

# Blossom Street Feedback Report

Public Exhibition 5<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> July 2014

## Overview

This note provides a record of the feedback received following the public exhibition held on British Land's proposals for the regeneration of the collection of sites known as Blossom Street.

The exhibition provided the first opportunity for the wider community to see the initial proposals for Blossom Street, and followed earlier rounds of consultation targeted at the immediate residential neighbours and groups interested in planning and design matters.

The exhibition was advertised in the following ways:

- Invitations emailed to all stakeholders met in the earlier round of consultation
- Invitation flyers posted first class delivery to 1600 residential addresses and 500 business addresses in the vicinity of the site
- Invitations emailed and posted to 80 community organisations and local interest groups in the Spitalfields and Shoreditch areas and Tower Hamlets
- Advert placed in the East London Advertiser (Thursday 3rd July edition)
- Posters placed on the hoarding around the site advertising exhibition location, dates and times

Over the course of the three days over 200 people visited the exhibition, representing local residents, Tower Hamlets and Hackney residents and business owners and employees in the local area.

## Feedback

Exhibition attendees were encouraged to leave formal written feedback in response to the boards on display.

The freeform feedback form allowed respondents to make general comments on the scheme, and also on each of the designs by the five architects involved.

In total, 37 feedback forms were returned: completed on the day, emailed in to the dedicated project email address or returned via the freepost address provided.

All comments received from individuals are included in this report, anonymised and recorded verbatim. The comments are faithfully transcribed from the forms submitted; any errors are the work of the original author.

## GENERAL COMMENTS

- *I came to this consultation with a pre-disposition to find it objectionable, but after asking a lot of questions and having them politely and enthusiastically discussed and answered, I think I've become a bit of a convert.  
If British Land and all consultants can carry on this enthusiasm and commitment to the end of the build and make it a reality, I'll be very impressed by a development on a very challenging site.  
Quality of design, integration of neighbourhood, scale and character and sensitivity to the 'independent' nature of this area, all seem present. I hope you see it through.*
- *It is nice to keep the materials / bricks, warehouse style etc. and keep a good design harmony in the area. More residential areas would be even better. The exhibition is a very good idea and we are very happy to participate to the development of the area.*
- *My view is that the proposed development purports to recognize the existing historic character of the area but in fact the new buildings do not add anything interesting, except for the new building at 16/17 Blossom Street, and do not sit well with the existing architecture. More should be done to retain the fabric of the warehouse. The proposed building at the end of Folgate Street / Norton Folgate is too high and frankly ugly.*
- *Good design – like the level of historical buildings retained, could be more variety in design of other buildings – they look very similar. Would be good to know how local people have been involved in the design.*
- *In general, a sensitive adaptation of older buildings together with sympathetic contemporary design. A welcome contribution of public space that will provide pleasant relief from a very urban environment. I fully support the scheme.*
- *Dismal. A lack of empathy with history of site. Missed opportunity to create a truly unique working environment out of our manufacturing heritage. Please look again.*
- *Opportunity to create a fantastic new use of our Victorian Industrial past will be lost by this insensitive development that creates replica new spaces that we already have to much of. Maximum profit from minimum retention of historic building. Poor concept. Lacking vision of empathy. This is a gateway site to the city and should be refurbished to maintain links to the heritage that laid foundations for the city's wealth.*
- *The historical buildings for example on Elder Street and on Fleur de Lis should be restored to maintain historical heritage rather than being replaced with a modern aesthetic. I agree strongly with the points put forward by Dennis Severs House.*
- *Pleased that 1897 Warehouse is being retained but most anxious that the wall cranes and their hydraulic jiggers are fully retained and properly refurbished – especially as the jiggers to the south are likely to be lost – and this was probably one of the last large xxx of hydraulic jiggers in London.*

