

Fitzrovia News

Produced by residents and volunteers. Distributed free. Issue 168, 6 December 2022

Business group plans more street activity

The Fitzrovia Partnership's draft plan for the public realm in Fitzrovia East was launched at an invitation-only event at 80 Charlotte Street in November, and will be a concern for the thousands of people who live in the neighbourhood, writes *Linus Rees*.

The 76-page document — *Fitzrovia Village: Public Realm and Placemaking Strategy* — is presented as a “sustainable vision” for the neighbourhood by the Business Improvement District (BID).

“Delivery of these proposals will make Fitzrovia a more attractive and safer place to walk and cycle. It will also support active and healthy lifestyles and create new spaces for everyone to work in, enjoy and relax,” claims Lee Lyons, the Partnership's chief operating officer.

However, the main aim of the strategy is to increase commercial activity in the neighbourhood, stimulate a larger evening and night time economy, along

with additional outside eating, drinking, and special event areas.

The report is produced by corporate giant Arup, and Placemaking London, and contains nine chapters and an appendix: setting out the context, a vision for the public realm in Fitzrovia East, with priority schemes in a number of Fitzrovia streets.

One section attempts a “site analysis” of the neighbourhood looking at the variety of commercial activity, where people live, and the provision of public open space.

Surprisingly it contains numerous errors in its analysis due to the Partnership's hurry to release it without verifying much of the information or taking the time for proofreading.

“Fitzrovia is a distinctive area with a mix of land uses including offices, retail and food and drink located throughout. Residential areas can be found in the north and west of the site,” it states.

In fact residential properties are present almost throughout the area. What Arup and PL have failed to recognise in their analysis is that homes are often above the ground floor of a building and can frequently make up the majority use of a mixed-use site.

Much of the ground floor land use presented by Arup and PL is completely wrong.

The lower part of Huntley Street is illustrated as office — in fact it is almost entirely residential.

And the very south of Charlotte Street is marked as mostly residential on the ground floor when it is well-known for being entirely in restaurant use.

An assessment of open space and greenery in the area incorrectly calls Crabtree Fields public park the Whitfield Gardens Play Space, and claims that oaks are among the common species planted as street trees.

Our winter issue

This two-page edition brings you only a fraction of the articles we publish on our website. See fitzrovia.com for all the stories, and reports on public consultations. You can also subscribe to our free email newsletter, which contains the latest public interest news and public consultations:

fitzrovia.com.substack.com

Fitzrovia News is published in print every three months: at the beginning of March, June, September, and December.

This printed newspaper is always available outside Fitzrovia Community Centre, 2 Foley Street. Browse our nearly complete 49 years of back issues at archive.fitzrovia.com

News in brief

UCLH Charity has won an appeal against **Camden Council** who had refused it permission to reduce the amount of social housing on the former Middlesex Hospital Annex site at **44 Cleveland Street**. The High Court will next year decide if a 2004 s106 agreement to provide 30 social rented homes on the site is still valid.

Plans are afoot to redevelop the former church building at **82-83 Margaret Street**. New owners DAO Estate want to turn the former convent and its Grade II listed chapel into serviced apartments, a wellness garden, a co-working space and gym.

There are currently five large construction sites either planned or in progress around the **Howland Street** area, and a sixth site could be added to the already crowded theatre of demolition and construction. Contractor 8build is working on the “5th Quad” extension project at the UCL Sainsbury Wellcome Centre on Howland Street. Planning permission is currently pending.

Camden has taken a decision to extend the temporary outside eating and drinking spaces, known as “streateries”, in **Charlotte Street** for another 18 months to April 2024, but will consider other longer-term options including widening the footway and greening.

Camden wants residents' views on the **evening and night time economy** in a new public consultation it is running.

Fitzrovia News is produced by the Fitzrovia Community Newspaper Group, c/o Flat 2, 19 Tottenham Street, London W1T 2AN with support from the Fitzrovia Neighbourhood Association.

Editor: Linus Rees

news@fitzrovia.com
fitzrovia.com
twitter.com/fitzrovia
facebook.com/fitzrovia
instagram.com/fitzrovia

ISSN: 0967-1404

Continued from page 1

Business group plan

Fitzrovia News asked The Fitzrovia Partnership about the errors.

“Rest assured I am aware of some of the errors, certainly typos,” said Lee Lyons of The Fitzrovia Partnership.

“As the document is a working document at this stage and therefore digital not print based, we will be making updates and will signpost these online to keep people informed,” he explained.

“Following initial feedback and comments from stakeholders, a full consultation document will be produced,” said Lyons.

Aside from the errors, the document presents a number of ideas for increasing greenery in the neighbourhood and creating places to sit.

In response to a “perception of place survey” — carried out mostly on the employees in Arup — the majority of responses “chose to increase trees and greenery, have better street cleaning, increase [the] number benches and seating areas along the busier streets of Warren Street, Charlotte Street and Tottenham Court Road”.

