Gentet, Matthias

From: Skelli-Yaoz, Tania
Sent: 03 October 2017 08:39
To: Planning
Subject: FW: 2017/4300/P - 32 Torrington Square WC1E 7JL

Objection.

From: Hugh Cullum [mailto[redacted]
Sent: 02 October 2017 18:09
To: Skelli-Yaoz, Tania <Tania.Skelli-Yaoz@camden.gov.uk>
Cc:[redacted]
Subject: 2017/4300/P - 32 Torrington Square WC1E 7JL

Bloomsbury Conservation Area Advisory Committee

Dear Tania,

2017/4300/P - 32 Torrington Square WC1E 7JL

The committee objects to this proposal on a number of grounds:

- the proposed full height 'closet wing' for the new building overshadows and encloses the rear elevation of the adjacent listed building. Any closet wing form should be restricted in height to one or two storeys.

- the treatment of the facade is an unfortunate near replica of the remaining original facades of the terrace. It is neither 'contemporary' (as for example is the Clore Institute further to the south) nor is it a faithful replica. The 'modern' touches around the fenestration are too timid and fail to be convincing and the rhythm of the windows established by the rest of the terrace is interrupted by squeezing of three (rather than two) bays into the facade.

- The almost fully glazed ground floor is completely banal and looks as though it is a retail shopfront. It is entirely out of keeping with the rst of the terrace and the CA and we cannot imagine why it is deemed particularly appropriate for the welcoming of families and children under difficult circumstances.

In conclusion we feel that, although we have no objection in principle to a building in this location, it should be of a much higher standard and the massing and form should respect the adjacent listed building. The current proposal fails to preserve or enhance the CA.

Kind regards,

Hugh Cullum

for BCAAC