

From: [REDACTED]
To: [PLN - Comments](#)
Subject: CoL Ref: 22/00202/FULMAJ - Cripplegate House, 1 Golden Lane (LBI Ref: P2022/1158/OBS)
Date: 09 May 2022 17:46:14
Attachments: [image001.png](#)

THIS IS AN EXTERNAL EMAIL

Hello,

[REDACTED]

-
[Height, bulk and mass:](#)

- *It is the combined impact of excessive height, bulk and mass that creates the harm associated with the scheme, as opposed to its architectural detailing and materiality.*
- *The 'replacement' wing occupies a very tertiary position within the urban structure. Its southern flank faces a service yard, and its western and northern edges front onto narrow minor streets. The Grade II listed host building, the Cripplegate building, fronts Golden Lane which could be deemed the secondary street within this structuring context.*
- *By raising the height and associated mass in such an excess manner in relation to the host building, within this tertiary position, the proposal not only threatens to overwhelm the host but also its neighbours.*
- *The proposed height would significantly exceed the heights of the immediately adjacent Barbican buildings Ben Johnson House and Breton House, harming their setting and creating confusion in regards to the legibility of the urban form and structure.*
- *The new build elements would also be highly visible from multiple vantage points from within and adjacent to the Golden Lane Estate, altering and overwhelming elements associated with its form and setting.*
- *The site is positioned in a highly tertiary position, including to the rear of the host building. By making it one of the tallest and largest structures in this immediate context, the design fails to acknowledge or respond to the contextual urban structure or to the hierarchy of place and space. And this appears to be the fundamental failing of this scheme.*
- *By virtue of the significant height and mass proposed the scheme would become a primary visual form and focus to this part of the locality. This approach fails to respond to the structure and form of the context. It also threatens the setting and legibility of the adjacent multiple heritage assets associated with the Barbican Estate, Golden Lane Estate, the Welsh Chapel and the Cripplegate building, the host, itself.*

[Elevational treatment](#)

- *There are no objections to the architectural language, detailing, and materiality of the scheme. Rather it is the excessive height and mass relative to the established heritage rich urban form and structure that LBI raises objection to.*

[Impact on heritage assets](#)

- *The proposal is considered to cause unacceptable levels of harm to multiple heritage assets harming their setting, their legibility, and that of the established pattern and*

structure of their context.

Conclusion

- *Due to the excessive height and mass in relation to the site's tertiary position within the urban structure, and its relationship to the host building and multiple adjacent heritage assets, the proposal would harm their settings, their legibility, and the rationale of the urban structure. The proposal is therefore not supported.*

Thanks,
Joe

Joe Hennessy
Senior Planner (New Build) | Major Applications Team



Development Management | London Borough of Islington | Islington Town Hall | Upper Street |
London | N1 2UD



This e-mail is intended for the addressee only. If you have received it in error, please contact the sender and delete the material from your computer. Please be aware that information in this email may be confidential, legally privileged and/or copyright protected.