



Da Vinci House  
44 Saffron Hill  
London EC1N 8FH

David Fowler  
Planning Department  
Camden Council  
5 Pancras Square  
London  
N1C 4AG

10 February 2023  
Our Ref.19-234  
VIA EMAIL

Dear Mr Fowler,

**SELKIRK HOUSE, 166 HIGH HOLBORN AND 1 MUSEUM STREET, 10-12 MUSEUM STREET, 35-41 NEW OXFORD STREET AND 16A-18 WEST CENTRAL STREET, LONDON, WC1A 1JR**  
**MINOR AMENDMENTS AND ADDITIONAL REPORT TO APPLICATION 2021/2954/P**

We write on behalf of our client, Lab Selkirk House, to update the proposed plans and submit an additional report in relation to application Ref No. 2021/2954/P at Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR ('the Site').

**Minor Design Amendments**

The minor amendments to the proposed development consist of the following changes to the proposed One Museum Street building:

- Depth of ground floor colonnade columns reduced to c.700mm.
- The materiality and articulation of the colonnade soffit revisited to engage more to the ground floor user.
- Additional articulation introduced to both the ground and first floor facade.
- The glazing at ground and first floor broken down into smaller sections to have a more human scale.
- Openable windows and openable panels are proposed at first floor level for future proofing and future flexibility.

To this end, we attach the amended proposed plans and planning addendum. The amended plans should supersede the plans originally submitted, with the following updated drawing numbers:

- One Museum Street Design Amendments (Planning Addendum) – prepared by DSDHA
- 295A-P40.102 Rev. B Proposed Section CC and DD
- 295A-P40.101 Rev. B Proposed Section AA and BB

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- 295A-P40.008 Rev. B Proposed Site Sections EE FF
- 295A-P40.007 Rev. B Proposed Site Sections DD
- 295A-P40.005 Rev. B Proposed Site Sections AA BB
- 295A-P40.002 Rev. B Proposed Site Section BB
- 295A-P40.001 Rev. B Proposed Site Section AA
- 295A-P30.130\_High Holborn Building - South Elevation
- 295A-P30.113 Rev. B Proposed Vine Lane Elevation
- 295A-P30.112 Rev. B Proposed High Holborn Elevation
- 295A-P30.111 Rev. B Proposed Museum Street Elevation
- 295A-P30.110 Rev. B Proposed West Central Street Elevation - South
- 295A-P30.106 Rev. B Proposed New Oxford Street Elevation
- 295A-P30.105 Rev. B Proposed High Holborn Elevation
- 295A-P30.104 Rev. B Proposed Museum Street Elevation
- 295A-P30.103 Rev. B Proposed West Central Street Elevation - East
- 295A-P30.101 Rev. B Proposed West Central Street Elevation - South
- 295A-P20.131 Rev. B Proposed First Floor Plan
- 295A-P20.130 Rev. B Proposed Ground Floor Plan
- 295A-P20.101 Rev. B Proposed First Floor Plan
- 295a-P20.100 Rev. B Proposed Ground Floor Plan
- 295A-P20.012 Rev. B Proposed Landscape - GF - Furniture Plan
- 295A-P20.010 Rev. B Proposed Landscape - GF - Paving - Kerb Types
- 295A-P20.006 Rev. B Proposed Landscape - GF - GA Plan

#### **Additional Report**

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The following additional report is also being submitted in support of the proposed scheme:

- Retention & Redevelopment Options Review & WLC comparison - prepared by DSDHA & Scotch Partners.

This report provides an analysis and comparison of the holistic sustainability performance of five development scenarios for bringing the Selkirk House site (including multi storey car park) back into productive use as part of the wider One Museum Street scheme.

We trust that the enclosed is in order and look forward to receiving confirmation that a 21-day public re-consultation on the application has commenced.

Should you require further information please do not hesitate to contact me.

Yours sincerely,



Anna Snow  
DIRECTOR