

Monday, 30th October 2017

Eric Parry Architects secures planning consent for City Temple Quarter

The City of London's planning committee has given its unanimous approval for City Temple Quarter, a unique mixed-use development in Holborn, London, designed by Eric Parry Architects for MH Viaduct LP (acting through its General Partner Morley GPCO Limited) and City Temple Church working in partnership.

The City Temple Quarter scheme, which includes Morley House (26-30 Holborn Viaduct) and City Temple Church (24-26 Holborn Viaduct), represents an opportune upgrade of a block of diverse buildings in Holborn, at the junction of the viaduct and Farringdon Street, nearby Holborn Circus.

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Morley House, a predominantly office building no longer fit for purpose and in need of extensive refurbishment, will be replaced by a hotel of 191 rooms. The new development will meet the needs of the short stay business and tourist market, providing a new destination on the unique and historic Holborn Viaduct that is 'complementary' in its use to the business district of The City and the creative districts of Farringdon and Clerkenwell

City Temple, a Grade II listed building built in 1873 by F.H.Lockwood, and substantially rebuilt by Seely and Paget in early 1950s following extensive fire damage during WWII, will undergo comprehensive internal refurbishment and enhancement of the ground and upper floors to maximise its potential and provide a viable future for the church.

Proposed alterations include a new entrance foyer and remodelling of the ground floor sanctuary/meeting rooms, removal of raked first floor gallery and replacement with two new mezzanine floors and windows to provide flexible work/conference space, including a fully fitted-out 350 seat auditorium and a 125-250 seat conference space available to local businesses and community groups for private hire. Additionally, the third floor will be refurbished to provide meeting rooms/ancillary residential staff accommodation.

The City Temple Quarter will feature high-quality materials and elegant proportions, delivering a thoroughly detailed and long-lasting design while being respectful to the setting of neighbouring listed buildings, including the Southwest Pavilion, a Grade II listed building built in 1863-69 by William Haywood and the Grade I listed Church of St Andrew Holborn, a Sir Christopher Wren church

It will play a key role in the 'Cultural Quarter' – an initiative to create a cultural destination in the heart of the City, centred around the new Museum of London at West Smithfield, a proposed concert hall for the London Symphony Orchestra, and a transformation of Beech Street tunnel under the Barbican – offering a unique and truly mixed-use development enabling the refurbishment of the important heritage asset that is City Temple, ensuring that it has the facilities to secure its future as an important religious and community space within the City.

Planning Resolution is the planning consultant on the scheme, successfully securing the necessary planning permissions and listed building consents, and Ecclesiastical Exemption Approval.



Article submitted by

[Eric Parry Architects](#)

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City Temple Quarter, London, United Kingdom

Thursday 26 Oct 2017

Looking to the future and respecting the past



Eric Parry Architects



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Nick Myall

News editor

Key Facts

Client

Status

Planned

Value

(m€)

Eric Parry Architects
www.ericparryarchitects.co.uk

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Eric Parry gets green light for new City hotel

