

9 Tiverton Mansions
140 Grays Inn Road
WC1X 8AZ

Development Management
Camden Town Hall,
Judd Street,
WC1H 9JE

26th January 2016

Dear Sir

Re: Planning application 2015/6955/P

The new designs for 156-164 Grays Inn Road appear to have taken note of many of many of our comments. The existing row of shops is currently more than 1.50m proud of Dulverton Mansions.

1. The new design has been changed to good effect. The setback of alternate facades of the proposed 3rd and 4th floors has been reversed, so that where they previously projected they are now set back. It is pleasing that the facade immediately adjacent to Dulverton Mansions has been set back the most.
2. As a result, the second and fourth sections of the facade now achieve greater prominence, by being thrust forward and by being one floor taller.
3. By setting back the 6th Floor, the architects have greatly reduced the visual weight of the top of the structure as seen from the street.

However, the use of concrete as the chief building material concerns us.

We understand that the concrete will be pre-cast thus reducing construction costs, but its very pale colour will be subject to considerable atmospheric pollution. The junction of Grays Inn Road and Theobalds Road has some of the highest pollution levels in the country.

The other buildings in Grays Inn Road are predominantly Georgian and Victorian red, yellow or black painted brick. The Edwardian mansion blocks on either side of the proposed development are red brick with sandstone banding. The little row of 3 shops beneath the proposed development is made of red brick and sandstone.

The use of concrete for the development seems to me unduly stark in the context of the surrounding architecture. Would it not be possible to include some vertical brick detailing? The Chief Architect explained to me that the use of brick would not be structural, rather, merely a facade; that it would go against the "integrity" of the building. I agreed at the time, but have returned to thinking this is just modernist architect-speak. My view is that it is better to aim for **harmony** with the street-scape, rather than **dissonance**.

Yours sincerely

Alison Nalder.

