

From: Tybalds Close RA

Sent: 27 August 2023 17:03

To: Patrick Marfleet; Planning; Jane Wylie; Jonathan McClue; Julian Fulbrook (Cllr); Sue Vincent (Cllr); Rob Lewis

Cc: Alec Forshaw; Gillian Mosely; Gill Euston Trust; Gordon Adgey; Michael Pountney; Jane R; Alfie Stroud; Falcon Residents' Association; Ed Sweetman

Subject: Tybalds Close RA - Response to GOSH Children's Cancer Centre latest design alterations.

TYBALDS CLOSE Residents' Association

TCRA Response to GOSH Children's Cancer Centre latest design alterations.

As Chair of the Tybalds Close Estate Residents' Association numbering 360 residences, just behind Great Ormond Street, I am writing in response to the GOSH CCC development plans in their latest form, including recent design alterations, highlighting the serious concerns and objections, a great many residents still have toward the plans as they stand.

While always welcome to see any attempt at sensitive reduction by GOSH, in the dimensions of the new Children's Cancer Centre design, it's unfortunate these latest alterations will in effect make little to no real difference to residents living opposite, or positively impact on the serious concerns, many Tybalds Close residents have regarding the development, its location and logistical requirements during Construction. In fact the height to the west end of the new proposed building appears to have increased. The overall dimensions still dwarf most of Great Ormond Street, and the poor residents living opposite, will clearly suffer a permanent dramatic loss of light coming into their homes.

The other so far unaddressed, extreme concern and worry for Tybalds Close, Great Ormond street, Lambs Conduit Street, and other local residents living along the new Hospital development's proposed logistics route, is the level of pollution, noise and dirt that will be generated locally over several years of demolition and construction, crashing along our old and narrow densely residential streets 6 days a week.

Tybalds Close is already nearly two years into two hugely disruptive, dirty, and noisy, Camden Better Homes External Works and Regeneration programs, the former has so far been beset with extreme unforeseen delays and problems. Having the old GOSH hospital's demolition commencing at the same time, or soon after will have a seriously extended negative impact on residents

psychologically, not to mention potential impacts on physical health to families including young children. This we feel strongly, needs to be given far greater respectful consideration by GOSH, and Camden, when finally deciding on when and how to commence with this or any re-development of the current hospital site. The scheme's demolition and construction arrangements as they stand, also have the potential to cause damage to local infrastructure and heritage.

There are other serious concerns such as the type of electric vehicles that may be on plan to carry out some of the major works, considering safety, human exploitation / child slavery issues surrounding the battery components such vehicles use. This surely must also lie in deep conflict with GOSH, and its humanitarian child care first, focused policies and priorities.

No one is, or could possibly dispute the importance, priority and urgency when it comes to cancer, or any life saving specialist treatment for children, and the local community wholehearted supports the wonderful life saving cutting edge treatment GOSH develops and provides in this area. The objections to this hospital re-development have, always and only, been about the size of the proposed new building, and choice of location for such a large hospital redevelopment. Sadly these issues remain, thanks to Camden's, residentially harmful and neglectful, unconditional planning approval to the new hospital scheme last January, including the latest design adjustments announced.

Tybalds Close Residents' Association will continue to communicate, and attempt to engage constructively with GOSH / Camden, always in the hope that further, more considerate significant adjustments can be made to the final design, logistics and timeline of any finalised hospital redevelopment on the site.

Kind Regards, Ed Sweetman
Tybalds Close RA Chair / SNP Rep