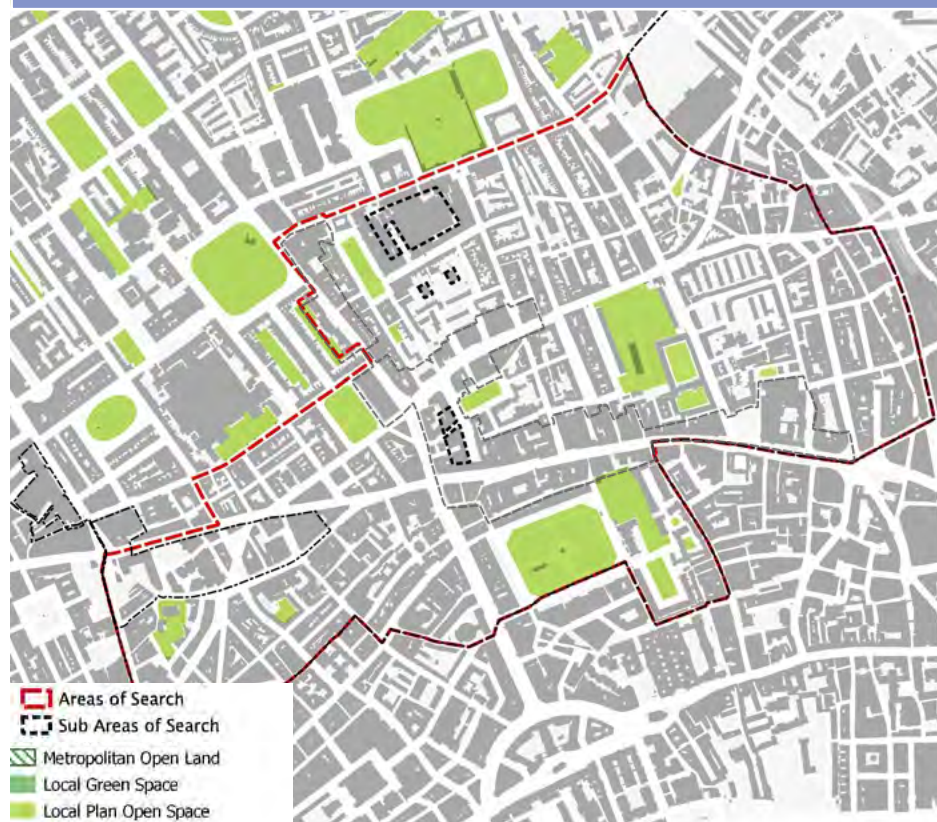
Views

- 4no. Views from Bloomsbury CA
 - Views north along Coptic Street, Museum Street and Bury Place of the British Museum.
 - View west along High Holborn to Commonwealth House
- 4no. Key Views from Hatton Garden CA
 - Cowcross Street looking west toward Farringdon Road/ Greville Street corner
 - Greville Street looking east toward corner with Farringdon Road
 - Hatton Garden looking north toward belfry of Italian Church
 - Clerkenwell Road looking west toward Lever Building
- 10no. Locally Significant Views from Hatton Garden CA

Neighbourhood Plan Views

- None

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

• Local Plan Open Space

- Bloomsbury Square Gardens
- Lincoln's Inn Fields
- Lincoln's Inn
- The Alf Barrett Playground
- Queen Square Garden
- Red Lion Square
- New Square, Lincoln's Inn

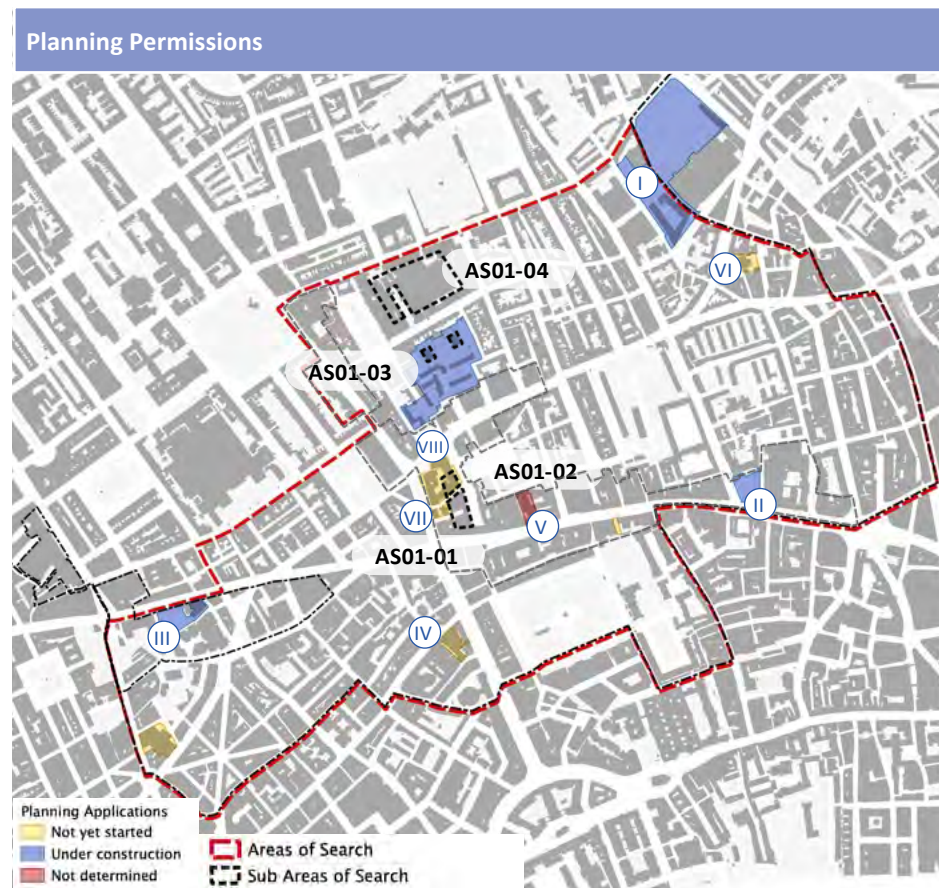
- Old Buildings, Lincoln's Inn
- Old Square, Lincoln's Inn
- Gray's Inn Gardens
- Gray's Inn Square
- South Square
- Brookes Market Open Space
- Mount Pleasant

Topography



Topography

- The area is situated in the lower part of Camden and is relatively flat
- Site levels are 20m AOD in the southern part of the area and 23m AOD in the northern part



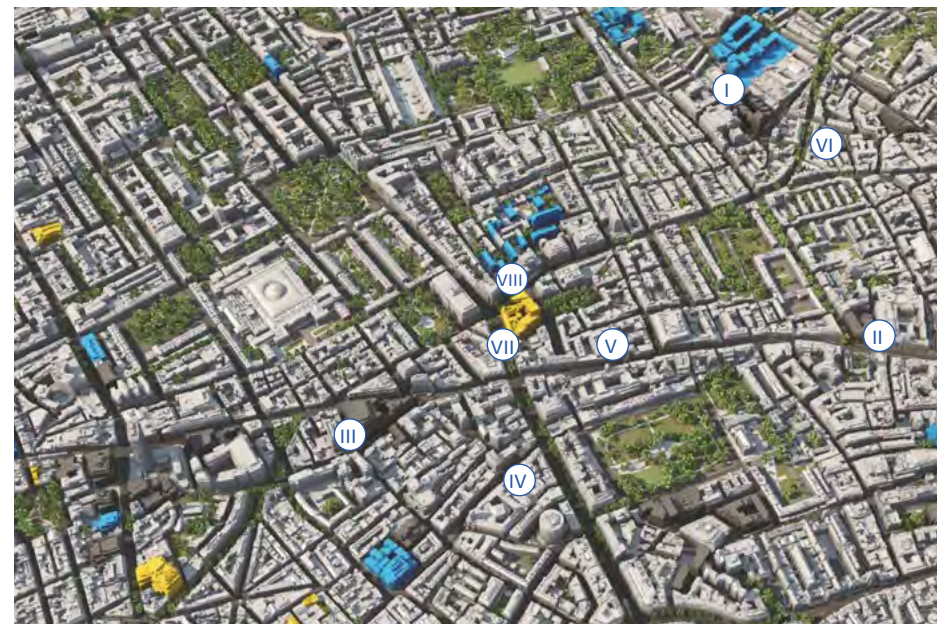
Planning Permissions

The area has been subject to a few large and medium scale planning permissions with greater building height. These include the following:

