

Chancery Lane Association Limited

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Heritage and Conservation Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden
Second Floor
5 Pancras Square
London N1C 4AG

For the attention of Sarah Freeman MA, MSc ArchCon

Dear Sirs

Chancery Lane – Christmas Lights Listed Buildings Consent – 10 Stone Buildings, 12 Old Square and 13-15 Old Square

I am writing with reference to an Application for Listed Building Consent for the placing of fixings on a number of buildings in Chancery Lane in connection with the introduction of Seasonal Lighting in the street.

For the past twelve years the Chancery Lane Association has been working tirelessly on improving the public realm in Chancery Lane.

At the risk of labouring the past it may be helpful to run through the background to this current application.

In 2004 a group of local stakeholders got together to seek to restore Chancery Lane to a status that matched its internationally recognised name. In due course this led to the formation of the Chancery Lane Association Limited (“CLA”), a not-for-profit company which is dedicated to the improvement of the public realm in and around Chancery Lane. Working closely with the local authorities the CLA led the way, initially by commissioning a Strategic Development Plan from Burns + Nice, the well-regarded urban designers, who

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recently completed the enhancement of Leicester Square amongst other projects. This led to the creation of an action plan, followed by a comprehensive public consultation and finally an application for funding to Transport for London, promoted by the Streetscape Division of the City of London and supported by Camden and Westminster.

In 2009 TfL approved the funding application and in the following year the works commenced. The improvements included footway widening and repaving with high quality materials (such as Yorkstone) and better street lighting. As part of the improvements Curstitor Street has had a complete facelift involving landscaping, tree planting and the introduction of new seating. The final phase of the present round of improvements was completed in 2011 with the resurfacing of the street.

The aim has been to create a high quality street environment that makes the area more pleasant and easy to use for workers, residents and visitors. Walking and cycling are made more convenient as new public open spaces are created and streets are better connected. These improvements are designed to build on the unique identity of Chancery Lane, celebrating its architectural and cultural heritage and its growing retail and leisure facilities.

The whole project, which had a value of c£1.9 million, was a triumph of localism in action, with a true grass roots movement leading to major enhancement of the public realm. It was also only been possible thanks to a three borough exercise involving design, consultation and implementation.

Since completion of the above project Chancery Lane has been the epicentre of four major redevelopment projects, which together will bring some 300,000 sq ft of brand new office space to the market. This has, needless to say, had a major disruptive impact on the street and those who work there, but we are hoping that the last of these projects will be complete by the end of this year.

Throughout the period, one of our ambitions has been to raise the retail offering in the street and with this in mind we have been working for the past two years on the idea of introducing Christmas Lights into the street – similar to many other retail-orientated streets in London. We have engaged the services of Field & Lawn (“F&L”) to take the project forward. F&L are leading lighting experts, who have experience in both Oxford Street and Bond Street, and who brought Christmas Lights to the Strand for the first time last Christmas.

Organising lights in a street with multi-occupiers, multiple landowners and where responsibility for the public realm falls into the laps of no less than three local authorities has been extremely challenging – and at time extremely frustrating bearing in mind our very limited budget

First we had to identify appropriate fixing points so that the lights would have maximum impact. The availability of such fixing points is limited, particularly bearing in mind the geography of the street. The bend in the middle means that there are restricted sight lines and the centre of the street, which is the key retail centre, is barely visible from the top to the bottom of the street.

Naturally we have tried where possible to avoid fixings on Listed Buildings - due to the additional hurdles involved - but, in this instance, we felt we had no option but to seek consent for fixings on a number of such buildings. Through the exercise we have worked closely with Lincoln's Inn - the owner of the building that are the subject of the above application - and they are happy for us to progress matters with yourselves.