The report sets out a vision to celebrate the neighbourhood’s “identity and heritage”, empower its “diverse community and stakeholders”, enable a thriving “daytime and evening economy”, and contribute to the “net zero ambitions for London”.

This would attract more people off Tottenham Court Road and into the quieter streets and increase the amount of time people dwell — or perhaps loiter — in the streets.

To this end it sets out four priority projects to transform Charlotte Street, Chitty Street, Warren Street and Cleveland Street with additional greenery, public seating, outside eating and drinking areas, and event spaces.

The report concludes by stating who benefits from the proposals: businesses, local authorities, and landowners.

Licensing applications

Westminster: 3 Berners Street. Seeks permission for the sale of alcohol for consumption on the premises from 11.30am to 11pm from Monday to Saturday and from 11.30am to 10.30pm on Sunday. Deadline: 7 December. westminster.gov.uk/licensing

Camden: 19A Goodge Street. Seeks permission for the sale of alcohol for consumption on the premises from 12 noon to 10pm everyday. D/L: 12 December. camden.gov.uk/public-licensing-register

Planning applications

Camden Council registered planning applications during November 2022 in Bloomsbury ward, which includes Fitzrovia East.

The monthly list includes: use of premises for private hire operator at **48-54 Charlotte Street**; replacement shopfront at **37 Goodge Street**; outside seating at **101 Tottenham Court Road**, **62 Tottenham Court Road**, **53 Goodge Street**, and **12 Tottenham Street**; details required by listed building consent at **40 Bedford Square**.

A decision has also been made to approve an application for the redevelopment of the **Central London Police Station, 16-24 Whitfield Street**.

See: planningrecords.camden.gov.uk for details and the latest applications.

Westminster Council validated planning applications, November 2022 in Fitzrovia West. Includes: plant at rear of **59-61 Bolsover Street** and **224-228 Great Portland Street**; extensions at **71 Great Titchfield Street** (corner of Langham Street); air conditioning units at **85 Great Titchfield Street**; use of ground floor as office, change of plant equipment and installation of outside metal access stair to roof terrace at **60-62 Margaret Street**; alterations to commercial frontage at **146 New Cavendish Street** (includes Ogle Street); alterations to first floor to rear of **40-44 Newman Street**; class E use at **31 Berners Street** and **25-33 Berners Street**.

See: idoxpa.westminster.gov.uk for details.

Advice for responding

Residents should check Camden and Westminster's sites for the latest applications.

In Westminster residents can contact licensingadvice.org for free advice, and should also email the Fitzrovia Neighbourhood Association fna@fitzrovia.org.uk

In Camden email the Charlotte Street Association at csafitzrovia@yahoo.co.uk where you can also seek advice.

It is also a good idea to contact your ward councillors well before the closing dates with your concerns about any planning or licensing applications.

Fitzrovia News publishes the latest planning and licensing applications on our website: fitzrovia.com

Free housing and welfare advice for residents

The Fitzrovia Advice Service, run by Fitzrovia Neighbourhood Association, is able to help residents in Fitzrovia with private and social housing problems, housing and council tax benefits, disability benefits, Universal Credit and Job Seekers Allowance, pensions and Pension Credit, Working and Child Tax Credits, fuel poverty; and help with benefit, passport and other forms.

Advice is available to Camden and Westminster residents by telephone and email only, three days a week, and for speakers of English, Bengali, Sylheti, Urdu and Hindi.

Contact 020 3984 6364; or email: advice@fitzrovia.org.uk

Cost of living support

Camden has help at camden.gov.uk/find-support-in-camden
Westminster has help at westminster.gov.uk/cost-of-living-support

Neighbourhood listings

Covid-19 advice and vaccine information is available from Camden and Westminster councils. See Camden.gov.uk/coronavirus and Westminster.gov.uk/coronavirus
Covid-19 booster jabs are likely to be offered to most adults this winter.

Fitzrovia Community Centre has a number of activities available throughout the week for children and adults. They have books, board games, and a community garden. Find out more about what they offer from their website or by paying a visit to their building at 2 Foley Street or call 020 7580 8680.

All Souls C of E Primary School, Foley Street takes children from ages 3 to 11. See allsoulsprimary.co.uk for more.

Fitzrovia Youth in Action is a local charity for young people. They provide a number of activities. See fya.org.uk or call at Basement 66-68 Warren Street or call 020 7388 7399.

Rainbow Angels Nursery Fitzrovia is a new nursery located at 54A Whitfield Street, Fitzrovia. More information at rainbowangels.co.uk

Age UK provides services for people over 50 years old. In Camden call 020 7239 0400 or visit ageuk.org.uk/camden; in Westminster call 020 3004 5610 or visit ageuk.org.uk/westminster

American International Church offers services including worship, a soup kitchen for the homeless and those in need as well as rooms for hire. See amchurch.co.uk, call 020 7580 2791, or visit 79A Tottenham Court Road.

Subscribe to our free email newsletter:
fitzrovia.com