

LONDON BOROUGH OF LEWISHAM (EROS HOUSE)

ARTICLE 4 DIRECTION 1977

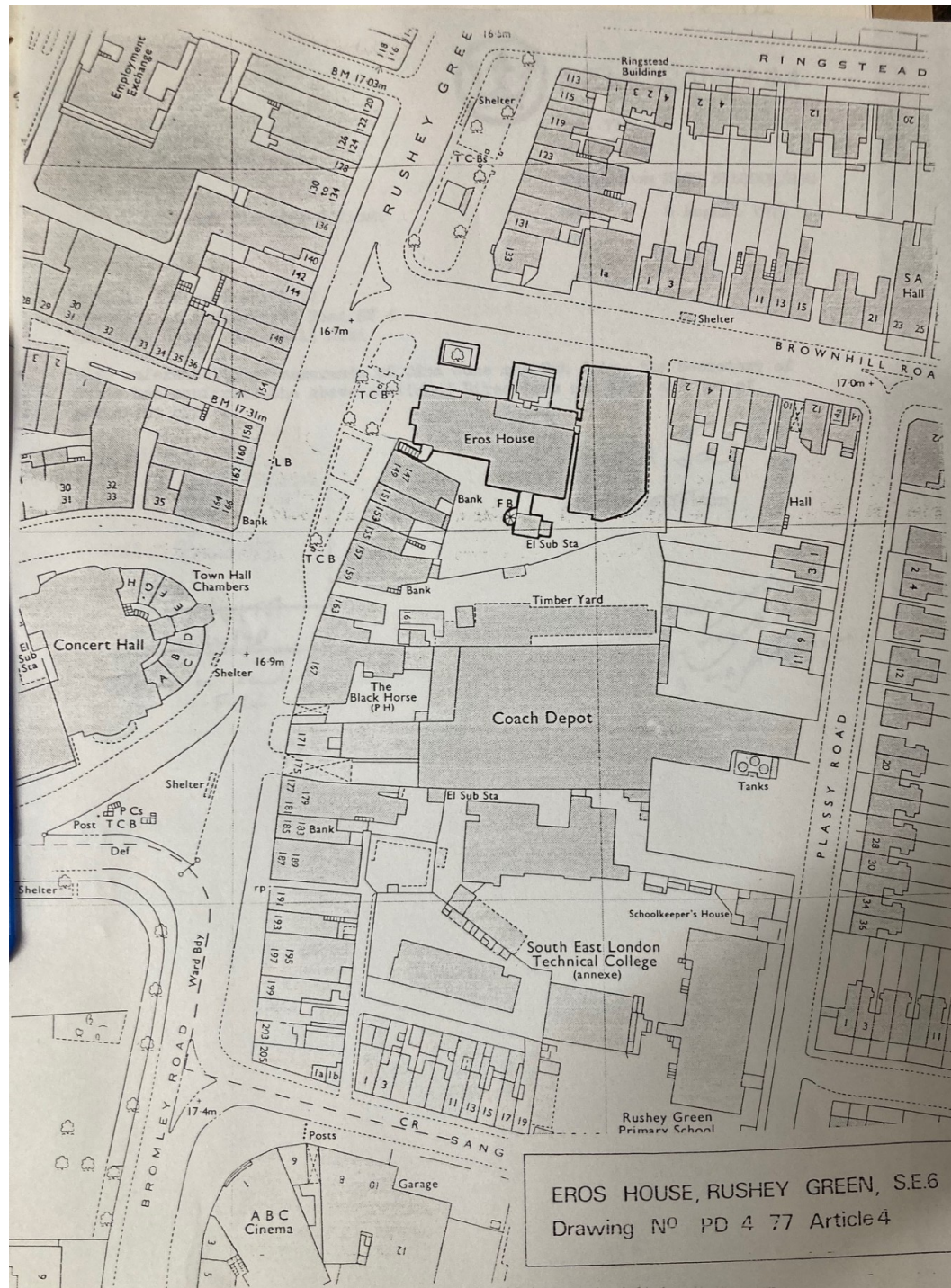
STATEMENT OF REASONS

The London Borough of Lewisham has made this Direction and requests the Secretary of State's approval as a matter of urgency for the following reasons :

1. The agents for the owners of Eros House, Brownhill Road, Catford, SE 6, have written to this Council expressing their intention to paint the external concrete surfaces of the building with a concrete paint or slurry. They state that a suitable colouring pigment will be incorporated, but no colour has yet been decided on. Pastel green or beige have however been suggested. They anticipate work will commence on 11th July 1977.
2. The Council feels that the proposal constitutes a threat to the amenity of the area as Eros House is a prominent nine-storey modern office block, with shops on the ground floor, in the Catford Town Centre part of which has recently been redeveloped. It is very dominant and visible, over a wide area of the Catford district. The building itself is located on the busy South Circular Road. The Royal Institute of British Architects in 1962 and the Civic Trust in 1964 made awards in respect of the building for good design.
3. The structure of Eros House is of reinforced concrete with a wood board finish, this being left generally exposed as the external surface, with panels of exposed aggregate concrete and non-load bearing curtain wall glazing in bays forming the enclosing walls to the offices.
4. The Council considers that any change in the surface colouring and texture of the building will have a significant impact on the area and thus any proposals such as those contemplated should be brought under planning control.
5. Because the agents have stated the work will commence on 11th July, the Council has made this Direction as a matter of urgency. However, the views of the RIBA and the Civic Trust to the proposal are being sought and will be forwarded along with photographs of the building as soon as possible (enclosed)

DATED 6th July, 1977.

Robert A. Joy LL.B.
Borough Solicitor
Lewisham Town Hall
Catford SE6 4JU



EROS HOUSE, RUSHEY GREEN, S.E.6
Drawing N^o PD 4 77 Article 4



MEMORANDUM
MEMORANDUM

from Borough Solicitor
to Borough Planning Officer

Ext. 716
your ref
please quote MISS BILCOCK/MJG
date 8 August 1977

Article 4 Directions 1977

Property at 6 Harefield Road SE 4
and Eros House Brownhill Road

With reference to my memoranda of 22nd June and 8th July, the Secretary of State has confirmed the above-mentioned Directions and they are now of permanent effect.

THE BOROUGH OF LEWISHAM
PLANNING DEPARTMENT

RECEIVED 19 AUG 1977

ACKNOWLEDGED

DE 184/6/155

LE 187/4/10

Copy on recd.
F.W.

Robert A. Jay
Borough Solicitor

1 MRS. DOWSE
2 MRS. BARR
3 MR. ANDERSON



File
MEMORANDUM

from Borough Solicitor
to Borough Planning Officer

your ref Mr Watts
please quote RAJ/GP
date 8 July 1977

Article 4 Direction - Eros House

I attach a copy of the Direction which I today submitted to the Secretary of State together with a copy of the Statement of Reasons. Your letter was taken by hand to Sunley's offices this afternoon.

Robert H. Fay

Borough Solicitor

Enclosure

BOROUGH OF LEAMINGTON	
PLANNING DEPARTMENT	
RECEIVED	12 JUL 1977
ACKNOWLEDGED	/
REF Lx/854/H/TP	

IAN: FOR INFORMATION.

~~MR MATTHEW~~
MR MATTHEW

*Meeting Room
2 B.V. 10/11*