Emerging - Under Construction

- I. Mount Pleasant, Royal Mail Phoenix Place permission for mixed use residential development of 345

- II. 150 Holborn for office and retail with 13 residential units with building heights up to 9 storeys (2016/2094/P);
- III. Castlewood House and Medius House 77-91 and 63-69 New



Existing Area & Permitted Buildings (from VuCity)

Oxford Street offices, retail and 18 residential units with heights up to 11 storeys on Castlewood House and 2 storey extension on Medius House (2017/0618/P)

Emerging - Granted

- IV. 75 Kingsway hotel and ancillary cafe with new 7th and 8th floor roof extensions (2017/6808/P)
- V. 294-295, High Holborn retail, office use and 10 residential units up to 9 storeys (2017/1827/P)
- VI. 18, Vine Hill, 15 - 29 Eyre Street hotel with ancillary ground

floor restaurant/cafe facilities and 9 flats up to 8 storeys (2018/6016/P)

- VII. Land bounded by 2, Fisher Street/Catton St, WC1R 4AA ; 8-10 Southampton Row and 1 Fisher Street WC1B 4AE permission for 22 residential units up to 9 storeys (2019/2536/P)
- VIII. Lethaby building, Former Cochrane Theatre hotel and 34 resi units and various flexible ground floor and basement uses up to 14 storeys (2020/2470/P) - **this site (AS01-02) was removed from study due to the permission**

Building Height

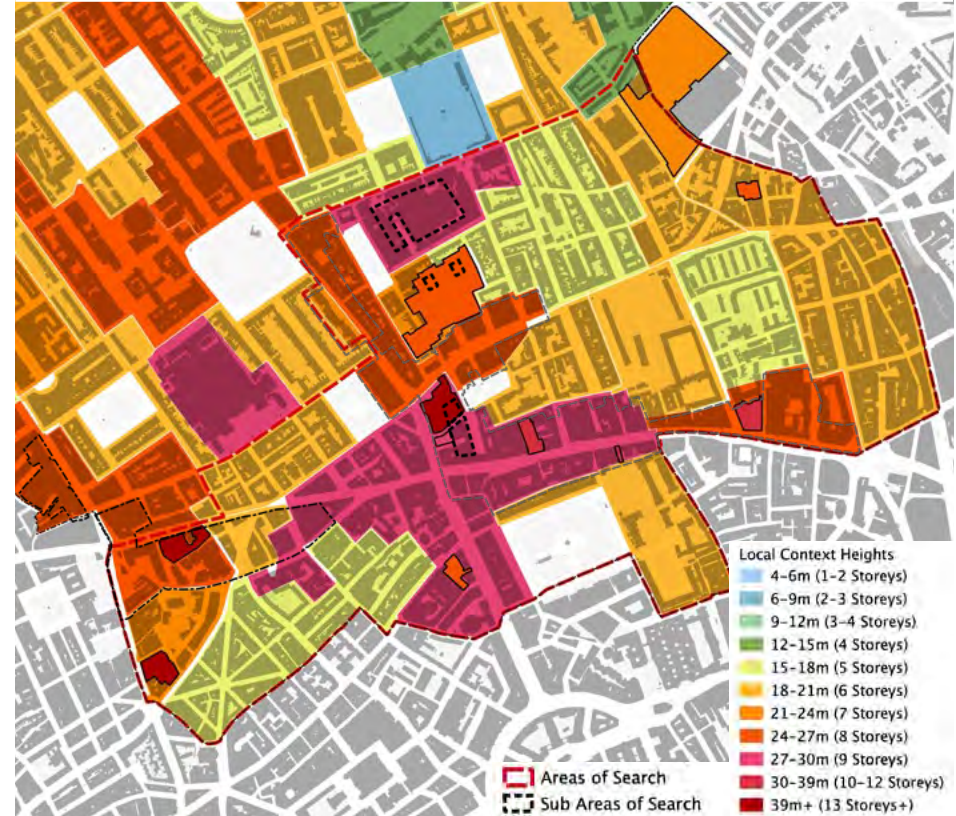


Building Heights

- Building heights across the area range from 2-6m (1 Rst) - 39+m (13+ Rst)
- The majority of the central part of the area around Holborn Station and Great Ormond Street Hospital has heights ranging from 18m - 39+m (6 - 13+ Rst)
- Covent Garden, Hatton Garden and areas around Spa Fields have

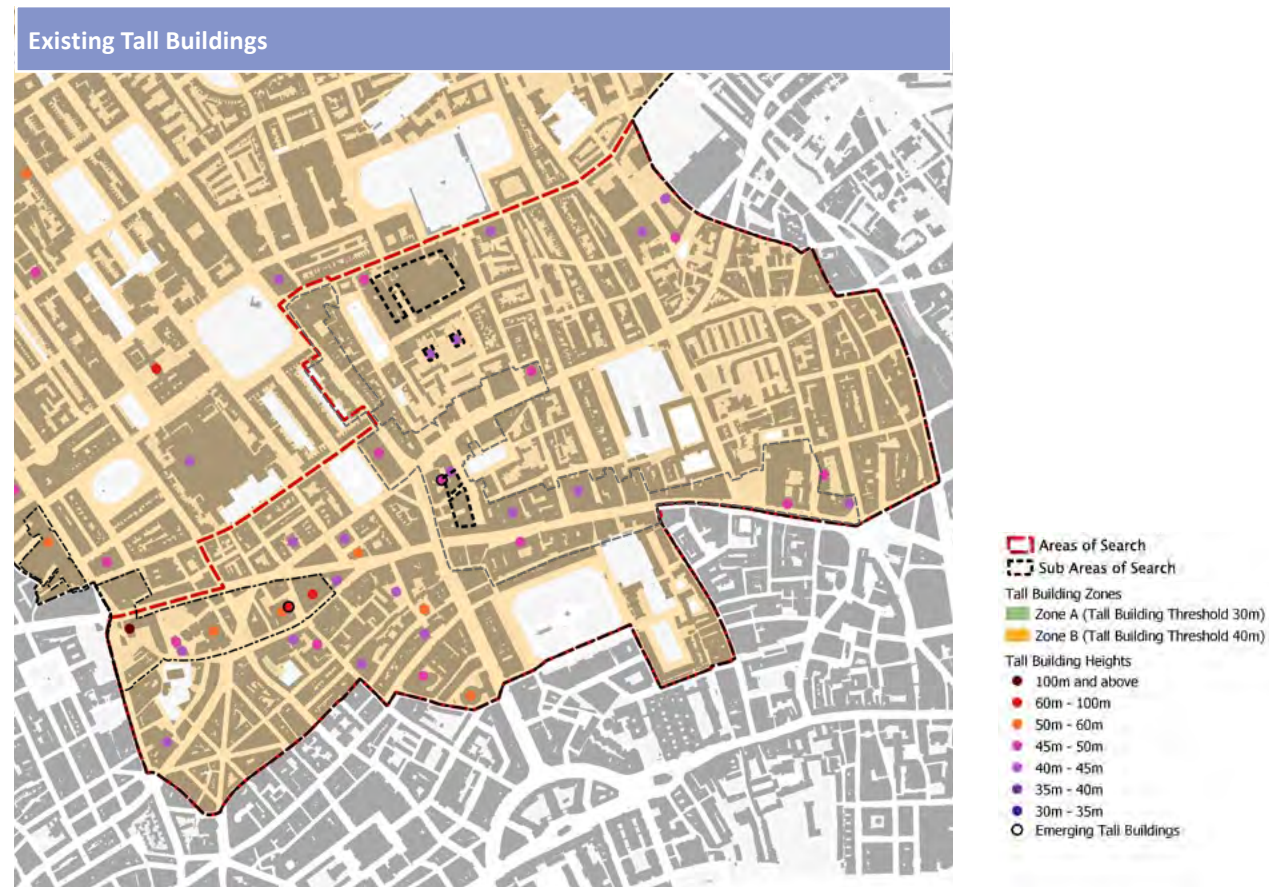
lower heights ranging between 6 - 24m (2 - 7 Rst)

