
From: Fiona Dealey [REDACTED]
Sent: 22 July 2023 13:08
To: Planning Planning
Subject: 330 Gray's Inn Road, London, WC1X 8DA (2023/0904/P)

Planning Team

London Borough of Camden

2nd Floor

5 Pancras Square

London

NIC 4AG 22nd July 2023

**Re: Section 73 application for the redevelopment of 330 Gray's Inn Road (WC1X 8DA) /
PA:2023/0904/P**

Dear Members,

I'm Fiona Dealey and I am writing as a local resident for over twenty-five years as well as being the previous Community Liaison Officer for the Britannia Street Development in support of the above planning application.

I met up with Groveworld a few years ago at their initial public consultation regarding their plans to redevelop the site at 330 Gray's Inn Road. I was invited by our Ward Councillor Jonathan Simpson and the then Chair of the Derby Lodge TRA, Bobbie Mellor. As I was working as the Community Liaison Officer for the Balcap Re development in the courtyard of Derby Lodge so I am fairly knowledgeable in both what concerns local residents and the importance of an open dialogue with Developers.

I have been fortunate enough to come to a few meetings with Groveworld and been on a couple of walkabouts around the site. The prospect of this dilapidated and unattractive part of Wicklow Street being regenerated is very exciting. Local residents wade through rubbish and fly-tipping on a daily basis and I know that this interesting redevelopment will dramatically transform Wicklow Street for the better. I fought for a green-living wall to be constructed with Balcap Re and from meetings I have been to I have heard that 330 Gray's Inn Road will also include this too. It has been proven that where there is more greenery in urban areas there is markedly less rubbish.

I have found both the Developer, Groveworld and the Architects willing to listen to the various suggestions and criticisms that I have put forward from the local community and myself, which is refreshing.

I support the above application from as I've mentioned above it will create a far more attractive area in a currently ugly, urban area.

The open throughfare between Wicklow Street, Swinton Street and Gray's Inn Road with lots of green planting is exciting and perhaps prevent the rise of anti-social behaviour. I am please that the public courtyard will be open and available for the whole community to enjoy,

The development will be providing flexible office and lab space importantly, including much needed affordable workspace to support local businesses and small to medium enterprises which I feel is particularly beneficial to local residents as the spaces will attract a number of various organisations who will potentially offer work opportunities.

Fifty percent of the new homes are being designated as affordable housing enabling local people to remain in the area.

I'm hoping that the lifestyle hotel will transform this area as much as The Standard Hotel has achieved for Argyle Street and that area. Their ground floor garden is magnificent and I am imagining that this hotel will be even more inspiring! It will give much needed amenities to the local community. It would be fabulous if it had a swimming pool!

This derelict, drab part of King's Cross needs to be re-developed in line with the rest of King's Cross and Thomas Heatherwick's Coal Drop Yard. The architecture and green planting that this development will provide is much needed.

For my above reasons I would therefore ask members to approve permission for this application.

Best wishes

Fiona

Fiona Dealey
Costume Design/
Costume Mounting
www.fionadealey.com