

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1530/P	Mr Ian Whitehead	89 Saxon Court 5 York Way London NIC 4AN	20/04/2016 10:23:05	OBJEMAIL	<p>Dear Sirs</p> <p>Generally whilst I am wholly supportive of the development of the "Triangle Site", particularly elements which make the central courtyard open to the public and the amenity of retail/restaurant uses for the commercial areas, I object to the current submission in the following regards:-</p> <p>1. Massing of W2</p> <p>I consider that the massing of W2 along York Way does not work. The documentation indicates it is intended to be read as three volumes however this is plainly not the case. The residential entrances are not well enough defined and there is a general sense that this is the poorer cousin in terms of design to W1.</p> <p>2. Height of W2</p> <p>I consider that the height of the design, and particularly the lack of stepped-back areas (which from previous submissions appeared to be the general preference for this building at one time) to be inappropriate. I think a design which would result in less light-loss to the public realm and residences along York Way would involve (i) either reducing the number of floors to W2 (with the floorspace made up in W1, which is to the far end of the site and next to the railway line) and/or (ii) creating a stepped back design.</p> <p>3. Materials - Brick type and colour</p> <p>I consider that generally the design using brick is appropriate and well considered. However, the "warm red/blue" appears far too similar to the Maccreanor Lavington building, Saxon Court and Roseberry Mansions (and soon to include Fenman House) (http://www.maccreanorlavington.com/website/en/project_2580.html), and I consider that:-</p> <p>(i) use of too similar a material will detract from Maccreanor Lavington's award winning, tenure blind design with strong and original detailing. Indeed Saxon Court and Roseberry Mansions won a Civic Trust "Special Award for Brick" - (https://www.civictrustawards.org.uk/winners/saxon-court-and-roseberry-gardens)</p> <p>(ii) so much use of dark brick along York way will make it feel oppressive and dark. A lighter, warmer brick would bring the Triangle into the wider development but I feel that use of dark brick creates a channel along York Way which would isolate it.</p> <p>(iii) A different brick colour, for example light grey, along York Way would lead to a much more striking contrast between W1 and W2 and Saxon Court and Rubicon Court, adding visual differentiation.</p> <p>4. Detailing (Balconies Etc)</p> <p>I consider it a poor decision to use very similar detailing (such as balconies) across both W1 and W2 -</p>

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it fails to give each building its own clear identity and leaves the design variations too weak to be striking - W2's roofline (for example) looks unfinished compared with W1 - the design is not fully resolved and I consider it would be better if each of the award winning architects took further steps to define the differences between W1 and W2 without being overly cautious about keeping similarities which hold each design back.

Yours faithfully
Ian Whitehead