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

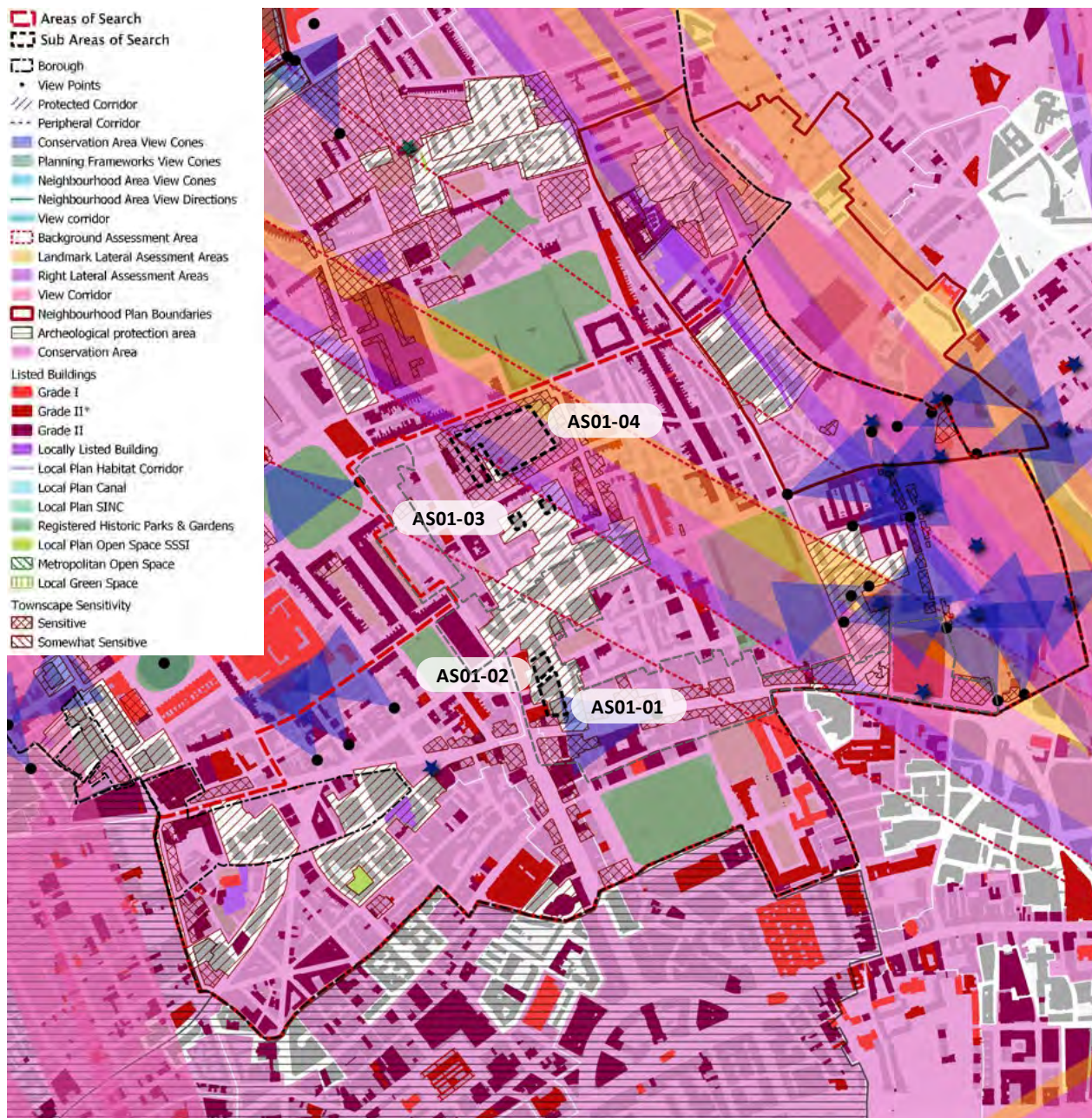
- Context heights across the area range from 12m (4 storeys) to 30m (9 Rst)
- The predominant context height of the Holborn Growth area is 24m to 30m (8 to 9 Rst)
- Context heights are not expected to change within the Holborn Growth Area

**Tall Building Threshold**

- The area is situated in Height Zone B, with a 40m tall building threshold height.

Existing and Emerging Tall Buildings

- There are 35 existing tall buildings ranging from 40.2m - 119.9m (Centre Point landmark building)
- Only eight tall buildings are situated in the Holborn Growth Area, all with a height between 43m and 49m.
- To the rear of the Lethaby building a tall building of 50m (14 Rst) has been permitted on Procter Street.



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

BUILDING HEIGHT ASSESSMENT

The Holborn Growth Area is identified as an area in the borough where significant growth is expected to be delivered. The area is highly central and well-connected to public transport (PTAL ratings 6a-6b). The area contains several recent permissions for larger buildings of 8 and 9 storeys and one permission for a building up to 14 storeys (Lethaby building).

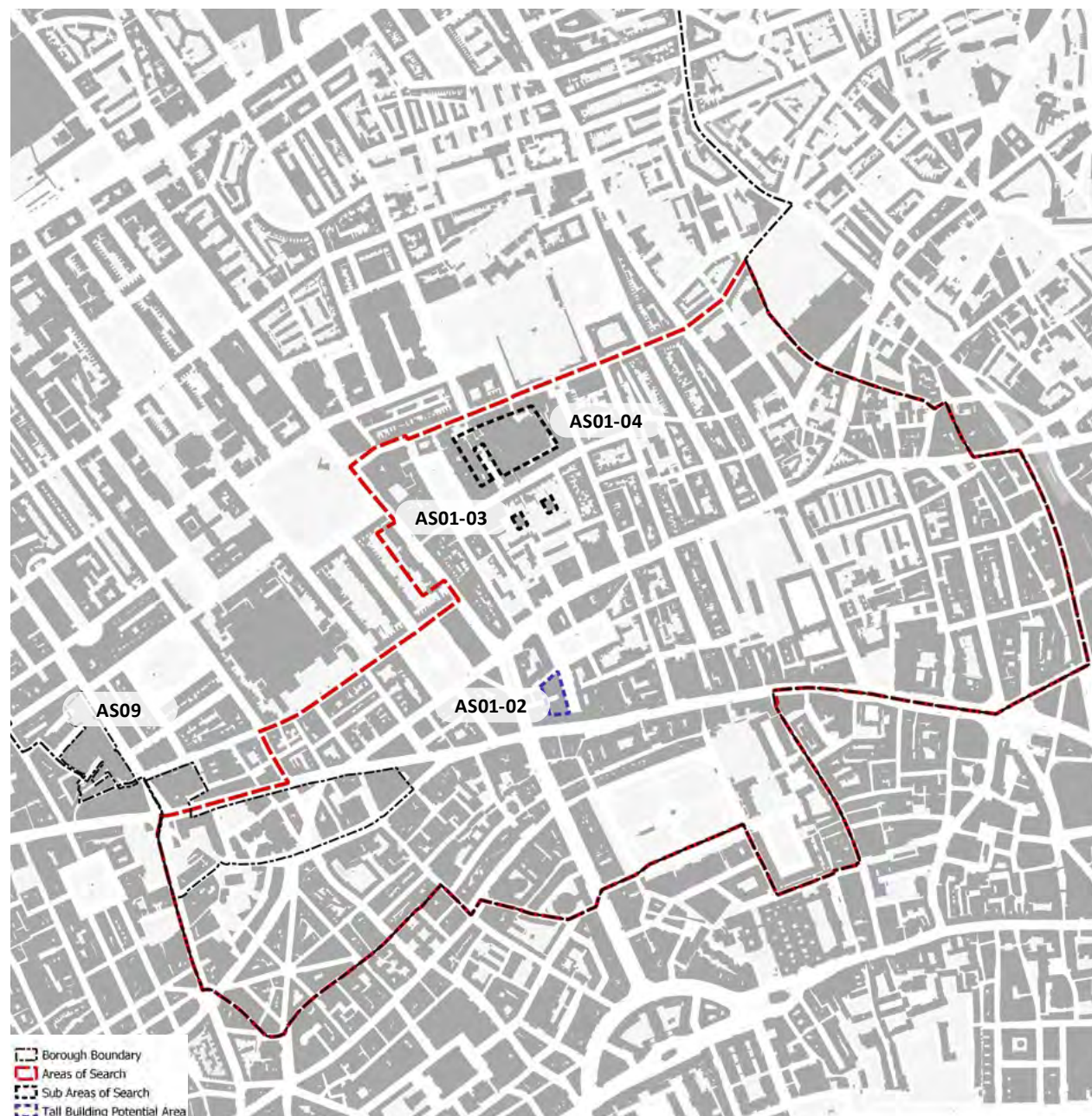
The growth area is characterised by a mix of historic and modern buildings of significant scale. Average building heights are between 21 and 28m. The tall building threshold in this area is defined as 40m.

