

## Alex Kresovic

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**From:** Alex Kresovic  
**Sent:** 29 January 2024 16:54  
**To:** Gareth Fox; Bethany Cullen; Edward Jarvis; Colette Hatton; Kevin Fisher  
**Cc:** Chris Ray; Andrew Thorpe; Trevor Morriss; Louisa Smith; Phoebe Milner; Helen Marrison  
**Subject:** RE: Saville Theatre - Final Pre-app Presentation and Feedback

Hello Gareth,

Hope all is well.

Thank you for sharing the revised package and presenting it to Council the other week.

Council Officers have now had time to discuss and review the revised package and offer the below advice:

- Whilst we did encourage you to integrate the plant room into the building envelope (as encouraged by our design policies), rather than it being read as an add on, the integration of the plant to the front elevation as shown is not welcomed, the additional height on Shaftesbury Avenue is problematic in both heritage and townscape terms. It should be repositioned to be stepped from all elevations. This is to ensure that no additional height is created on Shaftesbury Avenue and the building is less prominent from Seven Dials.
- The proposed mass to the rear of the site, when viewed from Phoenix Gardens and New Compton Street, is unapologetically bulky and nonconforming with the Listed Building. The image taken from Phoenix Gardens where you would only view the first 3 floors of the extension demonstrates that an extension of that scale feels much more comfortable, but that is not how the scheme it is viewed from most locations, in fact almost everywhere else to the rear you will see the whole extension. The way the stepping is expressed does not address the issue of mass sensitively to the rear elevation. The stepped approach also makes the extension feel more fussy and it starts to compete with the listed building, we had advised previously that the more simplistic the form/design of the extension the more it worked with rather than against the listed building.
- In addition, concern remains that the overall mass would create a sense of enclosure/overbearing presence on the community gardens to the rear. Without any light impact assessment to demonstrate otherwise it is also assumed that the proposal in its current form would adversely impact on light to the adjoining properties and most notably Phoenix Gardens. When considering the impacts the proposal needs to take into account of other development happening nearby so we can consider the cumulative impact.
- The scheme, its transition from previous iterations, to the current proposal, lacks the analysis and narrative we would expect to support it, we remain in the dark about what has informed the design evolution. The building, the street, the CA, how is the architecture responding to this.
- The increase of solidity is welcome as advised previously, however further details would be needed to be confident about the quality of the brickwork and materials proposed to be used.
- Conclusively, whilst we would welcome constructive formal pre-app, if there is no intention from your client to make meaningful reductions to the scale/mass of scheme then it is unlikely to be of any benefit and you may wish instead to submit the application and discussions can continue with the benefit of hearing the views from the community and key organisations.

Thanks

Alex Kresovic  
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**From:** Gareth Fox <gareth.fox@montagu-evans.co.uk>

**Sent:** Monday, January 15, 2024 9:17 AM

**To:** Alex Kresovic <Alex.Kresovic@camden.gov.uk>; Bethany Cullen <Bethany.Cullen@camden.gov.uk>; Edward Jarvis <Edward.Jarvis@Camden.gov.uk>; Colette Hatton <Colette.Hatton@camden.gov.uk>; Kevin Fisher <Kevin.Fisher@camden.gov.uk>

**Cc:** Chris Ray <chris@yoocapital.com>; Andrew Thorpe <andrew@yoocapital.com>; Trevor Morriss <trevor.morriss@spparcstudio.com>; Louisa Smith <louisa.smith@montagu-evans.co.uk>; Phoebe Milner <phoebe.milner@montagu-evans.co.uk>; Helen Marrison <helen.marrison@montagu-evans.co.uk>

**Subject:** RE: Saville Theatre - Final Pre-app Presentation and Feedback

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Morning Alex, I hope you had a good weekend.

I've gone old school and just attached (a reduced size) file. Grateful if you could let me know if that has worked.

Best wishes  
Gareth

**GARETH FOX**  
**PARTNER**

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**From:** Alex Kresovic <[Alex.Kresovic@camden.gov.uk](mailto:Alex.Kresovic@camden.gov.uk)>

**Sent:** Thursday, January 11, 2024 11:55 AM

**To:** Gareth Fox <[gareth.fox@montagu-evans.co.uk](mailto:gareth.fox@montagu-evans.co.uk)>; Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; Edward Jarvis <[Edward.Jarvis@Camden.gov.uk](mailto:Edward.Jarvis@Camden.gov.uk)>; Colette Hatton <[Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)>; Kevin Fisher <[Kevin.Fisher@camden.gov.uk](mailto:Kevin.Fisher@camden.gov.uk)>

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**Subject:** RE: Saville Theatre - Final Pre-app Presentation and Feedback

Hello Gareth,

Thanks for sending the link across, however it's a blocked website, so we are unable to download the presentation.

By way of clarification, the attached pack includes two versions of the Shaftesbury Avenue fronting images (1. integrated plant room into the front façade and 2. set back plant room).

If you could share the presentation via a different mechanism, that would be much appreciated.

Regards

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**From:** Gareth Fox <[gareth.fox@montagu-evans.co.uk](mailto:gareth.fox@montagu-evans.co.uk)>

**Sent:** Wednesday, January 10, 2024 5:23 PM

**To:** Bethany Cullen <[Bethany.Cullen@camden.gov.uk](mailto:Bethany.Cullen@camden.gov.uk)>; Edward Jarvis <[Edward.Jarvis@Camden.gov.uk](mailto:Edward.Jarvis@Camden.gov.uk)>; Colette Hatton <[Colette.Hatton@camden.gov.uk](mailto:Colette.Hatton@camden.gov.uk)>; Kevin Fisher <[Kevin.Fisher@camden.gov.uk](mailto:Kevin.Fisher@camden.gov.uk)>; Alex Kresovic <[Alex.Kresovic@camden.gov.uk](mailto:Alex.Kresovic@camden.gov.uk)>

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Dear all,

Thanks again for meeting us at short notice this afternoon.

As promised, please see (via the link below) today's presentation. We will submit the application at the end of the month and so receiving your comments as soon as you're able would be enormously helpful.

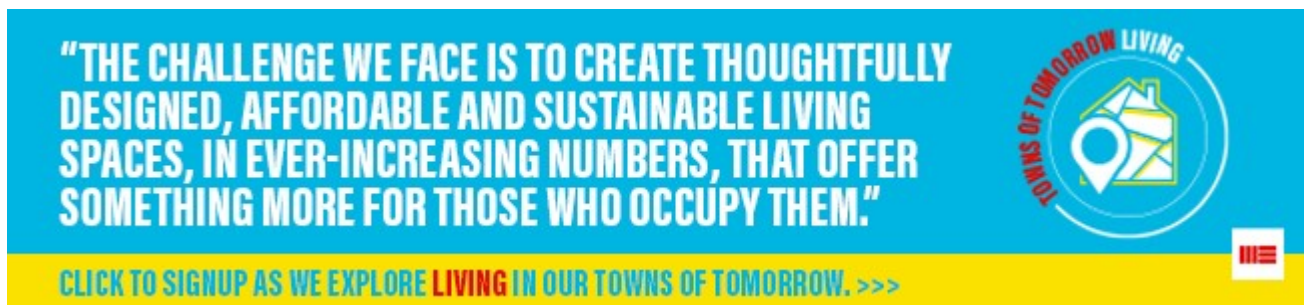
<https://we.tl/t-l8hn2H4zUN>

We look forward to hearing from you.

Best wishes  
Gareth

**GARETH FOX**  
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