

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3419/P	Antoine DANZIN	01/10/2023 23:29:07	OBJ	<p>I strongly object to the application 2023/3419/P.</p> <p>1. I question the legality of the application process: The developers have not complied with the obligation to inform the community transparently. None of the resident buildings were informed of the plans before the application was made. The first communication was made on the 1st September and misled the public with the following wording: - allegedly made consultations since march 2023 which is simply not true - "planning application validated" is understood as permit being given (i.e. too late to comment or object - "comprehensively refurbish and extend": the scale of the works involves significant demolition and reconstruction. The word "refurbish" misled may residents in thinking it was just works on the existing facade It is obvious that the applicant was aware of the strong objections the project would receive and therefore processed their request illegally lying to the council and the community.</p> <p>2. The works will be a disaster for the community: The residents in the direct vicinity already suffer from microparticle emissions (barbecues) and noise pollution from the market. The dust and additional noise created by the works will affect physical and mental health of children, students, residents very significantly. It will also affect the quality of their studies or work.</p> <p>3. the works would damage the image of Camden, civil service and politicians: Camden politicians declare having a strong green agenda. The negative impact of demolition-reconstruction vs. retrofit is enormous while the advantages are very little. It is widely repeated in the press that the net impact of operation emission reduction minus construction emission is very often negative.</p> <p>4. impact on vulnerable people of the Lodge and the community spirit: The building is facing a square which is a gem of tranquillity in a very busy area. A place where many people leaving or working nearby go for a break. It is comforting to breathe in this green and peaceful environment. The residents of the Lodge often don't move away from the square. It is the place where the rest of the community meet with them which provides them with an important link to the outside world. Since the access to the square was restricted a few months back for other works organised by Camden, the residents of the Lodge have suffered an impact on their social interactions and ability to remain outside in a relaxing environment. Both have an effect on mental health. Years of works on the square could have further devastating effects on them.</p> <p>5. there is nothing positive about the works: I am surprised that the council did not condition the filing of this request to real improvements to the community. I would have expected residential units, parking spaces for cars and bicycles of nearby residents, electric chargers, green spaces managed by the building's security...</p> <p>6. the financial impact on residents and property owners will be significant: Costs of maintaining properties with the significant dust will increase (windows are already covered by the grease from smokes of the market to which dust will be added). Flats will not be rentable or sellable during the period of works except at a significant discount. Were some to lose a job they would not have the ability to let or sell without taking a significant loss.</p> <p>5. Traffic issues will increase:</p>

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The loss of parking spaces will result in further traffic in the area as there are very little parking spaces in the near vicinity. We already drive sometimes over 15min in the area to find a resident parking space. The trucks will create additional disruption.

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2023/3419/P	Alexander Jan, Chair of Central District Alliance Business Improvement District	29/09/2023 17:59:19	SUPPRT	<p>Dear Camden Council Planning Department,</p> <p>Letter of support for 2 Waterhouse Square development proposal</p> <p>We are writing in support of the M&G Real Estate & CO-RE's proposals for the refurbishment of 2 Waterhouse Square, reference number 2023/3419/P.</p> <p>Currently, the development site sits vacant and unused. The proposals are not only to provide new office spaces in line with modern standards, but also to improve how it interacts with the other buildings on the square through sensitive design. This will also improve accessibility to neighbouring streets and nearby landmarks such as Leather Lane Market and Chancery Lane by providing new entrances through Greville Street.</p> <p>This proposal has the potential to positively impact society and the economy.</p> <p>The redevelopment proposes high quality new workspace and community spaces that everyone can benefit from. With new office space, and public amenity in this area of Hatton Garden, CDA believes that this will deliver a considerable positive impact on local economic vitality. This will be enhanced where Camden Council can reinvest potential additional public contributions associated with the development into nearby services and infrastructure.</p> <p>Furthermore, the proposed workspace is located in an area of high public transport connectivity, a short distance from Farringdon and Chancery Lane Stations. By proposing to improve the public realm at the front of the site, the scheme enhances neighbouring streets and nearby landmarks. This encourages people to dwell and connect to the local environment, contributing to the local economy and quality of the public realm. The placemaking elements of the scheme provide a space that compliments and supports the Leather Lane market traders. This will also revitalise a very underutilised area in Brooke's Market.</p> <p>This proposal has the potential to positively impact the built environment at ground level.</p> <p>It is encouraging to see the efforts made through the proposals to ensure the building is sustainable both to modern standards but also for the future, within a design that will revitalise a rather tired looking building with a new façade that will be more in keeping with the Hatton Garden area.</p> <p>We consider this development also presents significant opportunities for enhancement to the built environment at ground level. It will deliver a new high quality pedestrian area at the front of the development, connecting Farringdon Station to Leather Lane market.</p> <p>Cycle parking is proposed at ground level to encourage people to cycle in the area, providing a place for them to lock their bike while they enjoy the space.</p> <p>The redevelopment additionally presents significant opportunities for the built environment. The designs appear to have been considered thoughtfully in sympathy with the historic nature of the area, creating a building that better interacts with the rest of Waterhouse Square and Brooke's Market.</p>