The majority of the growth area is covered by Conservation Areas with the exception of an area on Procter Street and along Theobalds Road. There are a significant number of listed buildings within and around the area. Four historic open spaces provide relief from the compact urban fabric and open up views onto the surrounding townscape (Lincoln's Inn Fields, Red Lion Square Gardens, Bloomsbury Square Gardens and Queens Square Gardens). Part of the area is crossed by the strategic view from Primrose Hill towards St. Paul's, at a height of 34m AOD. The area is also in the combined backdrop of views from Greenwich and Blackheath towards St. Paul's, which constrains the area at above 30m AOD.

The area is covered by the draft Holborn Vision and Urban Strategy Planning Framework, which envisages the redevelopment of sites on Procter Street. The Framework sets out that "prevailing building heights should be maintained to preserve the strong sense of enclosure to High Holborn without overwhelming the narrow side streets, passages and alleyways."

In the growth area there are only two sites that offer an opportunity for tall buildings, both on Procter Street. One site has already obtained planning permission for a tall building of 50m (Lethaby building) (AS01-01 removed from study due to permission). The other site is situated adjoining to the south. Whilst both sites are constrained by nearby heritage designations and visual sensitivities, they may offer an opportunity for carefully planned increase in height that responds sensitively to adjoining townscape, heritage designations and local views, and that deliver significant enhancements to the urban realm on Procter Street.

The remaining parts of the growth area are affected by Conservation Area designations where a tall building would be out of place with the prevailing townscape character or / and within the foreground or backdrop of views to St Paul's and therefore are not suitable to be promoted for tall buildings. Development of heights up to the respective tall building threshold however, could potentially explored, subject to responding sensitively and respectfully to sensitivities and their context.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS01	High Holborn Growth Area (except sites below)	24-27m (Rst) / 27-30m (Rst)	24-27m (Rst) / 27-30m (Rst)	Zone B	40m	no	This growth area is highly constrained by Conservation Area designations, listed buildings and strategic views (at 30m and 34m AOD in parts of the area) and apart from identified sites does not offer an opportunity for tall buildings. Potential may exist to increase heights to the tall building threshold where an appropriate response to its context and sensitivities can be delivered.	n/a	n/a	up 40m subject to responding appropriately to sensitivities	• Strategic views from Greenwich and Blackheath, and from Parliament Hill towards St. Pauls Cathedral • townscape views from surrounding streets • views from Lincoln's Inn Fields, Red Lion Square Gardens and Bloomsbury Square Gardens • Surrounding Conservation Areas • Listed buildings	

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS01-02	High Holborn Procter Street Site	27-30m (9 Rst)	27-30m (9 Rst)	Zone B	40m	Yes , subject to responding to sensitivities	Potential for a tall building as part of comprehensive redevelopment of 110 High Holborn (preferably including removal of building bridging over road) to deliver significant place and legibility enhancements. Increased height may have a local impact on the adjoining Conservation Area and listed building that would need to be considered and carefully balanced against place making / regeneration benefits of the proposal.	Local	up to 1.5x CH	40m to 49m (13 to 15 Rst)	• Strategic views from Greenwich and Blackheath, and from Parliament Hill towards St. Paul's Cathedral • townscape views from surrounding streets • views from Lincoln's Inn Fields, Red Lion Square Gardens, Bloomsbury Square Gardens and Queen Square Gardens • Surrounding Conservation Areas • Listed buildings	• Development to seek to open up / remove bridging building over Procter Street to enhance quality of the urban realm and legibility • tall building to be elegant and slender in views from Red Lion Square • tall building to be set back from Kingsway and to limit visibility from High Holborn, Kingsway and Lincoln's Inn Fields

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS01-03	Tybalds Estate	21-24m (7 Rst)	21-24m (7 Rst)	Zone B	40m	no	Building above approximately 30m would impact on backdrop of strategic views from Greenwich and Blackheath to St Paul's and a building above approximately 34m would impact on the foreground of strategic view from Primrose Hill, therefore tall buildings in this place are not appropriate.		n/a	up to 30m		
AS01-04	Great Ormond Street Hospital	27-30m (9 Rst)	27-30m (9 Rst)	Zone B	40m	no	Building above approximately 30m would impact on backdrop of strategic views from Greenwich and Blackheath to St Paul's and a building above approximately 34m would impact on the foreground of strategic view from Primrose Hill, therefore tall buildings in this place are not appropriate.		n/a	up to 30m		



5.18 REVIEW OF EUSTON AREA PLAN (CONSULTATION DRAFT, 2023)

THE AREA

The current Euston Area Plan (EAP) was adopted in 2015 and is now being updated.

The EAP is a long-term strategic planning framework to guide transformational change in the Euston area, focused on the redevelopment of Euston station as terminus of High Speed Two (HS2).

The EAP identifies sites for new and replacement housing, as well as commercial space, and also includes an assessment of appropriate building heights within the Plan area. The Council consulted on the update of the EAP (Regulation 18) in January and February 2023.

This section of the report provides an analysis of the EAP area using the same matrix as being applied to the previous site assessments. It then analyses the potential general building heights identified in the draft area plan in the context of the methodology and recommendations by the Building Height study. Recommendations are made to align the EAP with the Building Height study to provide a consistent evidence base for the Local Plan in respect of height and tall buildings in LB Camden.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy 2017

- The area contains a Growth Area which is one area in the borough where significant growth is expected to be delivered
- The area is covered by the Euston Area Plan which was adopted in 2015 and is currently being revised

