

From: [REDACTED]
To: [PLN - Comments](#)
Subject: RE: Objection to Planning Application: Middlesex Street Estate: 21/00527/FULL / Pipe installation
Date: 25 August 2021 19:53:19
Attachments: [210609 Middlesex Street Estate Letter.pdf](#)

THIS IS AN EXTERNAL EMAIL

21/00527/FULL | Instillation of pipe and ductwork within the under croft of existing balconies on fourth floor level, boxed in and painted to match existing materials. Distribution pipe work for White Kennett Street to run within the basement and rise up the library end of the building before distributing around the back of the building

Dear Sir/Madame, / Attn: Jessica Robinson

I wish to officially and strongly object to the Planning Application as described above. There is a more extensive Middlesex Street Estate **Residents' Association** group objection that is now being drafted and circulated, but would like very much to register my personal strong objections to this Application, for the following reasons:

- It is my belief that this Application is not legally valid, as the original s.20 notice regarding the entire Heating replacement project was not properly proceeded with, with no consultation whatsoever afforded to residents, nor any opportunity to object, or raise our serious concerns and opposition to the project, and to the destructive works proposed.
- There are a number of pending objections to the entire project presently in progress
- The instillation that is described here is incredibly destructive to the facade of an important, and architecturally admired modernist building, and the works as proposed would well be considered an act of architectural vandalism.
- In support of this architectural perspective, please find attached the professional advice that was received by the much respected **20th Century Society**, who very much support our strong objection to this building work.

An emailed confirmation of your receipt of this Objection would be much appreciated.

Yours sincerely,

Jeffrey Boloten

425 Petticoat Square
London E1 7EB

Comments for Planning Application 21/00527/FULL

Application Summary

Application Number: 21/00527/FULL

Address: Middlesex Street Estate London E1

Proposal: Instillation of pipe and ductwork within the under croft of existing balconies on fourth floor level, boxed in and painted to match existing materials. Distribution pipe work for White Kennett Street to run within the basement and rise up the library end of the building before distributing around the back of the building.

Case Officer: Jessica Robinson

Customer Details

Name: Ms Vicky Stewart

Address: 10C Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the sample ducting installed on the 4th Floor, Petticoat Square, I object to this installation continuing because, visually, it is:

OVERSIZED - The ducting measures W60 x D45cm but the two pipes together are only W35 x 20cm

PETTICOAT TOWER - When the ducting is applied to the Tower the same objections apply. In addition, the vertical ducting will obstruct the landing windows from opening to allow cleaning. This has already happened with the pipework in its unclad state.

OBTRUSIVE - shiny white material used against 1970s dark brickwork.

FLIMSY and CHEAP LOOKING - Poor materials used

POOR WORKMANSHIP - poor finish - and if the ducting is to be painted by the installer we can expect similar poor workmanship

PETTICOAT TOWER - Should this size and type of ducting be used in the Tower the objection above apply and the dimensions will prevent the landing windows from opening wide enough to allow cleaning which have already been limited by the lagged pipes.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: 21/00527/FULL
Date: 06 September 2021 16:25:30
Attachments: [REDACTED]

THIS IS AN EXTERNAL EMAIL

Dear Jessica Robinson,

I am writing to object to the proposals with the above ref number, for an external installation of pipes and associated boxing in. The documents suggest that the scope of the planning application is in fact much wider and covers the wider installation, so it might be good to clarify with residents what they are being asked to comment on.

These works will constitute a major transformation of the estate with enormous detrimental effects on its appearance, a view supported by the 20th Century Society, who letter in support of my argument I am attaching. The architecture of Middlesex Street Estate is an elegant composition comprising a tight material palette of self coloured materials. The rhythm of the facade would be severely disrupted by external services installation—for example, the continuous horizontality of the unadorned concrete frieze concluding the facade of Petticoat Square against the city and sky beyond, when chopped up vertically by installation ducts will lose all its aesthetic function.

The communal areas incl. the Petticoat Square deck access are designed and make space for social interaction and inhabitation; the architects sacrificed a few square meters of potential living space to create the little entrance alcoves, which invite placement of a flower pot here, some seating there (a concept at the time known as 'Streets in the Sky' as you will know). The planned external installation will divert attention from loving signs of care and pride, to the visually dominant careless utilitarian infrastructure along the soffit, and lay waste to the elegance of the design. We are further concerned that additional installations such as the planned cold water installation will follow.

