

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3352/HS2	Richard Simpson for Regent's Park CAAC	22/09/2022 19:08:35	OBJ	ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

5 September 2022

Euston Cavern Headhouse Park Village East NW1 7PX

Objection

1. We welcome the reduction in overall height, and in particular, the adoption of a red brick to the elevations visible from Park Village East. We request a condition requiring provision of a sample panel to check that the proposed brick type matches the existing, and that the bond and pointing are also appropriate to this very important location in the conservation area.

2. We note that the landscape proposals are reserved to another application, but we are concerned that the structure now approved should be fully supportive of the vegetation that the site requires, and which is indicated in these proposals. The construction and paving should provide rainwater runoff into the planting structures to give the vegetation optimal conditions for survival in an increasingly hot climate. In due course, the landscape proposals should ensure that climate resilient species should be selected: this not what is shown on the present drawings. What appear to be raised planters have no connection to the soil and are unsustainable. These issues reflect the importance of planting in the character and appearance of the conservation area as well as accepted ecological practice.

3. The safety railings to the roof perimeter should be set back from the rear of the parapet to minimise their visibility from views within the conservation area.

4. The character and appearance of the conservation area is characterized by low levels of artificial light: mitigation of light pollution is of critical concern, and the scheme design should ensure minimal light levels, minimal use of artificial light, and ensure that lights are not lit when not required.

5. The Advisory Committee supports local residents in their concern for the full mitigation of noise pollution. Again the character and appearance of the conservation area is characterized by quiet and should not be harmed.

We would be happy to review revised proposals.

Richard Simpson FSA
Chair