

From: Charlotte Street Assoc. <csafitzrovia@yahoo.co.uk>
Sent: 18 May 2015 19:45
To: Planning
Cc: Charlotte Street Assoc.; Fitzrovia Neighbourhood Association
Subject: Comments: 2015/1139/P -- Astor College, 99 Charlotte Street, London W1T 4QB

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We wish to object to the proposal on the following grounds:

1 Pre-application consultation. Contrary to what the applicants say (Design and Access Statement p17) there has been no pre-application consultation with local groups or the wider community.

2 Overdevelopment. The proposal represent overdevelopment increasing the existing floorspace on this fully developed site by 28 %. FAPP postulated a possible increase of 1,600 sqm. The scheme proposes a total increase of 1,920 sqm ie 20% more. Mainly in the rear extension. This prejudices the future housing development on the workhouse site and has direct implications in relation to the provision of public open space.

3 Public open space. FAAP calls for the provision of a significant area of POS as part of the development of this group of sites. No POS is offered. Even the specific requirement of the Development Standard of 9 sqm/ bed space which would require 540sqm of POS.

The existing amenity space is reduced by 61 sqm. The FAAPP overall identified a chronic shortage of POS in the area and made specific proposals for it amelioration. It is quite unacceptable that far from providing additional POS the scheme doesn't even meet the requirement generated by the proposal.

4 Bedford Passage. The opening of Bedford Passage is welcome, however the FAAP makes it quite clear that this is in addition to the provision of POS noted above.

5 Cafe. There is objection to the proposed provision of a cafe which is contrary to policy which seeks to avoid intensification of A3 use in Charlotte Street. The space is well suited for the provision of a small generously planted area with seats.

6 Workhouse site. A major objection to the proposal is that the height and location of the proposed rear extension would prejudice a satisfactory residential development of the adjoining workhouse site. There is currently no proposal for this site but suggesting that a distance of 7 metres between habitable rooms in a future housing development and a seven storey high building is not acceptable.

7 Cycle storage. The adequacy of the proposed 44 cycle spaces is questioned representing as it does 1 space per 6.75 students thus hardly reflects the great increase in cycle use (and could well put pressure on street cycle parking), or the promotion of healthy living.

8 Design. The detail of the rejigged facade is even more monolithic and boring than the existing. It should be broken up and some modelling introduced. It is accepted that the opportunity is limited but even small variations would make a significant improvement in the streetscape.

The scheme should be modified to meet the identified shortcomings and in particular the POS shortage should be addressed on the lines set out in the FAAP for this group of sites.

Max Neufeld
Charlotte Street Association