

<b>Application No:</b>	<b>Site Address:</b>	<b>Case Officer:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>
2013/3880/P	251-258 Tottenham Court Road and 1 Bedford Avenue London W1T 7RB	Conor McDonagh	Professor Peter Dayan	23/07/2013 18:19:22	OBJ

**Response:**

The developers had been very good about talking with local residents. However, the final plans, particularly, for traffic are incompatible with our legitimate concerns - and things are going to be worse in the light of potential two-way use of Tottenham Court Road and/or Bloomsbury Street.

In short, it is not acceptable to have this building be serviced from Bedford Avenue. It should be completely serviced from Tottenham Court Road, just like Sainsbury's and various other nearby stores - avoiding the outskirts of the conservation area altogether. The same is true for construction traffic - the management of which for the Crossrail Site has so far been good.

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2013/3880/P	251-258 Tottenham Court Road and 1 Bedford Avenue London W1T 7RB	Conor McDonagh	Mr Paul Spyker Bedford Court Mansions Ltd	23/07/2013 11:09:50	OBJ

**Response:**

Indeed they have steadfastly and determinedly not wished to enter into any discussion that would either sustain the current area for its residents or enhance traffic and public realm issues, that would be of huge improvement both for the current residents and their future lessees.

This should be a wonderful opportunity for Camden and the various planning groups to solve what undoubtedly will be come a problem 'knuckle' for all the various traffic plans currently under discussion and implementation in the area.

On this basis we object to this application in its current form and make the following comments:

- Primary service/delivery vehicle access and refuse collection is proposed from Bedford Avenue which is predominantly a residential street. Some 142 households live along this route and will be seriously affected by traffic noise
  - Primary access during construction is from Bedford Avenue and Adeline Place
  - The proposal sets a precedent in terms of height and service vehicle access for future redevelopment of other buildings in Tottenham Court Road
  - The proposal ignores the sensitive context of the Bloomsbury Conservation Area
  - It is simply inconceivable to seriously think that there will be no additional traffic along these streets due to this development. The demolition and rebuilding traffic initially and then the servicing of the new shops will cause huge disturbance to the residents.
  - They say this will only mean one extra transit style van a day...well at the moment more than half is probably offices and has no deliveries...after completion the amount of retail floor space will increase substantially...This MUST mean there will be a need for extra stock and therefore extra traffic as a result.
  - Who knows who will lease the shops, whether it is a large item shop that would require large lorries or low value but high turnover shops that need constant restocking
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2013/3880/P	251-258 Tottenham Court Road and 1 Bedford Avenue London W1T 7RB	Conor McDonagh	Mr Paul Spyker

<b>Received:</b>	<b>Comment:</b>
23/07/2013 11:15:41	OBJ

**Response:**

The lack of any future traffic planning will ensure years of problems for the residents on Bedford Avenue, Adeline Place, and Bedford Square.

Something must be put in place before this is allowed to go ahead.

This is a major joint to all your traffic plans that are now in process...THIS MUST BE SORTED NOW

There must also be a an agreed traffic plan for works traffic during the demolition and rebuilding of the site.

BOTH of these are of huge importance to those of us that live in the CONSERVATION AREA that this adjoins

This MUST NOT BE GRANTED UNTIL THIS HAS BEEN THOROUGHLY THOUGHT THROUGH BY CAMDEN AND THE TRAFFIC PLANNING GROUPS

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2013/3880/P	251-258 Tottenham Court Road and 1 Bedford Avenue London W1T 7RB	Conor McDonagh	Ms SARA BURNS	23/07/2013 23:47:08	OBJ

**Response:**

I am greatly concerned that there is no proper plan for traffic management of the increased load of traffic both during demolition and construction as well as to service the building once completed and occupied.

Bedford Avenue is mainly residential and the quality of life is already impacted by tour buses and service vehicles to the St.Giles Hotel. The increased traffic during the recent refurbishment of the building on the corner of Bloomsbury Street and Bedford Avenue was most disruptive. Restricted hours were ignored, vibrations from trucks were a nuisance and parking bays were appropriated without proper permits. The scale of this new building will only a repeat of this nightmare only greatly multiplied.

It is imperative that a plan is made not only for the period of the upcoming works but also a long term one that ensures all associated traffic is prohibited to use Bedford Avenue, Bloomsbury Square and Adeline Place.

My understanding is that once the Crossrail works are completed, traffic will be rerouted to pedestrianise the area around Centrepoint. Tottenham Court Road and Gower/Bloomsbury Street are proposed to become 2-way. It seems the Council has a desire to improve this long-neglected and rather tatty area. Surely it is counterproductive to erode the existing quality of some of the neighbouring areas. A thorough plan needs to be developed incorporating these changes - otherwise this will be impossible to rectify at a later date.

Once this is done and an acceptable plan is proposed, I could support this application. It is unfortunate that it is so bland, but it does serve the purpose and is an improvement on the existing buildings.

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2013/3880/P	251-258 Tottenham Court Road and 1 Bedford Avenue London W1T 7RB	Conor McDonagh	Dr Colin R Hopkins retired

<b>Received:</b>	<b>Comment:</b>
23/07/2013 13:57:19	OBJ

**Response:**

I object to the proposed development. Inevitably with the arrival of Crossrail there is to be a great increase in traffic in the area and our residential accommodation will become a more difficult place to live. Management of adjacent developments need, therefore, to be carried through very carefully. The plans proposed will have a direct impact on the levels of noise in Bedford Court Mansions and even heavier traffic will undoubtedly make it an impossible place for permanent residents to live

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