

Application No: 2013/1787/C
Site Address: University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF -
Case Officer: Richard McEllistrum
Consultees Name: Ms Rebecca Roke

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Comment: OBJ

Response:

The unique character of the Cartwright Gardens crescent and the original four-storey Georgian properties to the west of the development provide a distinctive built environment of classical proportions.

Though the existing Garden Halls have (unfortunately) replaced the full complement of elegant Georgian townhouses that originally comprised the crescent, the current student accommodation is comprised of three separate buildings of differing height (maximum nine storeys) that are also articulated away from the edge of the street boundary.

The proposed new accommodation seems inappropriately tall (more than five storeys higher than the neighbouring houses) and is treated as one monolithic volume. This proposal will overwhelm the quiet historic presence of the houses around crescent to the detriment of the area.

The facade treatment and scale of the project to Sandwich Street also seems inappropriate in consideration of the Georgian townhouses and the Edwardian mansion blocks - a primarily residential street that would then face a large-scale institutional building.

I urge you to ask the developer and architect to review their built proposal. Historically, as well as in relation to the primary use of this area - residential - the proposal should be reworked to suggest a more thoughtful, appropriate form and scale to replace the current Cartwright Gardens halls.

Kind regards,
Rebecca