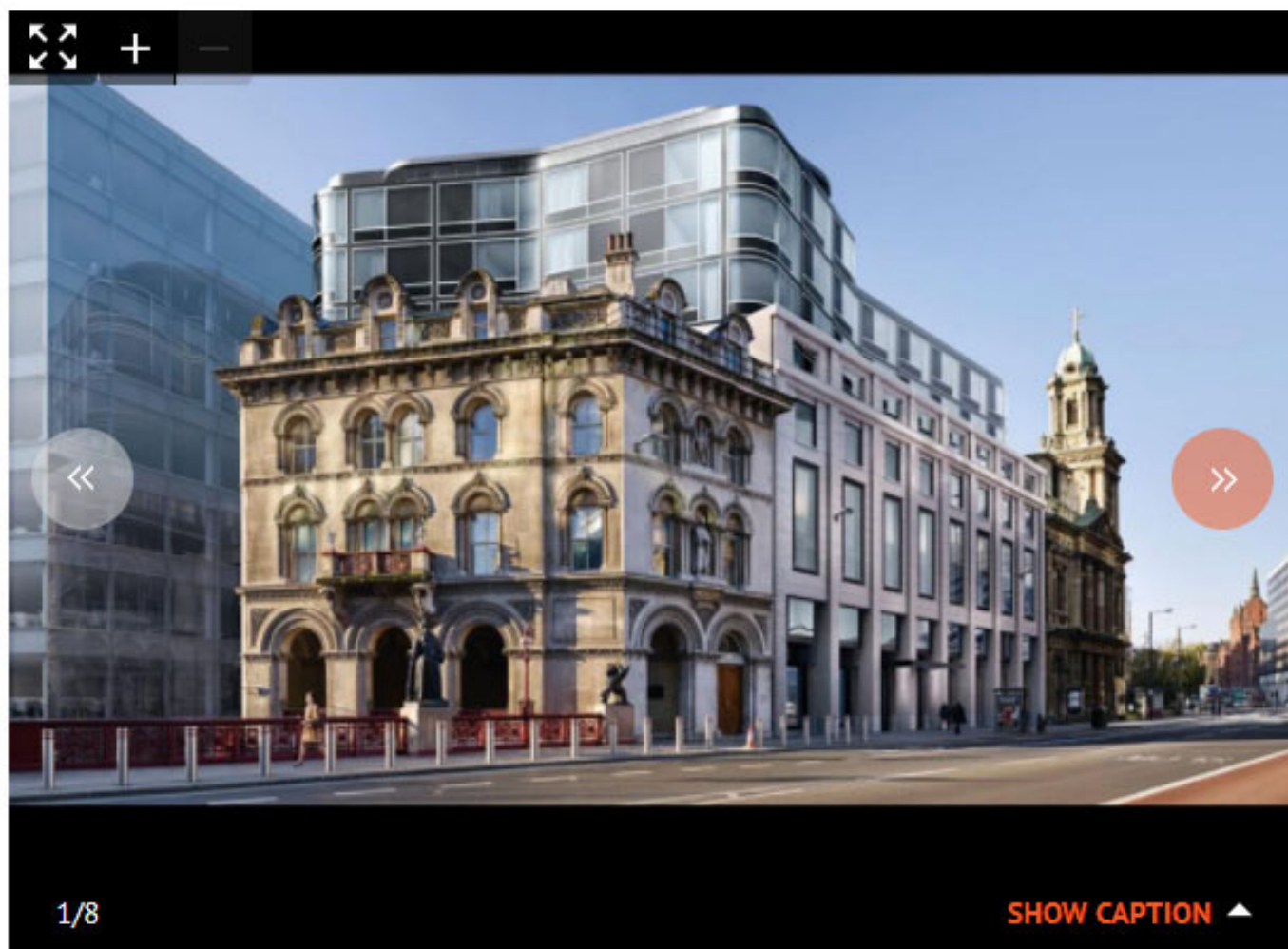
By Jim Dunton | 26 October 2017



2 Comments



Project will see demolition of 1980s offices and revamp of grade II-listed City Temple



Eric Parry Architects has won planning permission to demolish a 1980s office building in the City of London and replace it with a 10-storey hotel.

ERIC PARRY ARCHITECTS | CITY TEMPLE ARCHITECTS

Publication: BD Online
Date: 26 October 2017
URL: <http://ubm.io/2lhXCJ1>

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The project to redevelop TP Bennett's Morley House, on Holborn Viaduct, will also include the refurbishment of the neighbouring grade II City Temple, a church designed by Lockwood and Mawson. Planners described the proposal as a way of securing the long-term future of what is sometimes referred to as the non-conformists' cathedral.

The scheme has been worked up for Shiva Hotels, which is the developer behind Parry's [controversial proposals to redevelop the Brutalist Wigmore Street car park](#) off Oxford Street.

Under Parry's City scheme, the nine-storey Morley House would be replaced with a 10-storey, 191-room hotel. The building would be predominantly stone-faced towards Holborn Viaduct, where it would be bookended by the grade II-listed South West Pavilion and City Temple.

The structure would be more extensively glazed on its upper floors and its southern elevation, on Plumtree Court – which is two storeys below street level in comparison with the Holborn Viaduct side.

