

Application No:

Site Address:

Case Officer:

Consultees Name:

Received:

Comment:

2013/4916/P

114/118 Southampton Row
London
WC1B 5AA

Ben Le Mare

Ms Judy A Hawes October Gallery Trust

04/09/2013 09:35:18

SUPPRT

Response:

This project will be of benefit to the community and to the borough of Camden with its usage of ecological materials, its health and wellness facility and its greenhouse. It will serve as a demonstration to city planners and architects in the creation of a beautiful space in a world city.

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2013/4916/P	114/118 Southampton Row London WC1B 5AA	Ben Le Mare	SUZANNA WOODS	04/09/2013 16:18:24	OBJ

Response:

LIGHT-The extra floors will totally block light coming into my kitchen and living room—my principal living areas. They are light and sunny, even in winter, extra floors will destroy this. You argue they will make the building height consistent with that of our frontage. I'd argue the height should remain consistent with that of Ormonde Mansions

SECURITY—New uncovered staircase to run alongside flat roof btn flats 2 and 14 is a massive security risk in an area with already high crime levels.

PRIVACY—staircase will make us much more overlooked as will the change of use of the 4th and (new) 5th & 6th floors to residential. Any argument that as we're already overlooked there is no change is nonsense: the previous offices were used in the daytime only and thus far less intrusive than flats and event spaces with much broader operating hours and far more people

NOISE/FUMES—the new kitchen will vent into the well at the back of the properties- inconsiderate in the extreme. Generator will cause intolerable noise and fumes ("green" techniques will not noticeably reduce this). What other machinery will you install here? Noisy A/C? New lift at basement, ground and first floor levels will cause yet more noise issues from the machinery and people using it as will the general increased footfall

"GREEN" WALLS—How will these be managed? These things need constant attention or they become hazards to public health and safety and the environment. What happens when the building's sold on?

FUTURE USE—A precedent will have been set. Future owners get a structure already in place, thus much easier to do what they want regardless of local objections. A historic London residential area and quality of life is being destroyed for short term business and buildings out of character with the area. There are much more suitable spaces for such a project = esp if the managers are really serious about a responsible long term concern.
