BDP is currently preparing an Environmental Statement to inform a number of linked planning applications required to enable the Northern Estate Project.

To enable the Restoration and Renewal of the Palace of Westminster, the Northern Estate Site will be transformed to provide a temporary new home for the chamber of the HoC, and the diverse Parliamentary functions which support the House. These include Parliamentary committee rooms, modern office accommodation for MPs and their staff, formal and informal meeting spaces, visitor accommodation, as well as various social spaces, catering facilities and general support functions. These are supported by a variety of security infrastructure and screening spaces, and plant infrastructure. This transformation will affect every part of the Northern Estate Site and will require significant changes to the buildings and the spaces between them, creating a new Parliamentary quarter for the HoC.

Whitehall, in the City of Westminster has probably the highest concentration of heritage assets anywhere in the United Kingdom. The Northern Estate site is between the major Government departments buildings and Downing Street along Whitehall and the Palace of Westminster to the south. Many of these buildings are Grade I or II* listed. Whitehall is also a key ceremonial route and the Cenotaph which is directly opposite the Northern Estate is the focus of the annual service of remembrance.

The Northern Estate Site comprises a group of buildings, which have been built independently over a period of three hundred years. As a result, the current arrangement of the buildings has been determined by the passage of history rather than a composed masterplan. With the exception of Portcullis House, none of the buildings on the site were built or designed with a Parliamentary use in mind. Norman Shaw North, the most significant historic building on the Northern Estate Site, was built in 1890 as New Scotland Yard, and was the first purpose-built police headquarters in the world. Norman Shaw South was developed as an extension to the original police headquarters. The other buildings within the scope of the NEP vary in size and typology from the Georgian townhouses on Parliament Street, to Richmond House which was designed as the Ministry for Health and Social Security in 1982.

There are a number of listed buildings and features across the Northern Estate Site, these comprise:

**Richmond House**
- Richmond House, including Nos.1-8 Richmond Terrace, listed at Grade II*; and
- The balustrade and four lamp standards to the north of Richmond Terrace, listed at Grade II.

**Norman Shaw Buildings**
- Norman Shaw North building, listed at Grade I;
- Norman Shaw South building, listed at Grade II*;
• The gates and piers between Norman Shaw North and South buildings, listed at Grade II*; and
• 1 Canon Row, Grade II*.

Derby Gate
• 1 Derby Gate, listed at Grade II*;
• The gate and piers to the entrance to Derby Gate, listed at Grade II; and
• Four lamp standards at Derby Gate, listed at Grade II.

Parliament Street Buildings
• 34-36 Parliament Street, Grade II;
• 37 Parliament Street, Grade II;
• 39 & 39 Parliament Street, Grade II;
• 41 & 42 Parliament Street Grade II;
• 43 Parliament Street, Grade II*;
• 44 Parliament Street, Grade II*;
• 45 & 46 Parliament Street, Grade II;
• Red Lion Public House, 48 Parliament Street, Grade II;
• 49 & 50, Parliament Street, Grade II;
• 53 Parliament Street, Grade II listed;
• 54 Parliament Street, Grade II listed; and
• 85 Whitehall, Grade II listed.

Bridge Street
• St. Stephen’s Tavern, 10 Bridge Street, Grade II.

As will be seen from the list of heritage assets, which does not include other designations such as World Heritage Sites and Conservation Areas, the Northern Estate is a sensitive heritage location. The centrepiece of the Northern Estate Project is the creation of a new House of Commons decant chamber in Richmond House. This will result in the partial demolition and redevelopment of a Grade II* listed building, the impact of which will need to be assessed in the EIA.

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