

From: Katherine Darton

To: Planning

Subject: Ref: 2023/2510/P and 2023/2653/L

This concerns the proposal to demolish the Travelodge building at the corner of Museum Street and High Holborn and replace it with a much larger – taller and fatter- building.

I wish to register my objection to this proposal on the following grounds:

I can't think of any situation in which this graceless hulk would be appropriate. In the context of Bloomsbury, Holborn and Covent Garden it is beyond gross – a monstrosity which will dominate the buildings around, casting huge shadows and depriving neighbouring buildings of daylight, sunshine and warmth. This is a residential area, with flats in all adjacent streets.

It contravenes local policies regarding conservation area, climate change, daylight standards for housing, and protected views. What is the point of having these policies if they can be contravened by developers who have no long-term interest in the community they are proposing to exploit.

The proposed demolition of the existing Travelodge building is completely unnecessary. This building should be refurbished and rehabilitated to improve its current appearance, and this would enhance the public domain. It is well suited to being adapted for mixed use, with flats provided at social rents which are so badly needed in the area, offices, and perhaps retail on the ground floor. Demolition is ecologically unsound, causing pollution and unnecessary waste of materials. The plan would also entail the destruction of several trees.

If the demolition and building of a much larger structure were to go ahead, it is difficult to see how it could be achieved without disrupting existing traffic flow. The streets are narrow, and the recent very successful redesign of the traffic flow means that this section of High Holborn is now 2-way, with traffic turning up Museum Street from both directions. The large lorries that would be required will significantly interrupt normal traffic and cause air pollution, and the whole process of demolition and rebuilding considerable dust and noise pollution.

The proposed building is monstrous, and would dominate and ruin the views from the British Museum, Bloomsbury Square and Bedford Square. It is completely inappropriate for this situation and has nothing to recommend it at all.

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