

B L O O M S B U R Y

Conservation Area Advisory Committee

29 GILBERT PLACE, BLOOMSBURY, LONDON WC1A 2JD

present: John Neale, Chris Halliday, Simone Coles, John Bos,
Clive Henderson, Tony Tugnutt.

apologies: Pauline Baker, Hugh Cullum.

At their meeting on 9th January 1995 the Advisory Committee made the following comments on the applications considered after the Chairman had welcomed John Bos as a representative of CGCA:

940I775 Coram Foundation for Children 40 Brunswick Square

At this preliminary stage the Committee wished to highlight a number of concerns. They were unhappy about the proposal to move the statue and remove the railings which they considered complimented the listed building and the character of the conservation area. They were concerned at the proposal to move the entrance to the under 8's facility onto the public footpath which was very restricted and felt this could lead to inconvenience. Concern was also expressed that the three oversailing features could be intimidating and could be seen as the Foundation colonising the footpath which is a much used local amenity. While they did not necessarily object to the proposed siting of the new block at right angles to No 40, they were disturbed by its architectural expression and considered that this aspect required further thought. They were also worried about the proposal for car parking adjacent to the listed terrace on the eastern end of the site and questioned the desirability of creating such a formalised entrance. Here, it was felt that the opportunity should be taken to make a clear distinction between the footpath and Foundation "territory." The impact of any new building on the trees was a matter of concern so too was the continued use of the site for the care of children which could be traced back to the beginning of the Foundation which was of great historic importance for the area. The Committee would like an opportunity of discussing these and other issues with the applicant at an appropriate stage.

940I009 6-17 Tottenham Court Road

The Committee were frankly appalled by these latest proposals for this site. They were concerned about the proposed setback on Tottenham Court Road. They were informed that that the Virgin site in Westminster was being refurbished rather than redeveloped. Drawings were not available to show the relationship between the pavements in the two boroughs on this frontage. They regarded the form, scale, architectural character and quality to be wholly inappropriate for this site which in urban design terms offered a great opportunity. They were also dismayed at the buildings to the rear and especially the servicing provision when one was being provided on the main street frontage. They hoped that the developer would have a radical rethink and provide a different brief.

940I868 40 Great Russell Street

The Committee were most concerned about this proposal. It would set a very unfortunate precedent as none of the surrounding listed and unlisted buildings