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CDA is therefore of the view that the proposals for the redevelopment of 2 Waterhouse Square complement and rejuvenate the unique local neighbourhood that the site falls within. As a responsible business group that helps to look after and enhance the local fabric; CDA support endeavours to stimulate jobs and economic development while improving the public realm environment around this thriving Central London location.

Yours faithfully,

Alexander Jan
Chair, Central District Alliance Business Improvement District

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3419/P	Sarah Sudjic	07/10/2023 21:24:33	OBJ	Planning Application Number 2023/3419/P

I am writing to object in the strongest terms to the above Planning Application.

In the attachment to the Application entitled 2 Waterhouse Square Statement of Community Involvement the applicants state that

The objectives of the consultation were:

“To conduct a targeted consultation, engaging with the residents living closest to the site, including through various resident and community organisations, as well as local politicians and businesses.”

I own a local business in Greville Street, which runs off Brooke’s market and Leather Lane. At no point have any of the local businesses been informed of any public consultation of this proposed scheme, nor did we receive any newsletter or information in a flyer. Like many other small businesses in the neighborhood, we use Brooke’s Market square as a leafy place for quiet and relaxation during the working day at lunchtime or after work, and walk through it regularly to local shops.

2 Waterhouse Square is an enormous and complex project which the consultation has not adequately conveyed since it does suggest considerable demolition of buildings that are no more than 30 years old.

In the present climate emergency this should not be done in any circumstances, since it will have a major carbon impact and create a lot of noise and dust. The renowned Pritzker-Prize architect Sir David Chipperfield recently stated, as quoted in Architect’s Journal, that such buildings should not be demolished due to the Climate Emergency. This application does not present any compelling reasons to conduct any demolition.

It also proposes providing more office accommodation of which there is already an oversupply in this area – there are office To Let signs everywhere in the area, most of which have been in place for more than a couple of years. Even the government cites the fact that people are not coming to work in offices post-covid as a reason to stop HS2!

This project will have a damaging impact on Brookes Market - in the short term during the construction phase and in the long term on overshadowing an intimate and much valued open space not just for the many residents of the square but also for the workers who are in this area such as my staff who use this leafy square at lunchtimes and even for outdoor meetings. There will also be lots of lorries adding to the noise and dirt as well as taking up resident parking bays which will put pressure on available parking elsewhere in adjacent streets.

This is an outdated approach to planning repeating the mistakes made 30 years ago in regards to 2 Waterhouse Square which the site’s owners are now trying to rectify by demolition.

