

## Planning Application Number 2023/3420/L

I am writing to object in the strongest terms to the above Application for Listed Building Consent. I have already objected to the Full Planning Application 2023/3419P.

### 1.0 Observations on the Application

#### 1.1 Consultation

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

*The objectives of the consultation were:*

1. *“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.”*

The **Beauchamp Building** is a building comprising ten residential units together with two shop units and a restaurant. Together with **Cranley Buildings**, it is the closest residential building to the proposed building site. Prior to the Application being made to Camden Council, none of the residents in Cranley Buildings had been consulted, none of residents in the Beauchamp Building had been consulted, none of the Residents in Langley House had been consulted and none of the Residents in “The Lodge” had been consulted.

In the same attachment to the Application **2 Waterhouse Square Statement of Community involvement**, the Applicant states that *“The surrounding area is predominantly commercial office and retail properties.* This is completely incorrect. All the buildings in the square, which is enclosed by the top of Brooke Street, Dorrington Street, Brooke’s Market and Beauchamp Street are residential properties.

In the **Construction/Demolition Management Plan, para 11 Consultation** states that *“The Council expects meaningful consultation. For large sites, this may mean two or more meetings with local residents prior to submission of the first draft CMP. Please ensure that any changes to parking and loading on the public highway are reflected in the consultation”.* We have not had any consultation about these matters and are extremely concerned about the difficulties of losing the residents parking and the loading and unloading of large lorries in Beauchamp Street and Brooke’s Market.

We were not made aware of any public consultation nor did we receive any flyer or newsletter until that received on Friday the 1<sup>st</sup> of September, which were posted in our letter boxes.

## 2.0 Objections to the the Brief and the Proposal

Number 2 Waterhouse Square is the building at the North end of the Prudential Insurance Estate. It is currently a vacant commercial building. The North elevation overlooks Brooke's Market which is a quiet square with four to five storey residential properties on the other three sides.

## 2.1 Demolition

The brief is to develop the North end of The Prudential Insurance Estate. The report states that "*The scheme has aspirations to re-use as much of the building's existing fabric as possible on or off site.*" On studying the drawings this ambition has not been achieved. All the external walls and much of the interior of the existing building is shown as being demolished.

The original building, which is the subject of this planning application, was built in 1993, only thirty years ago.

Whilst it is not a particularly distinguished building, I question the need to demolish the external walls. These external walls could be kept with new wall linings inside to provide the environmental conditions required by today's building regulations. The interior could be reconfigured to suit the brief. The services could be updated to meet the current requirements for green energy and sustainability.

Demolition work is one of the most immediate and damaging activities for the environment with a very high carbon footprint. It also creates noise, vibration and dust, which would be detrimental to the health of the residential community, especially people with breathing difficulties. Many residents in the Beauchamp Building and other residential properties surrounding Brooke's Market Square, work from home, and the noise will be a great disturbance. Removing the waste materials from the site during the demolition period will mean a continuous stream of heavy lorries carrying skips, circulating around Brooke's Market throughout the day. This is an intolerable imposition on a quiet and calm neighbourhood.

I note from the drawings that the applicants are assuming that they will service the demolition and construction from Beauchamp Street, following the existing one way system. This will have the following impact:

- Heavy lorries will be circulating around the square. This is an important route for parents and children to and from St Albans Primary School. The circulation of lorries will be damaging to their health as well as posing a threat of accidents.
- Some lorries will be very wide and it will often not be possible for other vehicles to pass, given all the streets around the square are quite narrow. Examples would be emergency vehicles, residents own cars, vehicles making deliveries to the residents around the square
- It will mean lorries queuing up around the square waiting to take away demolition material and later deliver all the new materials required to construct the new building. We know from the recent experience in Brooke Street that one often had to wait whilst the lorries were juggling for space or unloading. It is typical for lorries to leave their engines

running whilst waiting/unloading and this will add to the toxic air quality generated by this building project. The access to the garages in the Beauchamp Building will undoubtedly be compromised at some points in the day.

- There will certainly mean the loss of all the Residents' Parking Bays on Beauchamp Street but maybe also on Dorrington Street. There are never enough Residents' Parking Bays and we cannot afford to lose any.

There will also need to be a crane somewhere on site and I would like to be told where this will be. Presumably one of the streets surrounding the site will need to be closed for a weekend, or longer, to unload the crane.

## **2.2 Height of New Building**

The Applicants intend adding another top floor to provide more office space and therefore propose increasing the height of the building. This is excessive and unnecessary. There are many new office buildings in this part of London, which are not occupied or only partly occupied. The possibility of an empty replacement office building would be damaging to the environment. It is not necessary to add more commercial space when there is already a surfeit in the area.

The additional floor occupies the whole length of Beauchamp Street and will reduce the sun and light levels to the public square and adjacent residential properties. This is shown in the applicants three part report *Daylight and Sunlight overshadowing*. **I would like to see a drawing superimposing the proposed elevation to Brooke's Market on to the existing elevation with the heights of the existing and proposed buildings shown.**

## **2.3 Residential Units**

The Applicants state that they explored adding some residential units, to meet Camden Council's policy, but this idea was rejected. We consider that this decision was badly judged and some residential units should and could be easily added to the scheme design to the benefit of the square and its long history of residential use. Even if, as I recommend, the existing building was retained, it should be possible to add some residential units.

## **3.0 Summary**

I urge you to reject this application. **In particular I do not consider it necessary to demolish the existing external walls to Brooke Street or Greville Street, in a building which is only 30 years old.** This will leave a massive carbon footprint and it goes against all the advice on achieving a sustainable construction method.

Also the demolition of the external walls of the existing building will cause serious disruption to the adjacent residents, adding to the carbon footprint, and providing more office space when what is required is additional housing.

Su Rogers  
10 The Beauchamp Building  
Brooke's Market  
EC1N 7SX