

Comments from Bloomsbury CAAC on revised 4 Flitcroft Street application 2018/5778/P

This revised design is a considerable improvement on the earlier application, about which we also commented.

It restores to the ground floor the vertical proportions preserved in the upper part of the building.

We like the proposal to remove the render from the upper stories and particularly approve of the proposal for piers of glazed brick on either side of the ground floor.

We still have reservations about the horizontal proportions, and that the ground floor glazed openings appear so long. Ideally we would like to see a low-level horizontal division in the glazing and metal elements, visually counteracting the slope of the ground. (We note that in the Design and Access images, the ground is misrepresented as if level).

Nevertheless we understand the requirement for step-free access to the proposed restaurant.

We share the reservations of the Covent Garden Community Association on the extent of metal in the proposed ground floor façade, but given that these are facings only, and likely to be modified when metal facings are no longer so fashionable, we do not strongly object to them.

Hero Granger-Taylor, representing Camden Civic Society on Bloomsbury CAAC,

3rd January 2019