

| <b>Application No:</b> | <b>Consultees Name:</b> | <b>Received:</b>    | <b>Comment:</b> | <b>Response:</b>  |
|------------------------|-------------------------|---------------------|-----------------|---|
| 2024/1364/P            | Willem Sels             | 05/05/2024 19:53:28 | INT             | <p>As I live at 55 Saffron Hill, I will be directly affected as our block will be encircled by the new construction. I am concerned about</p> <ol style="list-style-type: none"><li>1) the noise during the construction - what are the times of construction? Can this be detailed, and can weekend work be limited in the terms of the works?</li><li>2) the noise of the plant on the top of the building. I live on the top floor and I am worried about the noise of air conditioning, cooling and other equipment. Can this be mitigated?</li><li>3) the common walls: the structure needs to be at least as solid as it currently is, and the wall needs to be well insulated against the cold and water. Can this be ensured and specified in the building terms and conditions?</li></ol> <p>Many thanks</p> |

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| 2024/1364/P     | Richard Norton   | 09/05/2024 14:04:29 | OBJ      | NCP submission |

#### About me

I am, jointly with my wife, the long leaseholder of Flat 14, which is on the 5th floor of 55-59 Saffron Hill, also known as Allan House. Below are my comments on the proposed redevelopment of the NCP car park on the corner of St Cross St and Saffron Hill.

#### Lack of consultation

- The first I knew of the proposals was when a flyer was posted through my letterbox. I do not live in the block so it was pure chance that it was brought to my attention. No attempt was made to identify me or contact me direct.
- On February 13, I became aware that there was to be a presentation on February 19. Clearly, that was inadequate notice and I was unable to attend. I emailed Islay.Walker@kandaconsulting.co.uk asking for a number of matters to be covered at that presentation but received no response.
- To my knowledge, no attempt has been made to contact, or involve, the freeholder.
- The biased approach to consultation is highlighted in the Executive Summary thus "Overall, the feedback received throughout the public consultation process has been divided. There has been particular support for the purpose of the plans to change the use of the site to office and flexible Class E space." In other words, no reference to negative feedback.
- 43% of respondents did not like the design against 29% who did.
- A virtual meeting was held with certain leaseholders in Allan House on March 7 but the developers seemed unable, or unwilling, to share elevations and plans showing the various impacts on our building. To my knowledge, there has been no output, or follow up, from that meeting.
- The evidence suggests that the developers have no intention of acting on any feedback received.

#### Height

As I understand it, the proposed building will be 2 or three storeys higher than the existing adjacent buildings. This is not a high rise area and the proposed development looks unnecessarily high compared to the buildings around it.

#### Party wall

- My flat has a party wall with the car park.
- How is the proposed building going to be attached?
- How is the developer planning to avoid damage to the existing wall?

#### Potential loss of amenity through noise/disruption

- During demolition/construction
  - o It is recognised that there will be noise and disruption during demolition and construction but the developers need to recognise that people live and work in the Allan House flats, so how is this to be minimised? For example
    - ¿ restrictions on evening and weekend working
    - ¿ minimisation of resulting dust
    - ¿ adequate notice if there expected to be particularly disruptive events

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- o What is involved in the demolition? On another building I have lived in, demolition next door resulted in movement in our building such that floor tiles cracked etc. How is the developer going to guarantee that this cannot happen and takes responsibility for any damage to our building?
    - Ongoing
  - o In the 20-odd years that I have owned this flat, Saffron Hill has been a very calm and quiet place to live. I am very concerned that the proposed balconies are going to introduce an unwanted level of noise, possibly late at night. They seem unnecessary in a working building.
  - o My flat, specifically, has been very quiet in that there has been nothing on the south side of it. Now there will be offices. I need reassurance that the developer will incorporate a high level of sound insulation so that the noise levels in my flat are not increased.
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