

Comments for Planning Application 24/01262/FULMAJ

Application Summary

Application Number: 24/01262/FULMAJ

Address: 319-325 High Holborn (Heron House), 326-332 High Holborn And 26 Southampton Buildings (Holborn Gate), And 44 Southampton Buildings, WC1 And WC2

Proposal: Demolition of existing buildings at 326-332 High Holborn & 26 Southampton Buildings (Holborn Gate), 319-325 High Holborn (Heron House) and 44 Southampton Buildings and construction of new building comprising of two basement levels, ground plus 9 upper stories (65.8m AOD), including a mezzanine at upper ground level and external plant space at roof level, consisting of office floorspace (Class E(g)(i)) on ground and upper levels, retail/food and beverage floorspace (Use Class E(a)-(b)) at ground level and flexible cultural/ exhibition/ performance/ learning/ community/ creative affordable workspace (Use Classes F1(a)-(e)/ F2(b)/ E(g)(i)/ Sui Generis) floorspace at ground and basement levels; creation of public realm, including new hard and soft landscaping, external terraces, provision of new servicing facilities and associated access from Southampton Buildings, cycle parking and other associated works.

Case Officer: Anna Tastsoglou

Customer Details

Name: Mr Michael Fairmaner

Address: 160 Fleet Street London

Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing on behalf of Fleet Street Quarter BID. We were formally established on 1 April 2022 and represent over 350 businesses located in and around Fleet Street. We are working with our partners to create a world class destination here in Fleet Street, making it a dynamic leading business quarter with high quality public spaces. I am writing to support the above application as it aligns closely with our priorities for the area as set out in our BID Proposal on which we were elected as follows:

Putting Fleet Street Back on the Map

This theme is about creating the FSQ as a vibrant and dynamic location that will reposition it as a place to work, visit, live and invest in. The Proposals contribute to this theme in the following ways:

- It will provide over 50,000m² of Grade A commercial floorspace in a feature building at the western gateway to the City of London and 1,200 sqm new modern retail space that will reinvigorate the retail offer on the street;
- It will provide a new cultural venue in the form of Holborn Dome to host events;
- It will support and create between 2,500 and 2,800 jobs.

Clean and Green

This theme recognises that the FSQ is challenged by limited public squares and spaces and has a focus on tackling climate change and reducing carbon emissions. The Proposals contribute to this theme in the following ways:

- A new pocket park to the south of the site is provided that will include greenery, seating, a water feature and new retail/food options.
- A simplified public realm to the north with improved paving finished to all areas; in all delivering 740 sq m of consolidated public space;
- The inclusion of green terraces for tenants, green roofs, and vertical greening.
- The prioritisation and promotion of sustainable travel through the introduction of both short and long-stay cycle spaces;
- Targeting BREEAM "Excellent" with an aspiration to achieve "Outstanding" and EPC rating of "A" and recycling 95% of construction materials to minimise the amount going to landfill.

Creating a Connected Community

The intention of this theme is to promote a vibrant and progressive cultural offer to attract new audiences; and to create an inclusive and sustainable business ecosystem. The Proposals contribute to this theme in the following ways:

- The new Holborn Dome cultural venue is spread across ground, lower ground and basement providing 2,000 sq metres of useable space that includes an immersive auditorium, flexible exhibition spaces, and areas for community events. Inspired by the historic Knights Templar Church that once stood on the site, it will be able to accommodate up to 300 people.
- A new clock is proposed on the northeast corner to mark the building and provide a new civic asset adding to the collection of clocks on buildings that is so much a feature of the area.

Safe and Secure

The fourth strategic approach seeks to tackle anti-social behaviour, rough-sleeping, build resilience within businesses and to encourage safety. The Proposals contribute to this theme in the following ways:

- The removal of the existing first floor overhang over the pavement that will make the area less enclosed;
- A new lighting strategy for the ground floor and pocket park that will improve safety and prevent anti-social behaviour.

I hope that the Committee will take these factors into account in reaching their decision on the proposal. I believe that this development will complement the new developments currently under construction and others planned for the area and will help create a new Fleet Street business district as a desirable location for businesses to locate in, residential to live and visitors to stay in and experience.