- *Walking into the building through the beautiful Nicholls and frontage, I think it's a real shame that thus part of the existing architecture couldn't be retained. In an area already flooded with chain retail and restaurants, do we really need more 'creep' into Spitalfields, particularly on a site that's an interesting entry point? There seems to be no inbuilt referenced to The Liberty of Norton Folgate, a fascinating piece of London history that I would assume could have had added value for the developer.  
I appreciate that overall some note is being taken of the industrial and human heritage of this site. However, still more care could be taken over keeping the proportions humane and characterful.*
- *Nicholls and Clarke and Blossom St Warehouses should be retained. I am against destroying the integrity of buildings and leaving a shallow façade – empty of meaning. Buildings of character rooted in local history should not be destroyed to be replaced by some generic corporate mass (AHMM). "P\*\*\* Alley" will become a dark cavernous cut. The proposed building on the corner of Fleur de Lis / Blossom St seems to have taken inspiration from the deplorable architecture of the Tune Hotel. I do not see why this development can not come up with something more sensitive to the location – as a good example of this see 20 Bishops Square where the terracotta tiles are in intelligent dialogue with the Galvins Main building. I see no attempt of this on the site by the main development. The exception to this is with Duggan Morris – but I would like them to be able to go further with their ideas of bricolage. Elder St – the Georgian Streetscape should be honoured.*
- *I am concerned about public toilet facilities in this site. We are plagued by people urinating in doorways because there is nowhere to pee after hours – and actually during the day this happens too. The exhibition should be available online as there is so much to take in.*
- *Having lived locally for many years I am keen that any new developments use the Spitalfields' history to strengthen the opportunities of its future. The encroachment of the City has the danger of undermining the area' unique character. The development of Spitalfields Market and the changing make-up of Commercial Street are just two examples of how the neighbourhood is developing a corporate nature. There seems like there is an inevitability that the ordinary residents lose out to multinationals and big companies. The proposals laid out in the exhibition feel like they follow this trend.*
- *Overall the scheme is inoffensive and very reverential to the existing buildings and context. I would like to have seen a more innovative approach architecturally with bolder insertions to the street frontage particularly in relation to the Fleur de Lis Street new build element by Stanton Williams. The AHMM housing is dull in the extreme – that side of Elder Street is comprised of a range of styles and could be less homogenous. I would like to have seen a wider and more imaginative range of uses on the upper levels – more inhabited space rather than offices. This is the last site before the City hits Shoreditch – this should be reflected in a bolder approach! The conservationists should not be pandered to!*
- *Generally understand the scheme and efforts to combine existing with redevelopment. I would like to see more embellishments on the building. (The large pieces look to drab, over-powering and boxy.) My only other main comment is this building [S1C] I feel it jars against the street scene and doesn't fit in. Too high, too ugly, too square. If it were broken up and old materials used it would be less intrusive. A little concerned of the 24/7 security provided by Broadgate. Please don't let them make it a sterile space as they have over the road. (Office workers playground). Thanks.*

- *This scheme was described by the lead architect as a “heritage led” scheme – I’m afraid to say it is anything but. “Profit led” perhaps, but respect for the particular identity of this important conservation area is well down the list of priorities.  
If pursued in its present form it will reduce the area to an anonymous adjunct to the City of London. Steps should be taken to 1) preserve more of what is there and 2) add new buildings that more sensitively reflect the historic fabric of the area.*
- *The exhibition does a good, clear job. Thank you.*
- *The two things I feel strongly need to be changed are:  
1- Corner building on Norton Folgate and Folgate Street needs to echo the Victorian and Georgian area behind it. More like the warehouse style, more textured in material used (brick please), and more symmetrical please.*
- *2- The block finishing Elder Street (towards the Fleur de Lys end) needs to be a row of Georgian houses pastiche façade, to with the other houses along Elder Street and to “finish” the street.*
- *A mixed bag, some of the proposals look really exciting, others are too corporate and out of scale and will rob Shoreditch of its charm and character.*
- *Great scheme. Like the fact the developer is the asset owner. Think there could be more residential. Buildings look like they will last in looks and physically.*
- *Wish this whole development was designed more adventurous and more exciting. Reflecting the culture and style of 21st Century Shoreditch. But it is lacking of that. It needs more material more playfulness and texture.*
- *I was going to comment on the plans; but I realised after looking at the plans and walking around the area. Its lovely as is. Everything works beautifully together, especially behind the Norton Folgate building. The area doesn’t need redeveloping – it’s loved and cared for as is. The Norton Folgate building needs to be spruced up and reused.*
- *Many aspects of the exhibition are dishonest – you use the word ‘restore’ when you mean ‘demolish’. Am surprised the tower block is so low compared to its new neighbours across the street. This is a hugely expensive investment and it beggars belief that one heritage house – no 14 – is to be demolished because its frontage is in a bad state. Both houses must remain. There is no need to demolish the Blossom St frontages it must be within the power and talent of the architects to bring these highly xxx buildings back to life. Keeping a frontage is no commitment to heritage at all.  
All the blocks should remain. This is destruction. The problem is not only what you are pulling down but the faceless bland boxes you are replacing them with. This is so disappointing. I was under the impression that you would take on board the heritage aspects of this area – you have ignored them reducing and diluting the unique aspect of these streets.*
- *I was disappointed by the type of brick uses. Could you not use a brick more in keeping with the surrounding buildings? I’m told the interiors of the warehouses of Blossom Street are very good. Could they not be kept?*