Sarah Sudjic
32-34 Greville Street,
EC1N 8TB

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3419/P	Mo Bangura and Tim Sherry	07/10/2023 17:24:31	OBJ	<p>It is unfair that formal consultation was only carried out with the traders on Leather Lane market and not with residents from the five blocks directly affected by the planned works, apart from one meeting called at the behest of residents with only a few days before the consultation period ended.</p> <p>It is unfair to close any part of Brooke's Market to facilitate the works, reducing residents parking which is already limited in the area.</p> <p>Some of the blocks, Cranley Buildings, Beauchamp and Brookes Court will suffer loss of light more than the report suggests as well as unacceptably high levels of noise disturbance with no plans for mitigation. This will particularly affect four of the five residential blocks which are of single skin construction and only have single glazed windows.</p> <p>It is unacceptable to create an area to remove building materials and unload materials directly adjacent to two residential blocks, Cranley Buildings and the Beauchamp Building, as this will cause noise and disturbance at early hours of the morning and throughout the day for three years particularly when the redevelopment has ample space existing within the square and car park of Waterhouse Square and to do this which would minimize disruption to residents. Failing that, building materials could be removed and delivered to Brooke's Street, again minimizing resident disruption in Brookes Market.</p> <p>There appears to have been only a limited environmental impact assessment carried out of the carbon required for the construction of the new building as opposed to refitting which obstructs the UK's net-zero target and fails to support transition to net-zero and further fails to encourage reuse of existing resources.</p> <p>Residents are already suffering from disruption and loss of amenity with the closure of the public space in Brookes Market and associated works at Brookes Court.</p> <p>We request that the start date is postponed until meaningful consultation has taken place with all residents of the five blocks directly affected by the works.</p>

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2023/3419/P	Sarah Sudjic	07/10/2023 21:23:58	OBJ	Planning Application Number 2023/3419/P

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2023/3419/P	Alexander Jan, Chair, Hatton Garden Business Improvement District	29/09/2023 18:01:03	SUPPRT	<p>Dear Camden Council Planning Department,</p> <p>Letter of support for 2 Waterhouse Square development proposal</p> <p>We are writing in support of the M&G Real Estate & CO-RE's proposals for the refurbishment of 2 Waterhouse Square, reference number 2023/3419/P.</p> <p>Currently, the development site sits vacant and unused. The proposals are not only to provide new office spaces in line with modern standards, but also to improve how it interacts with the other buildings on the square through sensitive design. This will also improve accessibility to neighbouring streets and nearby landmarks such as Leather Lane Market and Chancery Lane by providing new entrances through Greville Street.</p> <p>This proposal has the potential to positively impact society and the economy.</p> <p>The redevelopment proposes high quality new workspace and community spaces that everyone can benefit from. With new office space, and public amenity in this area of Hatton Garden, Hatton Garden BID believes that this will deliver a considerable positive impact on local economic vitality. This will be enhanced where Camden Council can reinvest potential additional public contributions associated with the development into nearby services and infrastructure.</p> <p>Furthermore, the proposed workspace is located in an area of high public transport connectivity, a short distance from Farringdon and Chancery Lane Stations. By proposing to improve the public realm at the front of the site, the scheme enhances neighbouring streets and nearby landmarks. This encourages people to dwell and connect to the local environment, contributing to the local economy and quality of the public realm. The placemaking elements of the scheme provide a space that compliments and supports the Leather Lane market traders. This will also revitalise a very underutilised area in Brooke's Market.</p> <p>This proposal has the potential to positively impact the built environment at ground level.</p> <p>It is encouraging to see the efforts made through the proposals to ensure the building is sustainable both to modern standards but also for the future, within a design that will revitalise a rather tired looking building with a new façade that will be more in keeping with the Hatton Garden area.</p> <p>We consider this development also presents significant opportunities for enhancement to the built environment at ground level. It will deliver a new high quality pedestrian area at the front of the development, connecting Farringdon Station to Leather Lane market.</p> <p>Cycle parking is proposed at ground level to encourage people to cycle in the area, providing a place for them to lock their bike while they enjoy the space.</p> <p>The redevelopment additionally presents significant opportunities for the built environment. The designs appear to have been considered thoughtfully in sympathy with the historic nature of the area, creating a building that better interacts with the rest of Waterhouse Square and Brooke's Market.</p>

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Hatton Garden BID is therefore of the view that the proposals for the redevelopment of 2 Waterhouse Square complement and rejuvenate the unique local neighbourhood that the site falls within. As a responsible business group that helps to look after and enhance the local fabric; Hatton Garden BID support endeavours to stimulate jobs and economic development while improving the public realm environment around this thriving Central London location.

Yours faithfully,

Alexander Jan
Chair, Hatton Garden Business Improvement District