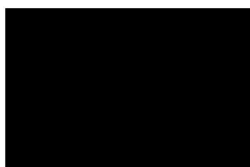
The introduction of Christmas Lights will, we believe, help to regenerate the street and give the local retailers a much needed fillip. All the retailers have had a particularly rough time in recent years, due to the disruption caused by the developments in the area, and the prospect of Christmas Lights has long been a goal that has helped them through the dark times.

It is our view that the arrival of Christmas Lights will help to raise the retail profile generally and link in well with the arrival in the street of Saatchi and Saatchi this Autumn. In general we are keen to do all we can to increase footfall in the street and help the business community.

We do hope you will feel minded to approve the Application. The visual impact on the buildings will, we are sure, be minimal, whilst the positive impact on the street will be considerable

In case it is relevant I am attaching a list of the current members of the Chancery Lane Association, which demonstrates the wide-range of support for the improvements that we are promoting.

Yours faithfully
For and on behalf of the Chancery Lane Association



T R Bacon
Director

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CHANCERY LANE ASSOCIATION MEMBERSHIP LIST

The following are members of the Association:

Aberdeen

Major UK investment groups. Owner of 35 Chancery Lane.

Aviva (formerly Morley Fund Management)

Major insurance company. Owner of Chancery House, 53-66 Chancery Lane and manager of 48 Chancery Lane.

Berkeley Partnership

The Berkeley Partnership is a management consultancy based in 48 Chancery Lane. Since its formation in 1990, the firm has helped some of the UK's leading businesses to develop their strategies, mobilise resources and deliver major programmes of change.

Colville Estate

Privately owned property investment company. Has owned land in Chancery Lane for over 400 years. Owner of a number of freeholds.

Corob Retail Investments

Privately owned property investment company. Owner of 95a Chancery Lane (Knights Templar building).

Deerbrook Group (The)

Representing owners of 81 Chancery Lane and developer of that property.

Dixon Wilson

Chartered accountants. Principal occupier of 22 Chancery Lane

Derwent London

Major London development company. Developer of 40 Chancery Lane.

DX Network Services

Major document distribution company. Occupies ground floor of 50-52 Chancery Lane.

Ede & Ravenscroft

London's oldest tailor and robe maker. Owns and occupies 93 Chancery Lane and adjacent building.

39 Essex Chambers

Leading barristers' chambers with a strong international practice and offices in London, Manchester, Kuala Lumpur and Singapore. Principal occupier of 81 Chancery Lane.

Essex County Council

Owner of head lease of 48 Chancery Lane – managed by Aviva.

Farebrother

Leading Midtown property agents, based in Breems Buildings.

Folkestone Estates

Traditional landed estate. Owner and developer of 70 Chancery Lane.

GMS Estates

Traditional privately owned property investment company. Owner of The Dutch House, 74 -76 Chancery Lane.

Indigo Planning

Indigo Planning is an independent consultancy, specialising in securing planning consents for a wide range of development projects across the UK. Their London office is in 87 Chancery Lane.

King's College London

Leading London university. Owns and occupies Maughan Library, Chancery Lane.

Land Securities

Major property company. Until recently owned Holborn Gate.

The Law Society

Owner and occupier of 113 Chancery Lane.

Lewis Silkin

Solicitors. Occupier of 5 Chancery Lane.

The Hon Society of Lincoln's Inn

One of the four original Inns of Court. Major landowner and occupier.

The London Silver Vaults

World's largest retailer of antique silver. Occupier of 53 Chancery Lane.

New Quadrant Partners

Solicitors occupying the ground floor of 22 Chancery Lane

Old Park Lane Management

Property managers of Field House, 15/25 Bream's Buildings and the 20/26 Cursitor Street.

Orega

Leading serviced office providers. Occupier at 5 Chancery Lane.

Prescient Financial

An independent financial adviser based in 46 Chancery Lane.

Standard Life

Major UK insurance company. Owner and developer of 22 Chancery Lane.

Viridis Real Estate Services

Investment company that owns Lonsdale Chambers, 25-32 Chancery Lane.

TRB 1 June 2016