- *Although there are several aspects of the planned development which will constitute a real improvement to the area, parts of which are really run down and unsightly, I cannot emphasise strongly enough the concern I feel about the height of the planned buildings in sites 1, 1A and 2. The new buildings on sites 1, 1A, and 2 should not exceed 5 storeys, in order that they may fit in properly with existing recent buildings facing onto Bishopsgate.*

*I believe as many buildings as possible should be retained rather than replaced as is evident in your current plans. The proposed new building on the corner of Folgate Street and Norton Folgate is ugly and doesn't fit well with the local conservation/heritage area. The 19th Century warehouses in Blossom Street should be retained and converted rather than simply retain the facade. To retain the facade of a building is a pathetic and simplistic attempt at compromise! I also believe the art deco building with the large clock on Norton Folgate/Shoreditch High Street should be retained. This is a beautiful building. All these buildings have heritage value and by replacing them detract from the local conservation/heritage area.*

*I have grave concerns about traffic, parking and the reduction in quality of life for the local residents. At the moment, the cobbled streets in the 'Blossom St area' have too much traffic that damages these fragile roads. This proposed development will add to the current problems. I do not want the gates in Folgate Street, Elder Street or Spital Square moved or changed. With this new development, where will everyone park? Residents, office workers, shoppers and restaurant patrons often want to park locally - How? Where?*

- *An increase in pedestrians to this residential area will lower the quality of life of the residents. At the moment we are subject to loud and unsociable behaviour from pub and restaurant patrons. Some local businesses have liquor licences until 2am. This leads to disruption to our lives at all hours of the day and night. There are often lots of litter left in our streets as well as people urinating and vomiting. This proposed development would make things worse. I also have concerns about noise and disruption during the building process.*

*I am in support of the general view that the area would benefit from redevelopment, however it is important that the redevelopment take account of the historic nature of the area. This consideration should include the retention and restoration of current historic buildings.*

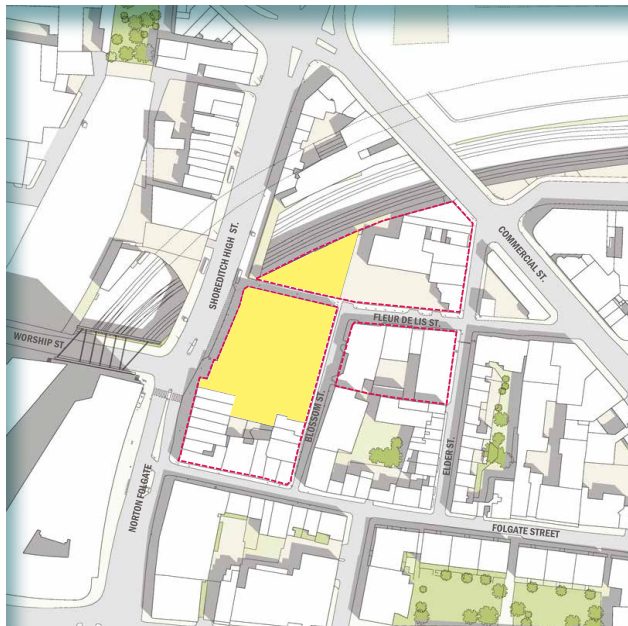
- *It is vital that great store is placed in keeping the historic character of the Elder Street conservation area and this includes the areas of Fleur De Lis, Blossom Street and Folgate Street. The alley leading from Norton Folgate to Fleur de Lis Street should be kept as an important reminder of old East London. Similarly the existing cobbles should be retained and restored throughout*
- *I think it would be a great shame to change the blossom street area as it is one of the few areas left in London with real heritage which remains untouched - and one of my favorite places to go because of this fact, it is like stepping back in time .*
- *The whole area has been gentrified and done up beyond recognition, it would be nice if one place could remain authentic in Shoreditch/Spitalfields.*
- *If this re-development is to happen [small businesses] will be forced out of the area, rents are already high and bigger corporate firms [will come] in with lots of money. I'm sure [there will be many] 'little guys' forced to leave the street.*  
*There is a real sense of community in the area and it would be disappointing to pull this community apart for the sake of generic glass facades, over priced sculptures and coffee shops.*

