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Ben

Lethaby Building  
Former Cochrane Theatre  
12-42 Southampton Row & 1-4 Red Lion Square (Former University Of Westminster Central St Martins College Campus)  
London WC1B

The Proposed Work:

Redevelopment of the site including refurbishment of the Lethaby Building, partial demolition, external alterations, basement excavations and extensions to the existing buildings to form a hotel (Use Class C1), with flexible ground floor and basement uses including retail/restaurant/drinking establishment (Use Class A1/A3/A4), office (Use Class B1), exhibition and lecture halls (Use Class D1/D2/C1). Bar/restaurant spaces (Use Class A3/A4) at first, and upper floor levels with associated roof terrace. Erection of standalone block comprising a cultural use (Use Class D1) at ground and first floor level with affordable residential housing (Use Class C3) above with provision of balconies, terraces and a roof terrace. Re-instatement of former Orange Street, together with highway improvements, public realm, landscaping, cycling parking, waste storage and other associated works. (For consultation purposes only: Red Lion Building is proposed 26m - 49.5m high (15 storeys max.) and Theobalds Road Building is 29.9m (10 storeys max.). 34 affordable housing residential units proposed (comprising: 2 x studios, 11 x 1 beds, 9 x 2 beds, 12 x 3 beds). 427 hotel bedrooms proposed across the Lethaby and Red Lion Buildings).

Thank you for your consultation.

I can confirm that the planning applicant is in communication with London Underground engineers with regard to the development above. Therefore, we have no comment to make on the application except that the developer should continue to work with LU engineers.

This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

Kind regards

Shahina Inayathusein MAPM MIAM  
Safeguarding Engineer (LU+DLR)  
Infrastructure Protection -TfL Engineering