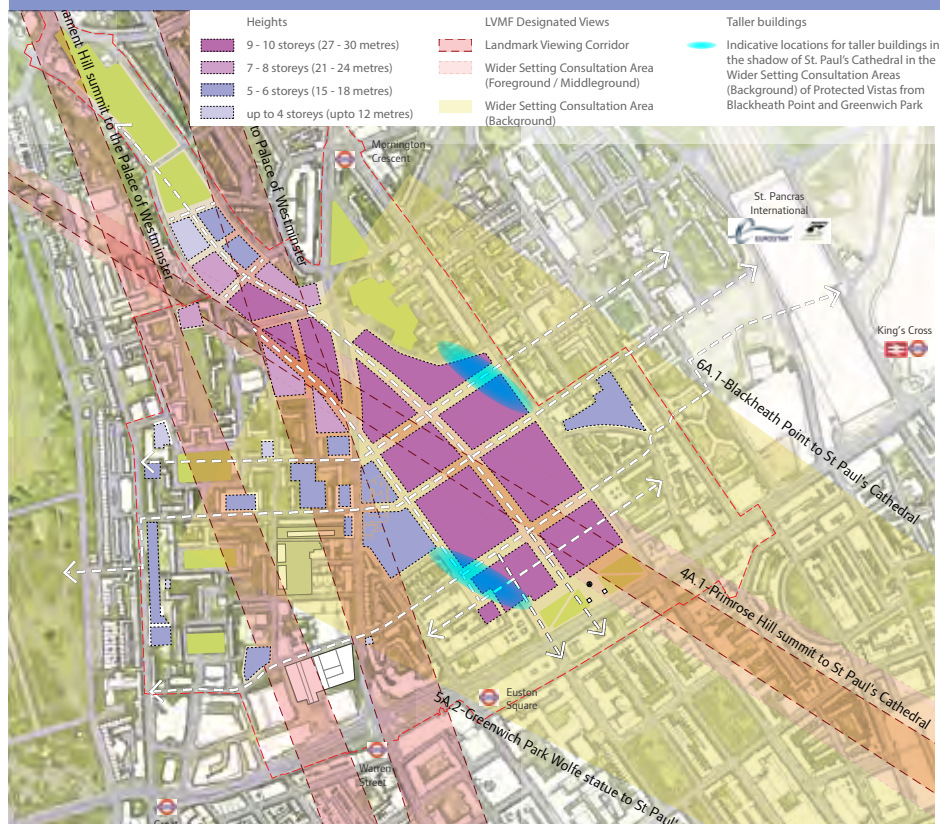
Euston Area Plan



Euston Area Plan (2015) - Overall Spatial Concept Illustration

- In the light of extensive proposed change to Euston station, Camden Council working with TfL and the GLA produced and adopted the Euston Area Plan (EAP)
- This document is 'a long term strategic planning framework to guide transformational change in the area up until 2031.'
- The plan was adopted in 2015
- It is currently being updated to reflect the recent development within and ambitions for the area. The draft has recently gone through a public consultation process
- A detailed review of the EAP Update's indicative heights are included later in this section.

Adopted EAP 2015 approach to heights



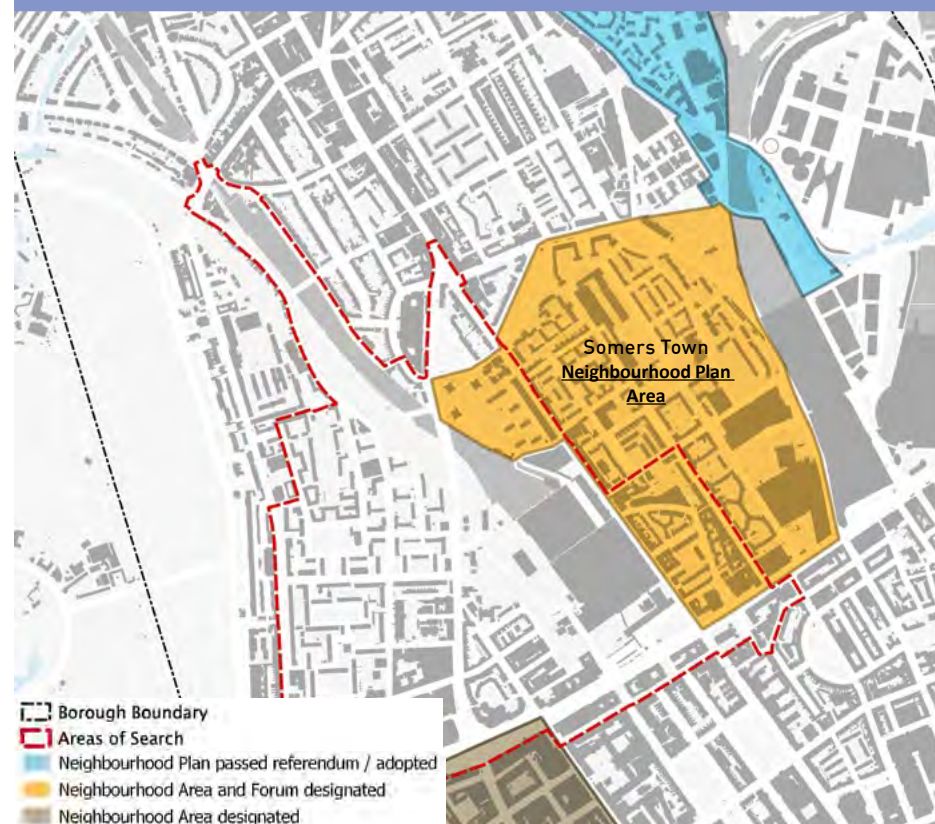
EAP 2015 potential general building heights and Protected Vistas

Adopted EAP 2015 approach to heights

- The EAP identifies areas where four different general heights may be appropriate.
- Within the Wider Setting Consultation Areas (background) for Views 5A.2 and 6A.1 of the LVMF, two potential locations for tall buildings in the shadow

of St Paul's Cathedral have been identified.

Neighbourhood Plans



Neighbourhood Plan Areas

Somers Town Neighbourhood Plan Area (designated)

- No adopted plan currently

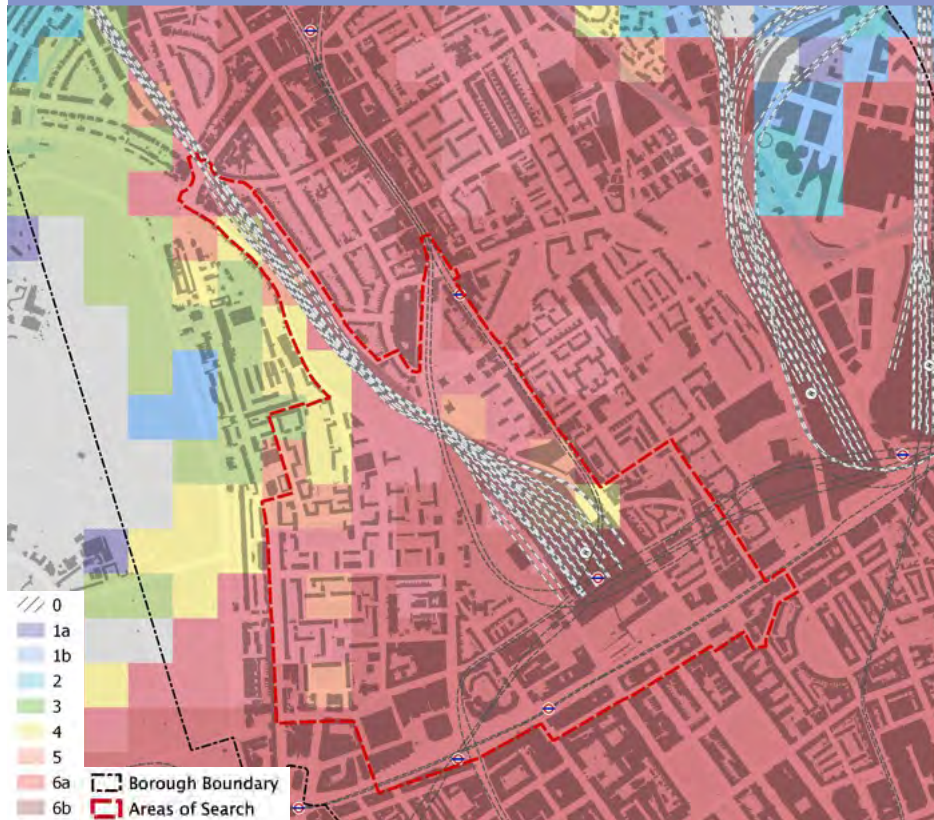
Drummond Street Neighbourhood Plan Area (designated)

- No adopted plan currently

Fitzrovia neighbourhood plan

- The area borders Fitzrovia neighbourhood plan area to the southwest of the area (designated). There is no adopted plan currently.

