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| Application No: | Site Address: | Case Officer: | Consultees Name: |
| 2013/3807/P | Land to west of Royal Mail Sorting office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe St. Camden WC1. | Richard McEllistrum | Mr David Moore |

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| Received: | Comment: |
| 27/07/2013 21:58:20 | OBJ |

Response:

As managing director of 51-53 Grays Inn Road (Flats 1-8) I object to this proposal on the following grounds-

- overcrowding of the area
 - pressure on services, e.g. water, schools
 - poor design of ugly tower blocks
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| 2013/3807/P | Land to west of Royal Mail Sorting office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe St. Camden WC1. | Richard McEllistrum | Dr Valerie Woods |

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| Received: | Comment: |
| 27/07/2013 21:54:21 | OBJ |

Response:

I could not object more to this proposed development. The huge high rise buildings are not in keeping with the area, and the bulk and mass of the design is frightening. I have been to the architects meeting in Exmouth market and was horrified by the models on show. It's a horrible big housing estate. Some parts of the design are so high they will tower over Grays Inn Road. This will greatly - 345 dwellings - increase the numbers of people living in the area, services will be overly stretched, e.g. Schools which are already over subscribed. The type of development is likely to attract huge numbers of people and it is also likely that estates such as this will attract gangs and unsocial behaviour particularly in the evenings.

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| 2013/3807/P | Land to west of Royal Mail Sorting office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe St. Camden WC1. | Richard McEllistrum | henrike mueller | 31/07/2013 22:34:07 | COMMNT |

Response:

We are local residents, living on Calthorpe Street and our children attend Christopher Hatton primary school. We continue to have significant concerns about the current proposal, in particular:

- The height of the buildings - we understand that buildings will range from 5 to 15 storeys; this will suffocate the surrounding area and destroy the traditional architecture of Calthorpe Street, parts of Gough Street and Wren Street; instead it will create an atmosphere more suited to Canary Wharf with high-rising buildings along relatively narrow streets. This is a residential area and high-rising commercial buildings would destroy this - as well as physically suffocate the area.
 - The proposed density of the commercial and residential development; we fail to see why such a high number of retail and residential spaces are required for a central London area - which is already under significant strain in terms of schools, transport and green spaces in particular.
 - The architectural style - we went to see the exhibition of the planned redevelopment site at Exmouth Market in March this year; we were shocked to see what we consider to be a misfit of architectural styles between the existing houses on Calthorpe Street, Wren and Gough Street and the proposed development; we have difficulty seeing how the proposed architectural style will integrate with the surrounding areas and create a sense of community.
 - With 431 residential spaces being proposed, we have serious concerns about the implications for traffic, in particular the use of personal cars.
 - We are furthermore concerned that the proposed development will 'suffocate' the local primary school; 15 storey-high buildings in particular will give the school a claustrophobic feel and are likely to destroy the sense of community that the area currently has. It is unclear to us how the Council will cope with the increased demand for school places in the area.
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