- *I felt the proposal for the Nicholls & Clarke building was disappointing as it was missing any sign of the vibrancy and excitement of this part of town. The site is a wonderful opportunity to make use of the overlapping influences of The City, Shoreditch/Hoxton and the Old Street/tech area. Prospective tenants looking for commercial office space are changing: there is no longer an automatic presumption in favour of Grade A, glass walled, access deck office space; for many potential tenants the opportunity to occupy interesting buildings is more important: decisions are being made on the basis of a lifestyle opportunity for the staff, rather than space-planning and net-gross ratios. For these sorts of tenants, the quality of the street scene and the ancillary attractions like green spaces, cycling facilities, cafés, galleries, proximity to culture, food/drink and leisure offers are key to deciding on a location. Shoreditch offers these in abundance, along with huge potential for social interaction and an aspirational work-life balance. The treatment of the architecture should reflect and celebrate this difference from the standard corporate lumps. The proposal drawings showed a scheme which would look more at home in Finsbury Square than Hoxton Square. Dull buildings of that nature, for lawyers, financial firms and insurance brokerages are well catered for five hundred yards south of the site; this location, on the fringe of The City, can attract equal or better rents but must provide a different offer.*
- *Our scheme takes a similar massing to the exhibited proposal, including a push-up in height over the original masterplan stepped back from the street frontage, as tacitly endorsed in the planning report. However, it does so in an envelope that embraces the exciting, cross-fertilized and multi-disciplinary nature of the area and the eclectic, finer grain of occupancies at the street level that prospective tenants for this sort of development would find attractive. Hanging gardens, a variety of indoor and outdoor spaces, facades with rhythm and articulation expressing the range of spaces provided within express the local character in a more stimulating manner. Re-use of interesting historic structures like 1850s warehouses sits perfectly comfortably with this concept, but we would suggest approaching the interface with the retained fabric in a less lumpen manner. Links from the new floor plates into these buildings will be required in order to make utilization viable and practicable, but this should be handled in a delicate finger-tip connection, respecting the original and complementing it with the new. The scheme we looked at yesterday is overbearing in this regard, and should be handled with much greater consideration and finesse.*
- *It struck me that the answer [to where an independent cinema could be in the East End] might be before our noses, in Site 1 or 2 away from the residential Elder Street. Independent cinemas need good transport links, a local 'going out' workforce and weekend trade, all of which Spitalfields / Shoreditch have. A mixed-use development is often interdependent, cinema draws people to nearby bars and restaurants and contributes to a safe evening environment. You can see how the Aubin Cinema was at the very start of the regeneration of Redchurch Street for example. Cinema can use dead space such as basements, and generally be fit out relatively easily as acoustic boxes in concrete shells. The cinema trend is for venues to have smaller screens allowing for greater more imaginative use of space alongside a front facing bar/cafe/shop. Ceiling heights can be within 4-5mtrs. Just a thought.*
- *It should prove a huge contrast to the horrors proposed to the West and North of the site.*
- *Mostly, this appears to be a well-considered development.*

- *The heart of this area is residential and its character is an historic Conservation Area. Therefore it is very important to respect and protect the character of the Conservation Area and its residential amenity.  
Pedestrian traffic should flow not onto Elder Street but along Norton Folgate and Shoreditch High Street. The flow of street traffic must be carefully planned for. Anti-noise measures and materials must be put in place. Drains must be made capable of dealing with increased use arising from dense development.  
Thank you for the opportunity to comment, and for the consultation you are undertaking.*
- *It's clear that the site needs development or renewal. Triangular building seems out of place and too tall. The 'brown' corner building S1A is hideous.*
- *I feel the warehouses should be retained in their entirety – not just the facades. Not against mix of old and new but the proposals are a mix of unimaginative and/or hideous. Folgate St excepted (where shop fronts are re-installed).*
- *Hope efforts will be made to have independent shops not just the usual chains etc Starbucks*
- *I am pleased to see the restoration of the 1927 warehouse and also the warehouse buildings on the north side of Elder Street. I have no comments on the rest of the development in this area.*



