

From: Sarah Miller

Sent: 07 October 2023 21:34

To: Planning

Subject: 2 Waterhouse Square 140 Holborn London EC1N 2ST (2023/3420/L)

I am writing to object in the strongest terms to the above Planning Application.

In the attachment to the Application entitled **2 Waterhouse Square Statement of Community Involvement** the applicants state that *The objectives of the consultation were:*

1. *“To conduct a targeted consultation, engaging with the residents living closest to the site, including through various resident and community organisations, as well as local politicians and businesses.”*

I own a local business in Greville Street, which runs off Brooke’s market and Leather Lane. At no point have any of the local businesses been informed of any public consultation of this proposed scheme, nor did we receive any newsletter or information in a flyer. Like many other small businesses in the neighborhood, we use Brooke’s Market square as a leafy place for quiet and relaxation during the working day at lunchtime or after work, and walk through it regularly to local shops.

2 Waterhouse Square is an enormous and complex project which the consultation has not adequately conveyed since it does suggest considerable demolition of buildings that are no more than 30 years old.

In the present climate emergency this should not be done in any circumstances, since it will have a major carbon impact and create a lot of noise and dust. The renowned Pritzker-Prize architect Sir David Chipperfield recently stated, as quoted in Architect’s Journal, that such buildings should not be demolished due to the Climate Emergency. This application does not present any compelling reasons to conduct any demolition.

It also proposes providing more office accommodation of which there is already an oversupply in this area – there are office to let signs everywhere in the area, most of which have been in place for more than a couple of years. Even the government cites the fact that people are not coming to work in offices post-covid as a reason to stop HS2!

This project will have a damaging impact on Brookes Market - in the short term during the construction phase and in the long term on overshadowing an intimate and much valued open space not just for the many residents of the square but also for the workers who are in this area such as my staff who use this leafy square at lunchtimes and even for outdoor meetings. There will also be lots of lorries adding to the noise and dirt as well as taking up resident parking bays which will put pressure on available parking elsewhere in adjacent streets.

This is an outdated approach to planning repeating the mistakes made 30 years ago in regards to 2 Waterhouse Square which the site's owners are now trying to rectify by demolition.

As a former Assistant Editor of The Sunday Times and Associate Editor of the Daily Telegraph, who works many architectural reporters, I will be drawing this to their attention as a completely inappropriate way to deal with this project when the interior could be reconfigured with far less damage both to the environment, the work and resident communities.

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