

From: pbloxham@saqnet.co.uk
Sent: 10 October 2023 13:27
To: David Fowler; Planning
Subject: ref 2023/2510/P and 2023/2653/L

Re: Composite Planning and Listed Building Applications (*Composite Applications*) in respect of proposals for the development of a series of plots bounded by High Holborn, Museum Street, New Oxford Street and West Central Street including Selkirk House, Museum Street (formerly Travelodge) (now reference 2023/2510/P and (listed building) 2023/2653/L), originally Labtech application 2021/ 2954/ P)

Dear Mr Fowler

I am working on some supplementary representations specifically in relation to the aspects of the Composite Applications which affect the two sides of West Central Street, including parts of the Bloomsbury Conservation Area.

My ability to make these submissions in an informed and comprehensive manner has been impeded by the significant delay of the applicant in producing explanations and clarifications originally requested in January. I have now received some materials which may assist, so that I would hope to be in a position to write to you more fully on this either at the weekend or early next week.

In the meanwhile, I attach a list of some of the questions and concerns which these aspects of the Composite Proposals raise for a Grape Street resident.

I am sure that they will dovetail with the challenges you and your colleagues are carrying out in order to be in a position to make an

informed assessment of this particular aspect of the applicant's proposals.

I understand that there has been a belated acknowledgement by the applicant that there are serious overlooking issues which need to be addressed by means of further changes to the applicant's plans. It is remarkable that, years after the proposals comprised in the Composite Application were originally formulated, this problem had not been spotted sooner. One wonders what other problems have been neglected or ignored.

This overlooking problem adds to the evident and serious problems of poor light in residential buildings (including existing properties) which the Composite Applications in their present form would create.

Regards

Peter Bloxham

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Meeting with Simten to discuss proposals for West Central Street

Some suggested points to discuss

Is the model available? If not, why not?

East side of the street

Why would the building on the corner (where the street turns) be so high?

How much taller is this new building than the buildings next to it on WCS?

How far would its windows be from the facade of the Fire Station building?

What would be on the ground floor?

Overlooking and privacy issues

Loss of light issues

West side of the street

Exactly what is proposed?

Would it be entirely residential, including at ground floor level?

How high would it be?

How does that height relate to the height of The Fire Station building (*FS*) and Queen Alexandra mansions (*QAM*)?

How close would its walls be to FS and to the rear wall of QAM?

Where would the windows of the structure be?

Would there be a roof terrace or equivalent?

What impact would the structure have on windows of FS and of QAM?

What impact would the structure have on light levels in FS and QAM?

What impact would the structure have in terms of overlooking?

How would access to the rear wall of QAM be obtained for maintenance and repair?

Would there be any party wall issues?

Would there be a basement?

Duration and phasing of demolition

If necessary explain east side and west side separately

Duration and phasing of construction

If necessary explain east side and west side separately

West side Foundations

How would foundations be created for the west side structure, bearing in mind there is currently a ramp?

Would there be additional piling on top of that of which we are already aware?

Asbestos

Are there any asbestos issues in any of these plots? There is an asbestos hazard sign on one of the New Oxford Street doorways.

Can we see your asbestos report?

If so, please explain how this will be dealt with safely.

Electricity substations

please explain whether there would be any electricity substations on any of these plots and, if so, where and how they would be insulated.

WCS itself

Please confirm the WCS would remain open as a vehicular roadway throughout the demolition and construction phases.

Piling Simulation

Remind Simten of request for simulations of the piling operations proposed.