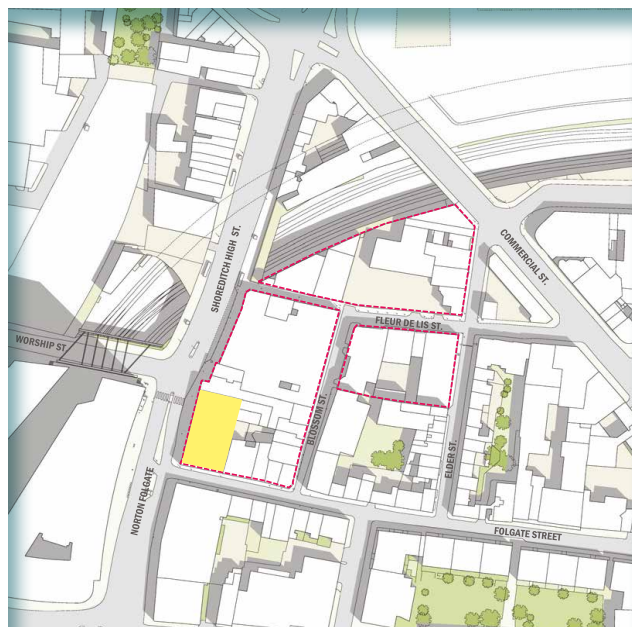
SITE 1 – AHMM



- *Sympathetic, retaining fabric of Spitalfields, unlike many developments in the area. Particularly the subtlety of additional floors and public space in underpass. A very worthy project!*
- *It would be nice to have more residential areas on the Blossom Street side, especially with all office buildings already there around this area. The new entrance on to Blossom Place is a very good idea.*
- *Surely more can be done to preserve the warehouses? They are an important part of the architectural mix of the area. The proposed façade onto Norton Folgate is too high. This is an example of the city creeping Northwards. It is not the existing edge of the City.*
- *I think it is a great shame to lose the 1930 façade to be replaced by a dull monumental blob. Think the 1886 warehouse should be retained in their entirety and refurbished. Would make fantastic office space for digital companies.*
- *The 15 storey element is completely wrong. While it is true enough that there are existing buildings higher than that on the opposite side of Bishopsgate and Shoreditch High Street, that is just the wrong comparison, which should be with the buildings on the same -- i.e. the east -- side of Bishopsgate, heading back towards Brushfield Street. The existing buildings on that side are quite large enough for the location, and are not more than 5 storeys in height.*

- *The 1886 building is probably a former printing works – one of only 6 in London. The other buildings to the north should also be retained and not reduced to a façade that is being altered to conform with the modern building altered to conform with the modern building behind. If there has to be a façade then it should be retained in entirety – warts and all and floor levels on new build should be as existing and xxx members should not be deepened.*
- *This feels like a sanitized version of Spitalfields – considered but neither authentic nor contrast*
- *The original Blossom Street Warehouse was a pleasing edifice, depending on variety of depths and delicate windows framing for its effect. This risks being split by making the frame too big and deep, as putting glass finish over the original loading recesses. The dormer windows on Blossom Street Yard are way too big.*
- *Why not do more than just retain the facades of the Blossom Street warehouses – ie keep them and use them differently? And preserve the Nicholls and Clarke 1930s façade?*
- *The Blossom St Warehouses should be retained in their entirety as per the current planning permission.*
- *Too heavy and corporate and not what I would expect from AHMM. A poor addition to the landscape. Very bland.*
- *[S1C] could have been an iconic building which reflects the exciting new breed of Shoreditch and Hoxton life style and architecture but its lacking from that it looks very corporate and very ordinary not very innovative and new.*
- *The 19th C Blossom St warehouses would be better saved as a whole, not just as facades. This would preserve the character of the area which is what makes it attractive in the first place, and ultimately this will contribute to the reputation British Land could create for itself as an innovative and sensitive developer for this very particular place. It is short-sighted to take out the historic fabric - this is what makes the area attractive to smaller, leading edge, inspired businesses, and the historic fabric is a unique selling point for small businesses.*
- *S1-AHMM, Triangle Building: this is a problem because it ruins other efforts to keep this development in keeping with the heritage of the original footprint. The design is harsh and too high. The slab façade dominates the view looking South down Bishopsgate – it is overbearing and distracting.  
I would like to see this building lower than currently designed, with materials that are softer than the glass suggested. Brick would be much better and in keeping with other new structures.*
- *I am very concerned that the proposed retention of the facade of the 1886 Blossom Street warehouse is a very poor and lazy solution. The warehouse is one of the few remaining from this period in the East End and is representative of an important period in the areas history. The warehouse should be restored and it's architectural merit kept as it really is a glorious building.*