A sample panel has been installed a few weeks back, and whilst I had anticipated that the boxing in would in fact exacerbate the detrimental visual impact of the pipe work installation, I have to admit that I had not anticipated it to turn out this bad—clearly no attempt has been made to minimise the size of the ducting, which appears an involuntary caricature of the adjacent carefully designed waste chute. In addition, detailing of the boxing is careless and utilitarian, and the material quite flimsy.

The ducting would at least need to be replaced with better designed ducting; which should be much smaller, with rounded edges, of higher quality, in a different finish, and more carefully detailed. Even better would be to omit the ducting and leave the insulation visible, which would be far less visually pejorative.

The unconsidered addition of utilitarian clutter is rightfully associated with poor housing —because these things simply tend not to happen when people care— and it has knock-on effects on how residents behave; how can anyone be persuaded to care about communal areas and homes if the estate management does not seem to. The perception of City of London's decision makers as lacking enthusiasm for its housing asset and residents is reinforced by a seeming disregard for the impact of these works on us and the lack of meaningful consultation to date regarding one of the biggest aesthetic transformations of the estate, which in its current planned form can only be described as aesthetic vandalism.

With best wishes,

Mark Lemanski
424 Petticoat Square

From: [REDACTED]
To: [PLN - Comments](#)
Subject: PLNCOMMENTS@CITYOFLONDON.GOV.UK
Date: 06 September 2021 15:21:42

THIS IS AN EXTERNAL EMAIL

Dear Jessica Robinson, I wish to officially object to the planning application 21/00527/FULL for the following reasons: there are a number of pending objections to the entire project presently in progress, as there was insufficient notice and consultation with residents on the entire heating replacement plan. The installation that is described here is incredibly destructive to the facade of an important architecturally admired modernist building, and the works as proposed would have been deemed to be architecturally destructive, according to the respected 20th century society, who very much support our objection to this building work, the system will lock in fossil fuel use across our estate for years to come. Regards Linda Fallon. 401 Petticoat Square. E1 7EB.

From: [REDACTED]
To: [PLN - Comments](#)
Subject: Objection to the Planning Application 21/00527/FULL
Date: 06 September 2021 15:27:20

THIS IS AN EXTERNAL EMAIL

Dear Jessica Robinson

I wish to officially object to the Planning Application 21/00527/FULL for the following reasons:

There are a number pending objections to the entire project presently in progress, as there was insufficient notice and consultation with residents on the entire heating replacement plan.

The installation that is described here is incredibly destructive to the facade of an important, architecturally admired modernist building, and the works as proposed would have been deemed to be architecturally destructive, according to the respected 20th Century Society, who ever much support our objection to this building work.

The system will lock in fossil fuel use across our estate for years to come.

Kind regards

Isabella Rombi
407 Petticoat Square

Sent from my iPhone

Comments for Planning Application 21/00527/FULL

Application Summary

Application Number: 21/00527/FULL

Address: Middlesex Street Estate London E1

Proposal: Instillation of pipe and ductwork within the undercroft of existing balconies on fourth floor level, boxed in and painted to match existing materials. Distribution pipe work for White Kennett Street to run within the basement and rise up the library end of the building before distributing around the back of the building.

Case Officer: Jessica Robinson

Customer Details

Name: Mr Roger Way

Address: Middlesex Street Estate Residents' Association Petticoat Square

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the planning application as it stands because the accompanying documents do not make it clear exactly what is the scope of this application.

The application form says:

"The replacement of the existing communal heating system, including boiler room, heating and water distribution pipe work and dwelling internals."

which is much wider in scope than the description in the letter sent to residents:

"Instillation of pipe and ductwork within the undercroft of existing balconies on fourth floor level, boxed in and painted to match existing materials. Distribution pipe work for White Kennett Street to run within the basement and rise up the library end of the building before distributing around the back of the building."

Additionally.

1. The word "Instillation" has no meaning in this context; it means "pouring or injecting a substance drop by drop"!

2. 4th Floor flats on White Kennett Street do not have balconies in the accepted sense of the word.

