

From: Charlotte Street Assoc.

Sent: 26 May 2021 11:53

To: John Sheehy

Cc: Planning; Charlotte Street Association

Subject: Comments on 2020/5624/P - Network Building; and 2020/5633/P - Tottenham Mews

Please accept these comments on the two applications and please circulate to members.

Comments on 2020/5624/P - Network Building (95-100 Tottenham Court Road & 76-80 Whitfield Street) and 88 Whitfield Street London W1T 4TP; Tottenham Mews 2020/5633/P.

The Charlotte Street Association wishes to object to both the above application on the grounds that these fail to meet all the key policies of the Council's Plan:

Network Building

1 Sustainability

The demolition of the existing and construction of the new building will generate a large amount of carbon in the critical years of the climate emergency 2030/2050.

2. Mixed Use

Not only does the scheme propose a single use building it changes the building at ? TCR from a mixed to a single use.

3. Housing

The amount of Housing proposed falls materially short of Plan requirements of 6205sqm made up of 5225sqm generated by the uplift of Commercial floor space plus 800sqm replacement for the loss of 8 units at TCR; of this 2979 should be affordable. This equates to a requirement of 62 units including 27 affordable. The scheme includes no market housing and only 23 affordable units (2340sqm) all off site.

4. Public Open Space

The Plan requirement for POS amounts to 440 square metres. None is offered on the applicant's land. The area proposed for the tree planting is in the Council's ownership. Furthermore the area of public realm presently provided in Cypress Place is not being replaced but subsumed in the new building.

Not only is Fitzrovia identified as an area with a critical shortage of POS. The Site is in close proximity to an area of high deprivation to the north.

5. Design

Unsurprisingly given its 40% increase in floor space the proposed building represents gross overdevelopment in terms of height and bulk. Together with its banal design it is wholly without merit and would be damaging to its surroundings. Beauty or delight are not qualities associated with this monolith.

Tottenham Mews

We support the objections made by the Tottenham Mews Residents Association, in particular those relating to the poor quality of the proposed new housing in terms of outlook, daylight, lack of private amenity space and privacy; and the unacceptable loss of amenity suffered by the existing units in terms of outlook and privacy. The lack of POS provision.

We also strongly support the concerns about the covered link between the sites given the serious identified shortcomings in Plan Policy both schemes should be refused.

Max Neufeld
On behalf of CSA