

Rafi Miah

Dear Jennifer,

We have no objection in principle to the application at 23A Great Queen Street on heritage grounds. The single storey extension is considered modest and is set within the centre of a street block where it will have no impact upon public views from the CA. The existing building is of little or no heritage value appearing to be a modern extension built in an industrial 'style'.

We are concerned about the potential impact upon light and sky into the historic Georgian terrace buildings facing onto Great Queen Street itself and backing onto the development site. While the front of these buildings have been redesigned and refaced potentially in the late 19th or early 20th century, the rear retains its original Georgian character. The extension has the potential to have an impact upon light and sky into these buildings. However given the set-back and modest scale of the extension, this impact is considered small. We would advise the planning officer to weigh this appropriately.

The design is considered acceptable although we offer the following comments.

The set-back of the 'front elevation' and lowering of the floor below is appreciated as this helps to minimise impact upon amenity so far as is possible. We are somewhat concerned about the potential for overlooking into neighbouring properties given their proximity, although without a site visit, it is difficult to assess the potential for this overlooking. Some form of screening, perhaps with plants, may be appropriate. While the 'traditional' approach to materials and detailing is appreciated, it may be more successful to pursue a simpler modern approach given the modern date of the building below and its 'industrial' character. The combination of what appears to be exposed oak, lead grey ply roof covering, London stock brick slips, painted hardwood doors and windows, aluminium painted rainwater goods, and traditional-type cast iron balustrading in a very small area has the potential for the design to become visually 'overloaded' and perhaps slightly 'pastiche'.

These comments are offered as consideration for the architect but we are not formally requesting any revisions or submitting any objection.

Owen Ward

61B Judd Street, Bloomsbury, London. WC1H 9QT
bloomsburyconservation.org.uk