

NEWS

Make City scheme gets record objections

Andrea Klettner

An office scheme designed by Make at London Wall in the City of London has been recommended for planning approval, despite receiving a record 135 objections.

The proposal, for developer Hammerson incorporates two towers rising to 14 and 18 storeys



The "fat and bloated" scheme.

on a site opposite the Barbican Centre, whose residents are fiercely opposed to the plans.

A City of London planning officer told BD that the scheme had received "the most objections ever" for a project within the remit of the authority. Meanwhile, Make founder Ken Shuttleworth said: "I've had more than 60 meetings with residents. It's tough — all architects and lawyers."

Most complaints centre around loss of light, while 92 objected to the "over-development" of the site. Poor design was cited in 18 letters as an objection. The authority also

received five letters of support.

A number of people believe the plans would adversely affect the grade II listed remains of St Alphage Church tower, which sits on the 0.7 ha site.

During pre-application discussions, the larger building was "significantly" reduced in height from 29 storeys to 18 storeys. When complete it will rise to a height of 85m.

Cabe said it "commended" the design of the buildings, but that the taller tower "could benefit from further improvements".

Timothy Crone, an architect at Grimshaw, who lives in the Barbican, told BD the mass of the building seemed "far too great".

In a letter to City of London planning officers he added: "The building would have been far better being a true skyscraper, tall and slender rather than the fat and bloated example Make proposes."

However, self-employed architect and Barbican resident Peter Hunter is one of those supporting Make's plans.

"I feel that it's important for the centre of urban areas to show new buildings," he said. "I didn't support the original scheme because it lacked a care and attention to context, which this one has."

Meanwhile, Make is working on plans to design a 30-storey plus residential tower at Elephant & Castle in south London to help fund a new leisure centre planned as part of the area's regeneration.

Council backs Chelsea Barracks proposal

Five years, one royal intervention and a contentious change of architect since it was first conceived, the £2.5 billion redevelopment of Chelsea Barracks has been approved.

The new scheme by Dixon Jones, Squire & Partners and Kim Wilkie Associates won outline planning approval from Westminster Council on Monday night.

The architects will now draw up detailed designs for the 5ha site whose masterplan envisages several garden squares surrounded by blocks of apartments and houses rising to eight storeys.

Michael Squire, of Squire & Partners, welcomed the decision as a "positive step" but said there was still a long way to go before the saga was concluded.

Mike Grey, head of design at Westminster Council, told the meeting that the scheme had the potential to be an "absolutely stunning addition to the look of London" and would provide some "dramatic landscaping".

But campaigners immediately vowed to appeal to mayor of London Boris Johnson to force the developer to reduce the tallest blocks by one storey. The mayor needs to ratify Westminster's decision before it can go ahead.

Georgine Thorburn from the Chelsea Barracks Action Group said the councillors had made their decision based on misleading graphics.

This was echoed at the meeting by ward councillor Andrew Havery who complained that the slides hid the proposed buildings behind "verdant" trees and coloured them pale blue rather than brick red.

However the Qataris' public consultation was praised by councillors as an "exemplar" process.

The redeveloped plans will see up to 488 homes built. Of these 123 will be affordable, including 60 for elderly care. The development will also include a public leisure centre.

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FIRST LOOK



The library, on the south end of the development, addresses Victoria Street.

Lynch proposes 'modern palazzo' opposite Victoria Station

Lynch Architects has submitted a planning application for a mixed-use development opposite Victoria Station in London.

The scheme, commissioned by Land Securities, is a radically revised version of a project the practice had secured approval for in 2009.

Both designs incorporate a mix of retail and office space, affordable housing and a public library. In the new version, however, the library has been relocated to the south end of the site, beside the Victoria Palace Theatre and the station.

The project also now incorporates the facade and lower floors of the 1930s Sutton House, following its listing, and accommodates



Model showing the library, to the left of the image.

the structural requirements imposed by changes to the works on Victoria Station, below the site.

The architect describes the

library as a "modern palazzo". Its primary, glazed facade is shaded by a travertine screen, which incorporates solar chimneys that will allow the

reading rooms to be naturally ventilated.

The scheme forms part of Kohn Pedersen Fox's masterplan for the redevelopment of the land to the north of Victoria Station, which will also include buildings by KPF and Benson & Forsyth.

The project's progress is tied to that of the underground works, which the developer is part-funding via a section 106 agreement. As a result, the Lynch project is expected to complete in 2018 at the earliest.

Earlier this year, Lynch submitted a planning application for another major Land Securities development on the nearby Kingsgate House site (News analysis May 6).



The project forms part of a KPF-designed masterplan.



The north elevation incorporates a retained, listed facade.