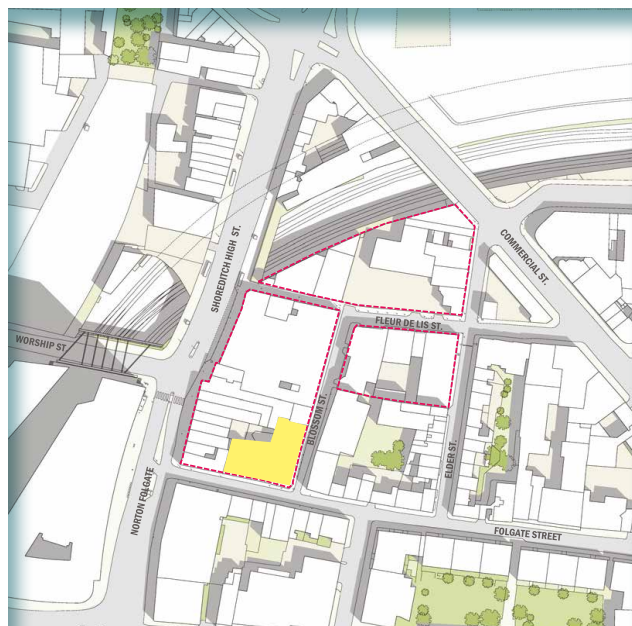
**SITE 1A – Duggan Morris**



- *The new building for this area doesn't really fit with the area: too modern, square-ish and small. It would be nice to have something more similar to the buildings that are on Folgate Street.*
- *The existing building has no merit and should be redeveloped but this is too 'blocky'. Why not retain the existing roof level. It is too high.*
- *Again a great shame to lose this building for a very poor replacement, which just looks incongruous . Just replaces the façade at street level. Proposed building bears no resemblance to what it will sit next to.*
- *Over sized dormers on terraces not acceptable. This new build needs top be redesigned to respect the retained buildings either side*
- *This is an important site for the transition from the modern city to the Conservation Area. It is my view that the building should not try to make its own 'modern' statement but manage the transition into the 18th century. The proposal on the table does not, in my view, achieve that.*
- *This starkly modern scheme is the most characterful and respectful of the neighbouring proportions.*

