

Dempsey, Matthew

From: Fowler, David
Sent: 17 November 2016 10:13
To: Planning
Subject: FW: 2106/5202/P comments from BCAAC -Fwd: BCAAC -Re: 125 Shaftesbury Avenue Meeting

Please upload objection.

Thanks,

David

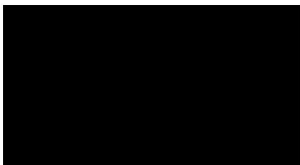
David Fowler
Principal Planning Officer

Telephone: 0207 974 2123



Sent: 17 November 2016 10:08
To: Fowler, David
Cc: Bushell, Alex
Subject: 2106/5202/P comments from BCAAC -Fwd: BCAAC -Re: 125 Shaftesbury Avenue Meeting

Bloomsbury Conservation Area Advisory Committee



Dear David,

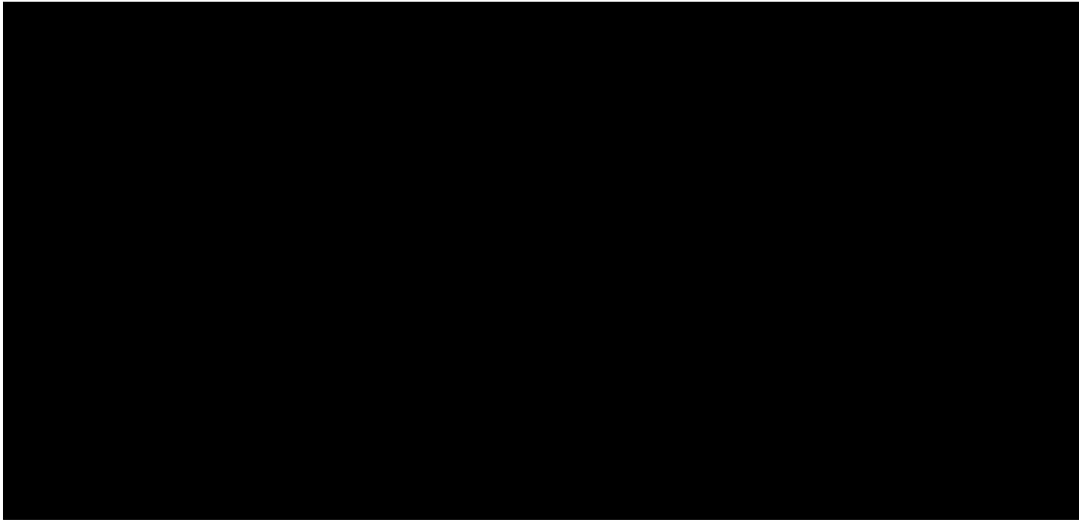
I am forwarding you our letter to Matthew Neylan summarising our views on the proposal at 125 Shaftesbury Avenue after our meeting with the applicant's agents.

It explains in some detail our concerns about the scheme and sums up why we OBJECT strongly to the proposal as now submitted.

Kind regards,

Hugh Cullum

for BCAAC



Dear Matthew,

Thanks for arranging the meeting.

We presented your booklet and discussed the proposals with the rest of the committee at our meeting on the 13th.

There were two major concerns with the proposals:

- 1) It was considered too bulky and high, particularly in the view from Cambridge Circus
- 2) The predominant materials on Shaftesbury Avenue are brick, stone and terracotta, generally put together in such a way as to suggest a load-bearing outer skin. It was felt that the horizontal emphasis, light colouring and extent of glazing of the proposal was not characteristic of the conservation area. Although the colour of the brickwork in the existing building is a bit grim, the fact that it is red and that the facade is generally brick, with voids for windows, does make it fit in reasonably well. This is very noticeable in the 'before and after' photograph and CGI from Cambridge Circus. The existing building actually blends in quite well from a distance with the flank wall and chimneys of the building on Charing Cross Road while the proposal is a very marked contrast to it. Similarly the existing building sits reasonably happily next to its brick and terracotta neighbour to the west on Shaftesbury Avenue while the new proposal is a striking contrast to the neighbour.

The committee welcomed the restoration of the route through the building at ground floor level and also the improved articulation of the ground floor shop frontage to Shaftesbury Avenue. However, it was felt that we could not support the current proposal due to the concerns described above.

Kind regards,

Hugh Cullum

for BCAAC

On 8 Apr 2016, at 17:10, Matthew Neylan wrote:

Dear Anthony

Many thanks for confirming.

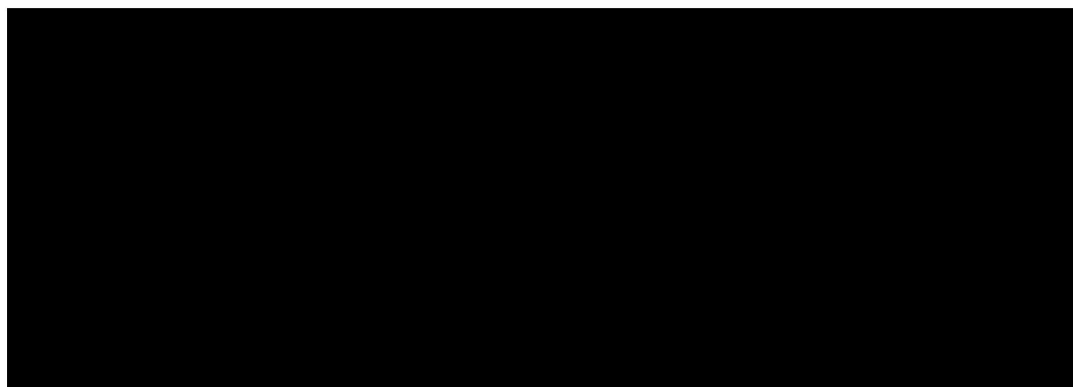
Attendees from the 125 Shaftesbury Avenue project team will be:

- Nigel Earp from Almacantar
- Tom Greenall from DSDHA (architects)
- Will Rimell from Gerald Eve (planning consultants)
- And myself from LCA (consultation)

I hope this is helpful, and we look forward to seeing you on Tuesday.

Best wishes

Matthew



Subject: RE: 125 Shaftesbury Avenue Meeting
Date: Mon, 4 Apr 2016 13:03:11 +0000

Dear Anthony

Many thanks for your email.

I wonder whether 2pm next Tuesday 12 April might be convenient for you?

I am holding this date and time in team diaries.

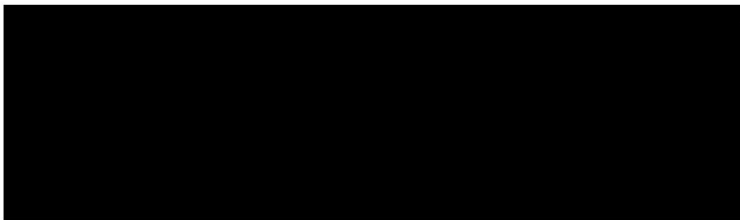
If this works for you, it would be great to know who will be attending, to get an idea of numbers.

In terms of an order of play – a suggestion would be that we start with a visit to the site and then head to LCA's offices (five minutes away on High Holborn) to walk through the proposals.

I look forward to hearing from you.

Kind regards

Matthew



Dear Matthew,

Hugh Cullum is away and has asked me to liaise with you about our proposed meeting.

Would you have any time between April 11th and 14th and if so could you suggest a date/time? Around 1.00 pm is usually most convenient for most of us.

Anthony Jennings
Member, BCAAC

