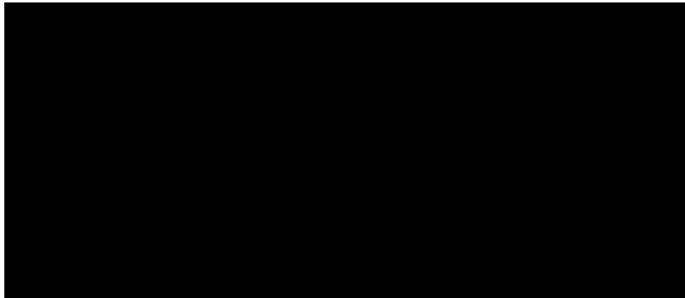


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Dear Ben,

I have attached our consultation response and our suggestions for planning obligations for Red Lion Square.

We're both glad to see the old building being replaced with this. The main points are just that:

- The roof lantern is a bit too big, and the development might be better off without it. If not, lighter materials should be used to lessen its visual impact.
- The Theobalds Building is just the wrong colour. I personally think that architecturally it's a good addition to the area, but the pink colour really ruins it! A light neutral colour would be best to make it sit well with the Lethaby Building, e.g. concrete to match the Portland Stone.
- The Theobalds Building doesn't make any reference to the strong parapet line / cornice and interesting roofscape of the Lethaby Building above that line. This could be easily remedied with a small redesign and change of materials above a parapet line to reflect the Lethaby Building - i.e. to make the upper floors of the Theobalds Building appear as part of the roofscape rather than just part of the facades.

I note the VS mentioned the idea of changing the colour of the Theobalds Building also + the parapet line.

Hopefully we'll be in touch again regarding use of planning obligations.

Many thanks,  
Owen Ward