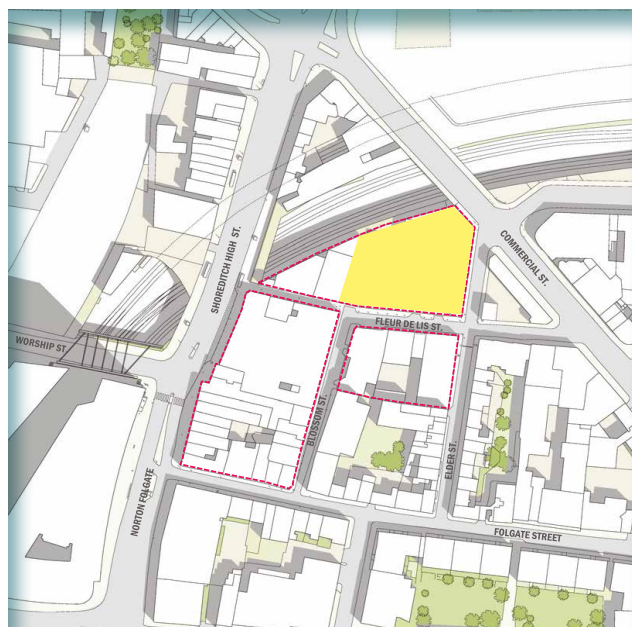
- *The existing 18th C buildings at the corner of Folgate St and Norton Folgate should be retained, these buildings are what “make” the area, give it its cache and reputation as a quirky, creative historic place, a fertile ground for resourceful small businesses. Any new buildings should match the pre-1930s facades.*
- *The new “concept model” on a corner of 2 streets looks rather ugly and ominous.*
- *A particularly weak design, this corner should retain both existing houses and rebuild where necessary to reflect the earlier buildings that stood on this site.*
- *Fantastic, looks exciting and the scale and massing is good. Looks like it will fit well within its context. Feel like this is a designed building where all of the other schemes are massing studies.*
- *Very interesting architecture that the area deserves. It would have been great if that kind of architecture was carried around all through the site. But with some variation. This is a great opportunity and a site for architects to go wild and experimental. This is Shoreditch / Hackney new style.*
- *I am encouraged by the plans to restore and renovate the buildings at 16-19 Norton Folgate and also by the suggestion that number 15 will also be restored and saved. I am however unsatisfied by the proposed entrance to the complex from Norton Folgate itself, which looks like it will destroy the ground floors of these buildings. It would be better if the entrance could come from the Folgate Street side or the side near the existing Savoy Cafe and leaving the historic buildings intact.*
- *The redevelopment of the corner from Norton Folgate to Folgate Street should pay homage to the areas past. This section of the development represents a unique and once in a lifetime opportunity to restore this potentially fine section leading towards the conservation area. As such it is important that the design and height of any buildings on the corner leading up Folgate Street are in keeping with the design and height of historic buildings in the area.*

SITE 1B – DSDHA



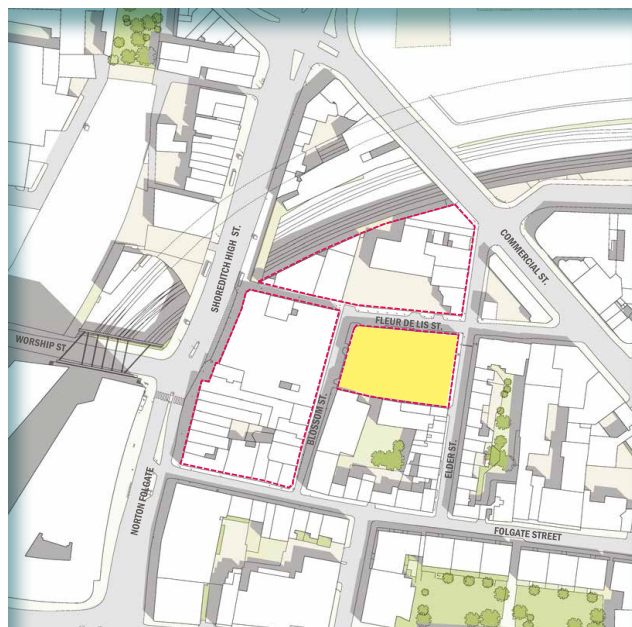
- *It is very nice to keep the Water Poet and the front of the warehouses. The brick architecture is very pretty (on Blossom Place) but it would be better to have 1 or 2 more floors for residential purpose.*
- *I like this! It is an improvement.*
- *Slightly better than what is there already but think the highest point on the corner of 9 should be retained so no higher than the gable end of no 9.*
- *Front quite good. But windows at back too big. New back to arts and crafts. Buildings far too grand.*
- *On the face of it, this feels well integrated but I wonder if it will look like 1980s responses to industrial buildings quite quickly.*
- *Is trying hard!*
- *The new building between the Blossom St Warehouses and the Water Poet is, in my opinion, the only new design of any merit. It is well considered and what can be done when the past is used as an inspiration for the present.*
- *Nice. Think the idea of having 4 architects is proven a good one when looking at the work of Duggan Morris and DSDHA as they have put care into their designs. The other elements by the other architects are too bland and corporate.*
- *I am pleased to see the retention of the Water Poet and would support the development of the infill buildings either side so long as they are in keeping with the area.*

