

THE REGENT'S CANAL CONSERVATION AREA ADVISORY COMMITTEE
31 OVAL ROAD, CAMDEN TOWN, LONDON NW1 7EA

Secretary: Anthony Richardson

Please reply to: Anthony Richardson email: [REDACTED]

Jonathan McClue,
Planning Officer,
London Borough of Camden,
2nd Floor, 5 St. Pancras Square,
C/O Town Hall, Judd Street,
London WC1 H 9JE

07.04.2017

Dear Sir,

Bangor Wharf Redevelopment – 2017/1230/P

We OBJECT to this application.

1. The application contains inadequate information and detail on the design treatment and future management of the features making a positive contribution to the site and to the Conservation Area.
2. The buildings are too bulky and high to fit on the site in relation to Grays Inn Bridge and the Constitution Pub, Georgiana Street, Royal College Street and Eagle Wharf.
3. The Bangor Wharf (1827) is one of the earliest surviving open areas on the Regents Canal. It stands beside Eagle Wharf where the warehouse building survives and gives a particular canal side scale to this site viewed from the tow path.
4. The existing site has not been investigated adequately to design the treatment of surviving heritage assets in the Conservation Area notably the surfacing of the wharf area and the brick and stone capped wharf edge wall.
5. The design does not allow enough water frontage to be retained and will threaten the viability of the waterfront for wildlife.
The existing natural features –trees and water's edge habitat will be lost by the scale and proximity to the water of the buildings and the balconies overhanging and overshadowing the water.
6. The tree survey notes that the weeping willow beside the bridge is damaged and has no future. The site of this tree is a key feature of the site from the Grays Inn Bridge and Pancras Way is not replaced. It is important to retain the green appearance of the Bridge abutments.
7. The new proposal would replace this view with a building which is proposed to be higher than existing buildings in Pancras Way and would enclose the canal at this point.

Yours faithfully
Anthony Richardson

[REDACTED]
Secretary Regents Canal Conservation Area Advisory Committee

Cc. Committee
Antje Saunders

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REF: No. 4



REF: No. 6



RCCAAC ADVISES THE LONDON BOROUGH OF CAMDEN ON CONSERVATION MATTERS IN THE AREA OF THE REGENT'S CANAL
Peter Darley, Anthony Richardson, Del Brenner, Ian Shacklock, Malcolm J Tucker