Public Transport Access and PTAL



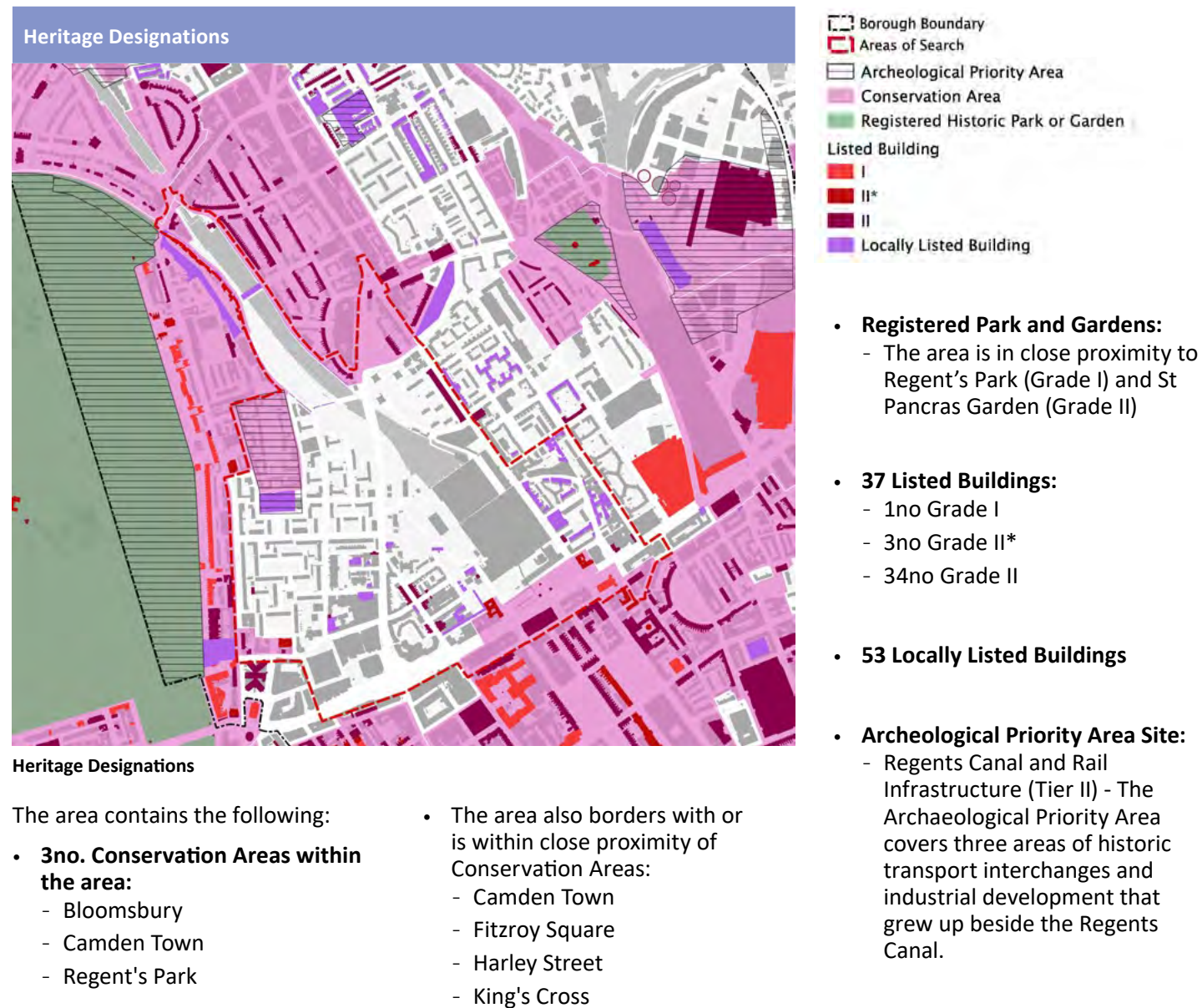
PTAL

Public Transport Access

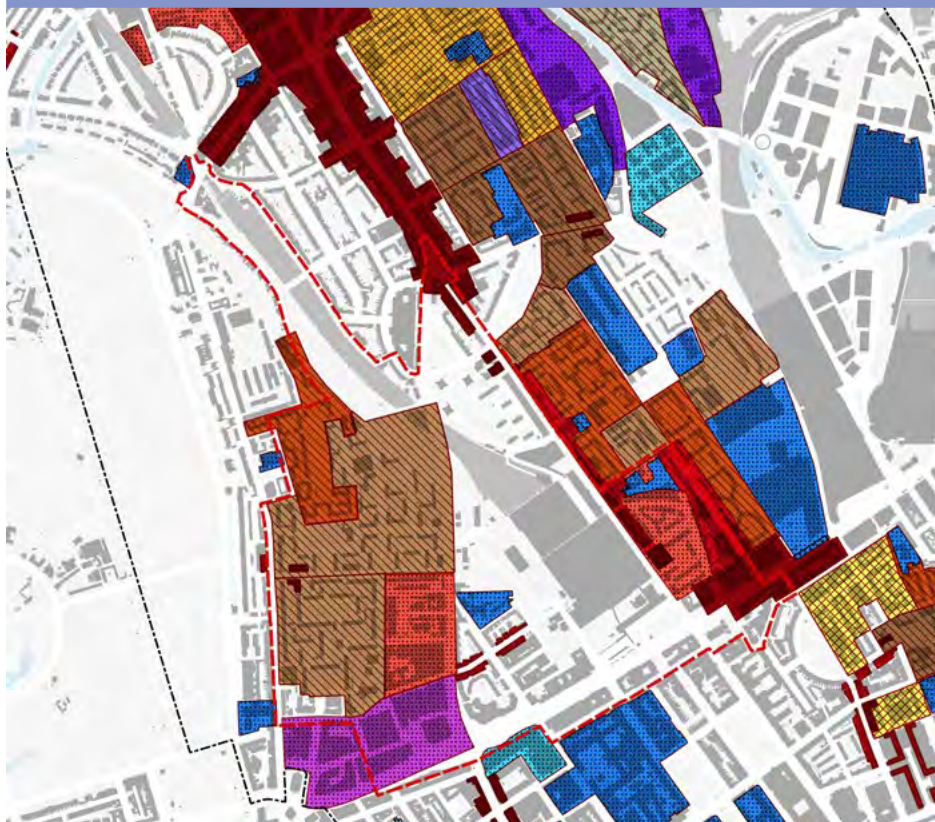
- area is in close proximity to Euston, Warren Street and Mornington Crescent Underground Stations
- Euston Overground
- Euston National Rail
- Bus terminal

PTAL

- PTAL ratings between 3-6b
- The south of the area is very well connected to public transport, while the edge of Regents park is less well connected.



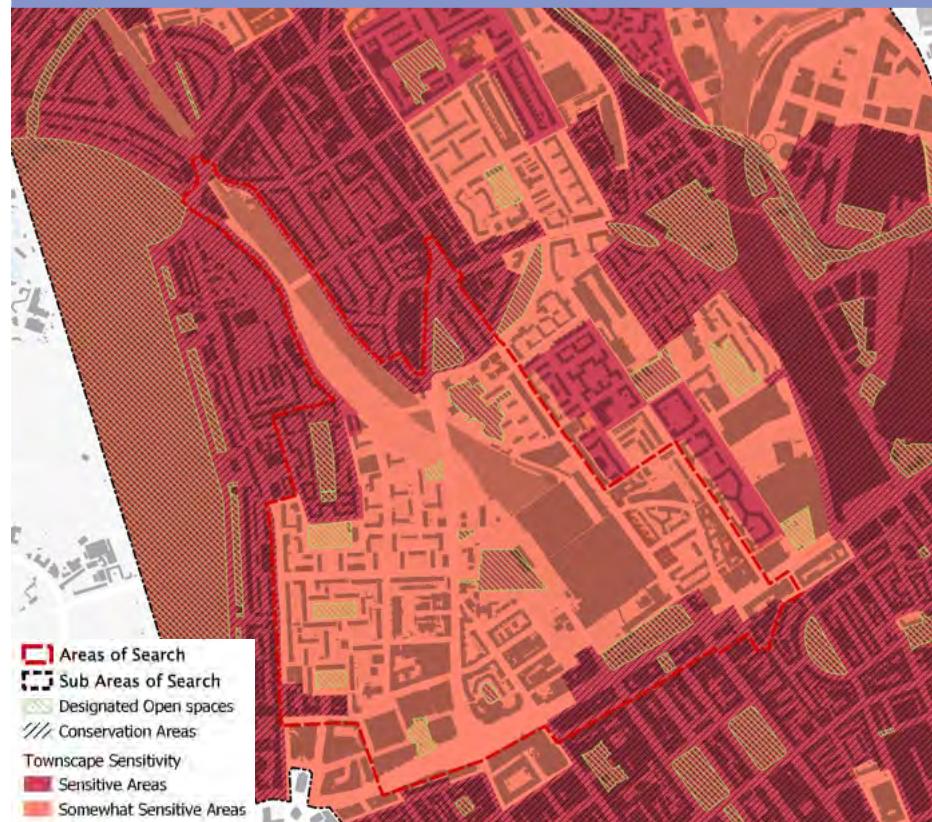
Townscape Character Types



Character areas (excluding Conservation Areas)
(assessment from Camden Character Study June 2015)