**SITE 2 – Stanton Williams**



- *The part on the Elder Street and Fleur de Lis Street should all be residential. There are too many offices in the area already (Heron Tower and all other new buildings), I don't think we need more in this area. The Blossom Street space with mix of all warehouse of new building is very nice.*
- *Awful – the original warehouse should be retained and refurbished keeping the façade is just a token. A much better idea would be to retain the existing yard as a public space and build around and on top of existing buildings.*
- *This is a good modern building with “trad” piers and simple cornices. Big oriel over crane yard entrance not needed – it is disguising discording floor levels. More drawings needed.*
- *This feels like a sanitized version of Spitalfields – considered but neither authentic nor contrast*
- *I think the entrance to the proposed public space/linking Blossom St would look better without the incongruous glass feature over the entrance.*
- *Too corporate.*
- *Concern about the glass-like infill segment on the Elder St / Commercial Street corner which provides entrance to proposed public route linking Blossom Street. It appears entirely out of keeping with the buildings on either side. As if its merely there for some token modernistic vision.*

SITE 3- AHMM

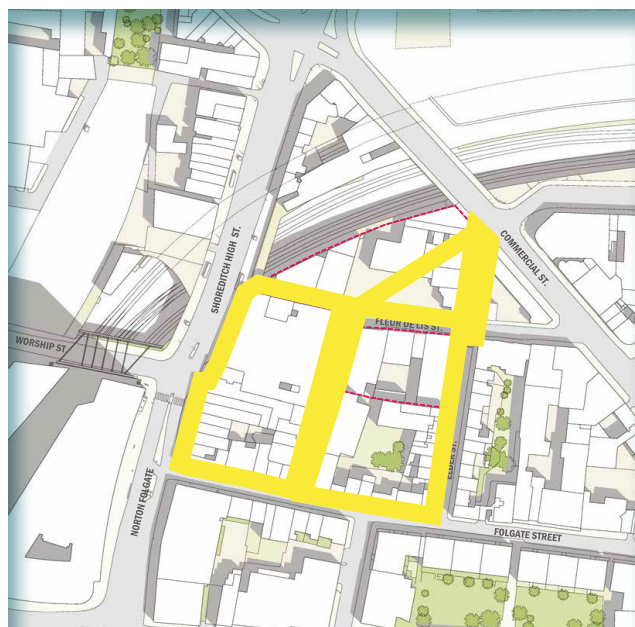


- *Very good thing to have this residential part in the middle. It would be nice to have a building more in harmony with the old building of the street. It is a bit too square-ish. It would be better to do a warehouse style like the one on S1B: DSDHA picture 2 on Blossom Place.*
- *Very uninteresting bland façade. Does not integrate well into a beautiful Georgian Street.*
- *Elder Street and Fleur de Lis Street should have elevations to match the 18th C buildings already here, and there are historic records to show what used to be on the site.*
- *Any communal or main entrance should be in Fleur de List Street, not Elder Street, to minimise noise and nuisance.*
- *Note that the current ground floor elevation stucco at 14-22 Elder Street reflects and increases the light. Without the light coloured stucco, Elder and Fleur de Lis Streets would otherwise be noticeably darker. Moreover, both streets are increasingly having their direct and indirect sunlight obscured by tall developments.*
- *A 'modern' frontage, even one that makes genuflection to the 18th century, does not work for me. This is a wonderful opportunity for the frontage properly to reflect the 18th century street: doorways, roof lines and ridges, all different (just look at the buildings opposite).*

- *Boring and dull. Think the depot should be renovated.*
- *Sympathetic infill.*
- *This feels very corporate for Spitalfields.*
- *Either leave the existing building and convert to residential or replace with a network of smaller houses. The new building proposed is so much weaker than what exists at present.*
- *See comments on S1 these apply here too. The proposal is as poor as the building it is replacing. Totally out of character with the Georgian buildings that surround it. It is totally unsympathetic. Rhythm is wrong. Huguenot houses have verticality. Your proposal is horizontal. It doesn't blend in.*
- *The architecture is very weak and not very exciting for the area elevation treatment is not adventurous. It is very 90s.*
- *I am supportive of this section of the development however in regard to buildings which may appear on the Elder Street and Fleur De Lis side, these should be in keeping with the rest of the conservation area and also importantly of the same height. I do not believe that buildings in this location could provide more height than which is already there.*



## PUBLIC REALM - EAST



- *Opportunity missed to enhance the wonderful open space and yard that Stanton Williams have.*
- *Looks good – a modern response to historic materials*
- *Concept studies really interesting. It is an urban / industrial environment so don't think it needs to have many trees or green. Pocket park behind the Water Poet would be good.*