

From: Les Levidow
Sent: 31 March 2023 23:09
To: David Fowler
Cc: Save Museum Street
Subject: Objection: One Museum Street

Reference: 2021/2954/P One Museum Street

I object to the proposed monster development that would replace the Travelodge.

Below are some reasons why

-- Les Levidow NW5 2HG

Height

The tower is far too big and bulky, an increase of 20.41 metres over the Travelodge which is 53.5 metres high – a grand total of 73.91 metres. Any new building should be the same height or lower than the existing Travelodge. Chopping off two storeys (6 metres) from the initial 80 metre proposal just isn't enough. They've made it far bulkier so it is even more of a monstrosity.

Conservation Area

The unique architecture of Bloomsbury and Covent Garden should be protected. The tower will ruin views from Bedford Square, the British Museum and Drury Lane. The old buildings within the conservation area on West Central and Museum Streets are to be gutted or demolished contrary to Camden's Conservation Policies

Housing

The developers plan to build 48 new homes but they don't mention they plan to demolish the 18 that exist already! They are providing only 9 low-cost rent homes (social housing), up from a measly 6, and only 9 "affordable" units, supposedly for local people in need of a home.

“Affordable” will require an income of at least £65,000 per year! The remainder are to be sold at market price hence mega-bucks for the developer.

Sustainability

It is bad for the environment to demolish a building that is only 55 years old that could be re-used. Putting up a massive new building uses lots of new concrete, steel and energy. This unacceptable approach contributes significantly to climate change. Older buildings can be brought up to modern standards by retro-fitting, so why demolish and add to global warming? The Travelodge is suitable for lots of uses, some unique to this location such as rehearsal studios, film and T.V. edit suites, hotel rooms or social housing, but the developers refuse to imagine anything other than high-ceilinged Grade A office space, no matter how much harm that causes to the environment and the conservation area.