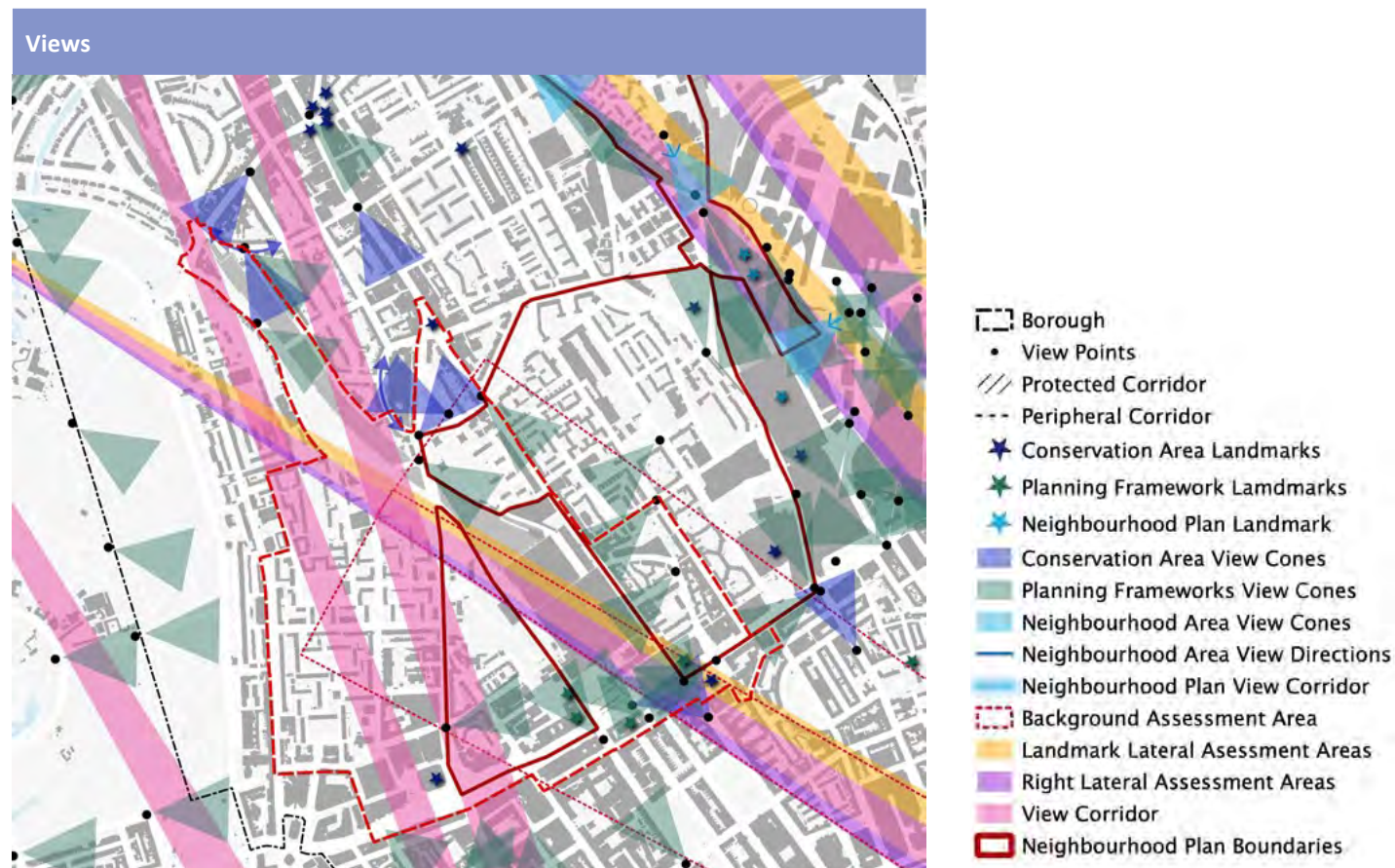


Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

- The area contains or borders a number of character areas:
- Education
 - Victorian terraces small
 - Education (Bloomsbury Campus)
 - High Street
 - Local Centre
 - Post war estate low rise
 - Early 20th century apartment blocks
 - Office
 - Mixed Use



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by the LVMF Views:
 - 2B.1 Parliament Hill oak tree to Palace of Westminster
 - 2A.2 Parliament Hill summit to the Palace of Westminster
 - 4A.1 Primrose Hill summit to St Paul's Cathedral
- It is also in the backdrop of:
 - View 5A.2 Greenwich Park Wolfe statue to St Paul's Cathedral
 - View 6A.1 Blackheath Point to St Paul's Cathedral

Conservation Area Views

- **Landmarks**
 - Euston Tower
 - The Cobden statue at southern end of Camden High Street is a focal point in views from south from Hampstead Road, with curved terrace on west side playing an important backdrop role in local townscape

Views

Views from Camden Town CA (outside area boundary) -

- the terrace on the east side of Harrington Square and the frontage of Greater London House as seen from Harrington Square Gardens.
- Panoramic views from west end of Delancey Street and length of Mornington Terrace across railway cutting to south: housing blocks of the Regent's Park Estate in foreground, with West End skyline including Euston Tower and BT Tower in background.
- Views south along Camden High Street from raised ground north of junction with Delancey Street, with views of Koko (former Camden Palace) and the Crowndale Centre, and upper storeys of Greater London House above roofline of Camden High Street;

Key views from Regent's Park CA

- Chester Terrace from Chester Road and from Chester Place
- From the park to the Terraces seeing a clear roofline
- Towards St Katherine's Danish Church, with its spires and precinct.

Local Views

- There are several views identified in the EAP Planning Framework

Open Space Designations



Open Space Designations (Local Plan 2017)

The area contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**
 - St James's Garden was formerly and SINC but has been cleared to enable the HS2 works
- **Local Plan Open Space**
 - 11no local plan open spaces in the area