I request that this planning application be resubmitted with the scope made clear and the accompanying documents directly supporting that scope.

Roger Way

Chair

Middlesex Street Residents' Association

Comments for Planning Application 21/00527/FULL

Application Summary

Application Number: 21/00527/FULL

Address: Middlesex Street Estate London E1

Proposal: Installation of external horizontal and vertical pipework across the site including: five vertical risers and pipework at levels two (podium level), four and six; elements of which will be boxed in and painted to match background materials. (Please note the revised description of development, and the additional information submitted for this application including revised drawings).

Case Officer: Pearl Figueira

Customer Details

Name: Mr Ian Hartog

Address: 459 Petticoat Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Two sides of the estate has already had external piping installed. Why was this installed before planning permission has been granted ?

The design of the pipework and boxing has not been designed to blend in with the appearance of the estate.

The sample boxing is too bulky. Options should have been shown before application was applied for. The sample boxing has also started to attract dirt.

I therefore object to the application and suggest that other options should be presented to residents before continuing.



Sent by email: [REDACTED]

09 June 2021

Our ref: 21 06 03

Dear Paul Murtagh

MIDDLESEX STREET ESTATE, CITY OF LONDON

The Twentieth Century Society has been alerted to a proposal to install a face-mounted heating system at the Middlesex Street Estate. The Society supports the residents represented by Mark Lemanski in opposing this proposal.

Background

Middlesex Street Estate is located at the eastern edge of the City of London, bordering Middlesex Street Estate and Petticoat Lane Market. It was designed by the Corporation of London Architect's Department, constructed between 1965 and 1970, and is composed of a courtyard block and a tower, with shop units on the lower floors, a large garage underneath an elevated landscaped podium, and a mix of flat types including maisonette types on the upper floors.

The design aimed to connect the adjacent Petticoat Lane Market with the City via an elevated market square feeding into the elevated City of London Pedway Scheme. To this end, the business units forming the plinth of the block were designed as three storey dual aspect units, with each unit facing outwards at street level, and onto the podium on the top level, with the intermediate level acting as storage space. A community space, the estate office and residential entrance lobbies are also accessed from the podium.

Architecturally, the estate adopts a robust formal language informed by structuralism and brutalism. It is constructed of in situ and precast concrete, and black engineering brick. The communal areas including the Petticoat Square deck access are designed to make space for social interaction and inhabitation; for example, through small entrance alcoves along its elevated walkways, a notable application of the post-war trend for 'streets in the sky'.

Comments

As outlined in this letter Middlesex Street Estate has architectural merit and we therefore consider it to be a non-designated heritage asset. As such, the Twentieth Century Society supports the residents in opposing the proposed external additions which will drastically change and therefore harm the estate's architectural character and appearance. We further support the residents' request that design advice is sought on any significant planned changes in order to ensure that these have as minimal an impact as possible on the architecture.

I hope these comments are of use to you. Please don't hesitate to get in touch if you have any questions.



Yours sincerely,

Coco Whittaker

Caseworker

Twentieth Century Society

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.

The Twentieth Century Society
70 Cowcross Street, London EC1M 6EJ



Memo

To Assistant Director (Development Management)
Environment
Email: plncomments@cityoflondon.gov.uk
Case Officer - Pearl Figueira



From Kate Alexander-Newton
Environmental Health Officer

Telephone [REDACTED]

Email [REDACTED]

Date 17/11/2021

Our Ref WK202115782

Your Ref PT_ PF/21/00527/FULL

Subject Installation of pipe and ductwork within the under croft of existing balconies on fourth floor level, boxed in and painted to match existing materials. Distribution pipe work for White Kennett Street to run within the basement and rise up the library end of the building before distributing around the back of the building.

This department acknowledges receipt for the above application and has the following comments and observations to make:

1. Written scheme for protecting residents and commercial occupiers

Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison and monitoring (including any agreed monitoring contribution) set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme (including payment of any agreed monitoring contribution).

REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.

These details are required prior to any work commencing in order that the impact is minimised from the time that development starts

2. Noise Vibration from mechanical systems or other plant

Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.

Kate Alexander-Newton
Environmental Health Officer
Pollution Team – Environment

Mob: [REDACTED]