

Committee:	Date:
Planning and Transportation	19 July 2022
Subject: Addendum Report no.2 for Agenda item 4 Boundary House 7 - 17 Jewry Street London EC3N 2EX Application Ref. 21/00826/FULMAJ	Public

Additional Representation

1. A representation has been received today (18th July 2022) in support of the application, and a copy of this has been appended to this report.

Comments for Planning Application 21/00826/FULMAJ

Application Summary

Application Number: 21/00826/FULMAJ

Address: Boundary House 7 - 17 Jewry Street London EC3N 2EX

Proposal: Demolition of the building and the erection of a basement, ground plus part 14 storey and part six storey building plus plant comprising of a 311 bedroom hotel with a ground floor cafe/bar and roof top restaurant (Use Class C1) and office floorspace (Use Class E) at part ground and part first floor with ancillary community uses, hard and soft landscaping, cycle parking and associated works. |cr|

Case Officer: Pearl Figueira

Customer Details

Name: Karen Cook

Address: 76 Burton Court London

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: I have spoken to the Architect Dan Burr at Sheppard Robson about his architectural proposal for Boundary House, Jewry Street.

I am familiar with the area as the practice I co-founded and where I have worked for most of the last decade has offices nearby, and I would often walk along Jewry Street to my own site, 22 Bishopsgate. Recently, I have served as Vice Chair to the Aldgate BID, whose four focus areas are to make this area more appealing, to keep everyone protected, create a stronger community, and be more welcoming.

This hotel proposal aligns with those objectives.

* Hotel use will enliven the street and the neighbourhood.

* The inclusion of a cultural and event space will help small businesses and the residents in the local community.

* Additional amenity and trees at roof level will give new public access to outdoor space.

* Jobs will be created to work in the hotel, and affordable rents in the ground floor space will help small businesses.

* A sensible embodied carbon balance of partial old stock retention and partial new build has been studied. The additional area requires additional foundations, at the same time making it feasible for the owner to offer public amenity space.

* I am personally familiar with the owner's two hotels in Prague, both of which operate with similar small business access and public café space, and enliven the pavement in a welcoming way.

* The architectural design gracefully treats the massing by introducing a gentle curve on Jewry

Street. The ground level adds strong character at the base in a pedestrian scale, with sculptural pre-cast vaulted arches, seating, and greenery. The brick and glazed brick fit well with the Lloyd Avenue Conservation Area, with textured details giving an intriguing light and shadow reading. The hotel rooms are on a clear span floor, making easier the future adaptability to other uses.

* In sum, the Boundary House design proposal would be a welcome addition to Jewry Street and to the City.