

urban mesh *design ltd*

9 NEWBURY STREET  
LONDON EC1A 7HU



Rob Chipperfield  
*By email*  
and also by post to  
Department of the Built Environment  
City of London Corporation  
PO Box 270  
Guildhall  
LONDON EC2P 2EJ

11<sup>th</sup> November 2020

Dear Mr Chipperfield

20/00371/FULMAJ - 150 Aldersgate Street 3-4 Bartholomew Place London EC1A

Whilst we were excited to see plans for the renovation and extension of the rather heavy and dated offices fronting 150 Aldersgate Street, we had significant concerns about the effect of the part of the development at 3/4 Bartholomew Place and we sent a letter of objection to the proposals to yourselves dated 12<sup>th</sup> June 2020.

We were due to be converting the upper floors of our office building to residential use in line with our consent 19/00489/FULL and the proposed development above had significant implication for daylighting to habitable rooms to the rear of the our consented scheme.

Since then we have had discussions with the developer at 150 Aldersgate/3-4 Bartholomew Place and we have considered how best the two sites can be redeveloped together. Having reviewed this context we are content that the proposed massing at 150 Aldersgate/3-4 Bartholomew Place is acceptable, in particular when considering the impact on the daylight and sunlight available to our site at 9 Newbury Street.

Massing aside, other aspects of the development seem a welcome addition to the city. The attitude to the street, the reuse of existing structure, the extensive landscaping and accommodation of natural ventilation are all great improvements and hopefully set a precedent for other developments to measure up to.

We now wish to withdraw our objection to the submitted proposal and we would like to support the above application which we believe embodies a welcome addition to the city and is also an exemplar for others to follow.

Yours sincerely

Oliver Lazarus  
for and on behalf of urban mesh design ltd



From: [REDACTED]  
Sent: 16 November 2020 12:19  
To: [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)  
Subject: [20/00371/FULMA1 - 150 Aldersgate Street 3 – 4 Bartholomew Place](#)

FAO: The Chief Planning Officer

Dear Sirs,

**[20/00371/FULMA1 - 150 Aldersgate Street 3 – 4 Bartholomew Place](#)**

We refer to the above planning application.

As you are perhaps aware we have been responsible for investing c.£500m in the [Barts Square](#) development to the west of the subject site where we have completely re-developed dilapidated hospital buildings covering 3.2 acres into a mixed-use scheme comprising 236 residential units, three office buildings of 214,000, 40,000 and 12,000 sq ft NIA of offices with c.20,000 sq ft of ground floor food and beverage and retail. The scheme has included extensive public realm works. Bearing this in mind we hope you attribute our support for the planning application with suitable weight.

We believe the building is well designed and is appropriate for the area. We are pleased to see the connectivity from Aldersgate through to Bartholomew Close and welcome the occupiers of the building being able to share the amenities and public realm that comprise [Barts Square](#).

We note in the application the proposal regarding vertical greening. This is becoming an increasing feature of many of the latest planning applications and approvals in the City. We would request, in general, that the relative merits of these features are appropriately assessed. From our experience, whilst the greenery gives the appearance of enhancing sustainability, there are significant cost and design implications that need to be offset. Apart from the potential fire hazard, the ongoing maintenance of the greenery will be very time consuming, expensive and, ultimately if the greenery does not take hold, will result in a detrimental visual feature providing little or no environmental benefit. Resources would be better allocated, in our view, to enhancing true green initiatives within developments to reduce embodied and operational carbon.

Yours faithfully

**Gerald Kaye**  
Chief Executive

[Helical plc](#)  
[5 Hanover Square](#)  
[London W1S 1HQ](#)

