

## Gangadeen, Ray

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**From:** Michael Bucknell [mb@exemplar.co.uk]  
**Sent:** 10 March 2014 17:17  
**To:** Gangadeen, Ray  
**Subject:** Fitzroy Place - Chapel

Ray,

Thank you for your call regarding the Grade II\* listed chapel within the Fitzroy Place development.

As you may know, ever since the closure of the Middlesex Hospital and its subsequent demolition by our predecessors, there has been various groups of people that have sought to preserve the memory of the hospital as much as possible, predominantly due to their connection to the hospital perhaps as a worker or patient. This started with the retention of the hospital itself, then certain unlisted elements of it, then the street naming and now the naming of the Chapel

Since our involvement commenced, we have sought to balance this memory of the past with the requirements of the future.

Physically, this was exercised through our revised consent, which compared to the consent we inherited was architecturally and materially more in keeping with the area, was circa 10% smaller and provided 30% more open space. This increase in open space was largely designed to celebrate the Chapel which we were required to restore. Surrounding the Chapel with a raised grass plinth was also a key design. Another decision made by the developer is to retain the reference to the 'Middlesex Hospital' on the retained (but not listed) façade on Nassau Street, despite having permission to cover it.


In 'branding' the development we adopted the more relevant 'Fitzroy Place' (following our predecessor's Noho Square) and with the official naming of the square we proposed the name Pearson Square, after the architect of the said Chapel and prominent Westminster resident.

My reference to 'requirements of the future' is broad. It must be said that future occupiers both commercial and residential do not necessarily embrace the fact that the site used to be a hospital and due to differing levels of sensitivities, don't welcome overpowering references to the hospital. It was also felt that 'Middlesex' was not particularly relevant to the current area context and the Central Middlesex Hospital in Ealing and University College Hospital a few blocks away further confused matters.

With regard to the current Chapel naming matter raised in the Fitzrovia News, Exemplar have set up a steering group to help form the Chapel Trust which will take over responsibility of the Chapel on completion. A legal name has been proposed, Fitzrovia Chapel Foundation to allow this process to commence. No 'trading' name has been agreed and no trustees have yet been appointed.

The naming of the Chapel will again need to balance the memory of the past with the requirements of the future. Although not consecrated, it is clearly a religious building and was used as such within the hospital context. It's future use as a community facility will need to attract paying users to allow it to meet its primary aim of being open to the public for all to enjoy. We have recognised this with a proposed plaque within the Chapel which states "This plaque was laid to remember the Middlesex Hospital which occupied this site between 1757 and 2006 and to celebrate the restoration of this Chapel by Exemplar in 2014".

The Chapel is a spectacular monument to the former Middlesex Hospital. It is clearly very dear to some people which is understood. We will continue to respect it as it forms an integral part of our modern mixed-use and ethnically diverse community.



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[REDACTED]  
[REDACTED]

I trust this helps you understand our position on the matter.

Kind regards

Michael

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