
From: Abigail Toulemonde [REDACTED]
Sent: 17 July 2023 20:19
To: Planning Planning
Cc: Enya Fogarty; [REDACTED]
Subject: Objection to 2023/2245/P
Attachments: Updated Core Objections to Drury Works.pdf

To whom it may concern,

I object to application **2023/2245/P** Drury Works. I am a resident of Flat 6 Market House, 12 Parker Street, WC2B 5PH.

This is a massive overdevelopment of an already intensively developed site. Please consider the application from the perspective of all the residents of the area. Please prioritise us. We live and work here 7 days a week. The developers told us they will only use their floors 3 days a week. It is crazy that they are causing so much damage to residential amenities when office space is the least in demand. We need more housing, not commercial space. The Council knows this better than anyone.

The damage to residential amenities is laid out in the attached document – that I thoroughly endorse. From my perspective the key points are:

- Excessive overbulking to the rear and additional floors that block light and sky views to living rooms, bedrooms and terraces and gardens.
- [REDACTED] and peace and quiet from a proposed rear terrace.
- Bad streetscape design, with big sharp edge walls from the new 5th floor on both ends of the building. Current Parker streetscape is cohesive. Drury Works will damage this if it gets the extra floor as currently designed.
- The current building is already at maximum size for the area. It is already an imposing building.
- No social housing – they are required to provide 135sqm. They argue a separate core is needed, but there are solutions available to use a shared core.
- Rubbish collection from a new location next to Market House residential block creating noise in the small hours (it is rare for commercial rubbish collections to observe collection hour guidelines), likely to wake up those, like me, with bedrooms at the front.

If there is an increase to the size of the site, then you should insist that they supply social housing as they are required when expanding floor space. There are solutions that can make this happen. **We value our community and would like to ensure it grows in line with the development of the area.** Covent Garden has always had residents. It is part of what makes it colourful and rich. Parker Street had Jubilee and Coronation Street parties. We have a fantastic community where we know each other.

Please prioritise residential communities like us. Weigh up the pros and cons ensuring you are fairly taking us into account. The pros are solely commercial profit in an area that doesn't need economic regeneration. The cons are considerable.

Yours sincerely,

Abigail Toulemonde