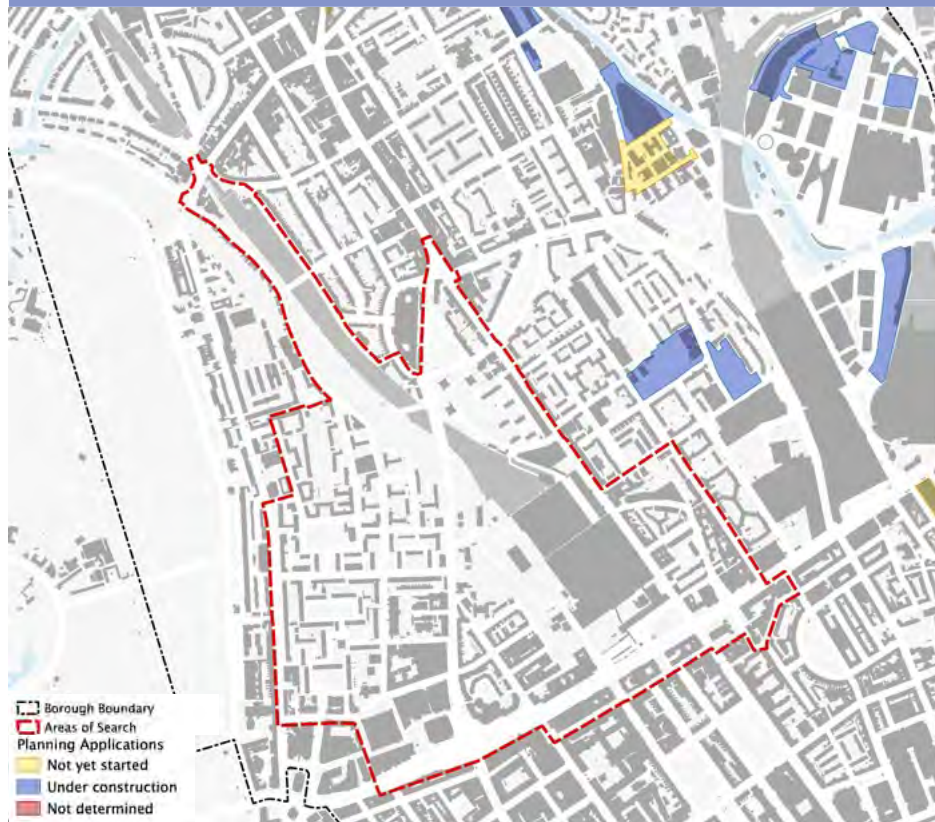
Topography



Topography

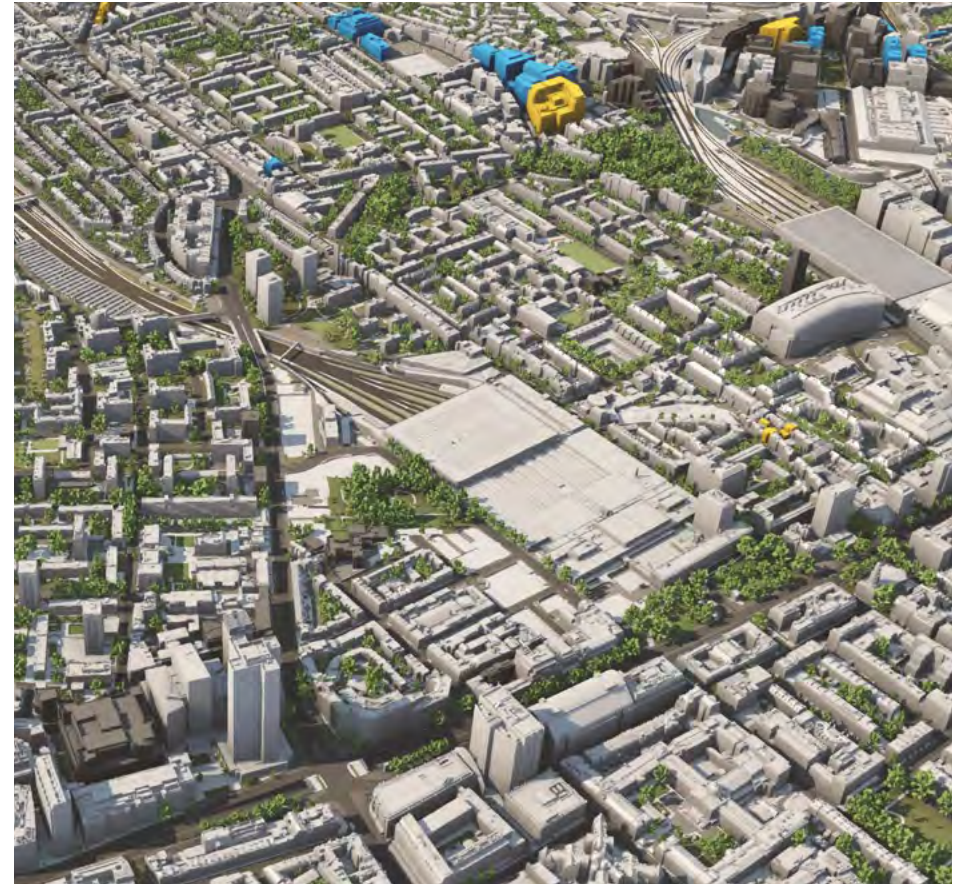
- Area situated in lower parts of Camden, but land rises towards the north and west of the area
- Site levels are 21m AOD in the southeastern part of the area and 33m AOD in the western part

Planning Permissions



Planning Permissions

There are currently no major planning applications in the area.



Existing Area (from VuCity) - note that the VuCity model is not fully up to date and some buildings and open spaces have been lost due to HS2 construction

Existing Building Height

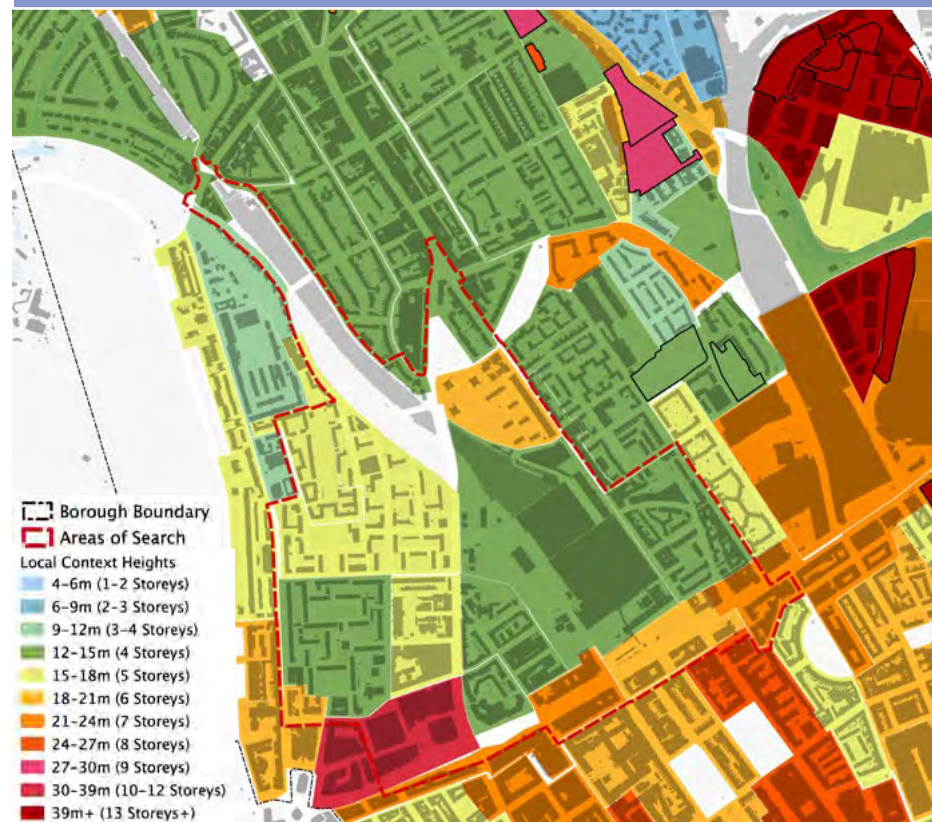


Building Heights

- Range of building height in the area new development to the west of the area range between 6 - 39+m (2-13+ Rst)
- The majority of very tall buildings (39m+) are located to the southwest of the area within the Regents Place office development.
- Height (21m-39m) is also concentrated along the frontage

of Euston Road and within Regent's Park Estate.

Existing and Emerging Local Context Heights



Existing Local Context Heights (prevailing height excluding tall buildings)

Range of Local Context Heights:

- Minimum 12-15m (4 Rst)
- Maximum 36-39m (12 Rst) (Regents Place)
- Majority is between 12m and 18m (4-5 Rst)
- NB: The context height in the northern part of the Regent's Park Estate is 7-8 Rst.

- The core area of the Euston Area (above the station and tracks) will be comprehensively redeveloped as part of the station redevelopment project. It is expected that the future context height will increase in this part of the area.
- The EAP 2015 sets out general heights for this area and indicates potential locations for tall buildings (up to 60m high).