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2020/2470/P

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**Suggestions for use of planning obligations in the event of application
2020/2470/P being approved.**

The BCAAC has worked with Friends of Red Lion Square Gardens (FoRLSG) to prepare some suggestions for heritage-led improvements to the area to be secured using planning obligations, in the event of the development at the former Central St Martins site being approved. The development would have impacts upon the amenity of the square due to loss of light and a long period of construction work, so we believe it is appropriate to secure a number of improvements to the square to offset this harm.

Decluttering and heritage-led enhancement of gardens and surrounding streets.

The Holborn Vision notes the widespread blight of clutter in the street environment of this area. Red Lion Square is no exception and could benefit from heritage-led street works.

Resurfacing of square pathways and surrounding pavements.

The square could be enhanced by the use of 'York stone' slabs and granite setts to resurface the pathways in the garden itself and surrounding pavements. It should be noted that the surrounding streets retain some surviving 'York stone' slabs and granite kerbs which should all be preserved in any works. York stone slabs which are most historically accurate would be best to integrate with the surviving slabs in the surrounding streets. That said, the garden being its own entity might benefit from low-ripple paving such as that used at Brunswick Square to aid accessibility.

Heritage streetlamps.

Heritage streetlamps, the design of which to be confirmed with FoRLSG and the BCAAC could be introduced to the surrounding streets. There are already 'heritage' streetlamps in the gardens, but the surrounding streets have poor-quality modern lamps. The possibility of wall-mounted lamps should be explored to reduce fly-posting incidents and clutter.

Removal of unnecessary clutter.

There is great visual clutter in the area associated with now redundant traffic-calming measures, including chicanes, speed-bumps, protective railings, disused posts and bollards, and associated signage. Works to remove these unnecessary items and restore the street scene to a state of order would enhance the area and accord with the Holborn Vision.

Removal and relocation of recycling bins.

The recycling bins placed prominently on Drake Street greatly clutter the street scene and impact upon views of the square. Subject to consultation with Environment Services, it would be beneficial to remove these bins to a new location and to provide more historically sensitive housings for the bins. This would help to further connect the development to the square itself.

Enhancements to the garden

Additional high-quality planting for the garden.

The garden could benefit from new high-quality planting and traditional edge-tiles to protect any new and existing beds.

Replacement of old poor-quality seating.

Heritage benches could be provided for the garden (similar to those found in Cartwright Gardens), and better tables and chairs could be provided for the garden café. A number of new benches have been provided for the garden which need not be replaced.

Restoration of garden café.

The garden café could benefit from a restoration to help it sit more appropriately in its context and secure its continued use.

Miscellaneous.

The power supply to the garden requires repair to provide for festive lighting, and a water-sprinkler system could be installed.

We hope these suggestions are useful, and encourage further consultation on any proposed changes with the BCAAC and FoRLSG.

Bloomsbury Conservation Areas

Advisory Committee

Friends of Red Lion Square Gardens