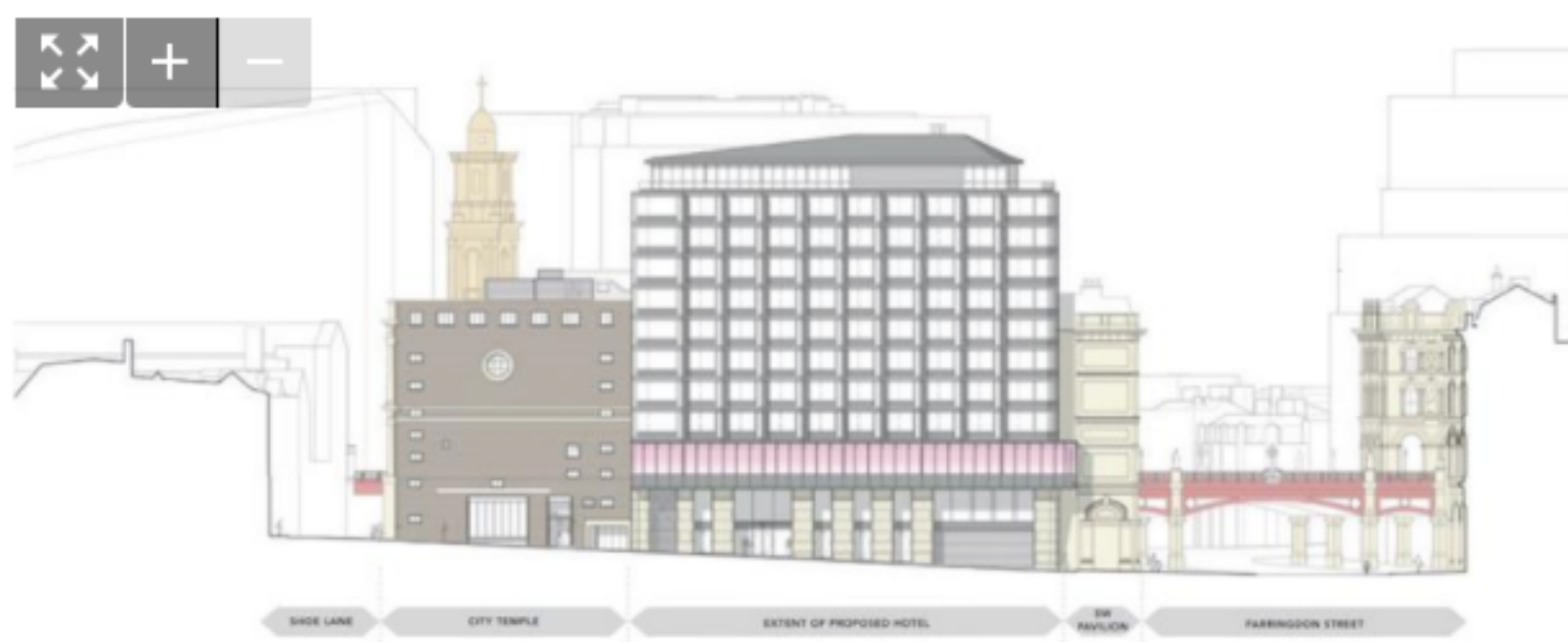
As part of the project, Morley House's owners will fund refurbishment work on City Temple – costed in 2015 at £2.5m – in return for a long lease on the church building's two basement levels, which would be used as offices.

Although the grade II-listed building retains its 1870s Victorian frontage, most of the structure dates from the 1950s after extensive reconstruction following Second World War bomb damage

Under the proposals, the current building's ground floor and upper levels would remain in church use, but the entrance foyer would be refurbished, and the ground-floor sanctuary and meeting rooms would be remodelled.

Work would also include the removal of the worship area's raked first-floor gallery for replacement with two new mezzanine floors for conference use.

Externally, the building would have new windows on its Shoe Lane elevation and a new entrance on Plumtree Court.



Elevation of Eric Parry Architects' plans to create a new hotel on the site of Morley House and refurbish City Temple - as seen from Plumtree Court

Recommending the connected schemes for approval, City of London planners said the proposed change of use of Morley House was considered acceptable, despite a net loss of office space, while they noted the church supported the City Temple proposals.

“The new hotel is acceptable in terms of its design, impact on adjacent listed buildings, impact on views and impact on daylight and sunlight levels to a nearby residential dwelling,” they said.

“Sufficient information has been provided to demonstrate that the development would function operationally in terms of its impact on the surrounding highways, delivery and servicing and refuse collection.”

They added that provision of office space within City Temple was in line with policies contained in the authority’s local plan.

“The physical works to the listed building in association with the provision of the office space would not detract from its architectural or historic significance,” they said.

“The scheme provides the opportunity to secure the long-term future of City Temple.”

Stephan Reinke Architects produced proposals to replace Morley House with a hotel in 2013, but the scheme – drawn up for the building’s former owners – was subsequently withdrawn.



Source: Google Maps

The South-west Pavilion, Morley House and City Temple



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