

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0142/P	Elena Acciarri	15/03/2023 14:59:44	OBJ	<p>As a neighbour to this proposal, on Arlington Road, I would like to object to the position of the proposed bike sheds. The garden at 26 Albert Street sits behind the shortened gardens of 137 to 145 Arlington Road and alongside the garden of 135 Arlington Road. The garden at 26 Albert Street has always been a green space with grass, flowers and trees and is considered to be a valued green amenity space to the office and also contributing to the overall green amenity of the rear gardens to Arlington Road and Albert Street. The existing green space was also historically the longer gardens of 137 to 145 Arlington Road.</p> <p>Placing a single / double stacked bike shed for 50 bicycles on hard standing - will vastly reduce the amount of green space putting further pressure on what will remain. The bike shed would be large and visually intrusive. Its associated lighting, required for security and safe access, will also be intrusive as it will be required late into the evening to access bicycles when evening classes have finished. The paved paths to reach it from the main building will further erode the green space.</p> <p>Given the proposed location of the bike storage, there will be a significant increase in noise and disturbance to immediate neighbours as the bikes will be parked and collected throughout the day and late in the evening. This is in contrast to the present situation where the overall garden space has historically only been used during the day - Monday to Friday – when it was quietly enjoyed by the office workers. Now it is proposed that courses and therefore access to bicycles via the garden will be seven days a week.</p> <p>There is a very simple solution to the storage of bicycles. Instead of the applicant's proposal to keep existing off street parking spaces, which is in contradiction to Camden's no car policy, the bike shed should be relocated to the area of the current car park and existing hard standing.</p> <p>This has a number of benefits: Firstly, it reinforces Camden's no car policy by removing off street parking. Secondly, the bike movements are kept adjacent to the gated entrance off Arlington Road and on the natural route through to the rear of the new centre, thereby reducing as much as possible the potential noise/ nuisance to other neighbours. And lastly, its relocation would reinforce the need to maintain green space wherever possible in line with the Mayors One Third Urban Greening Factor for any redevelopment.</p>

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