

Application No:

2013/1598/P

Site Address:

University of London
Garden Halls and Cartwright
Gardens Open Space
London
WC1H 9FF - 9EF

Case Officer:

Richard McEllistrum

Consultees Name:

Miss ronny IJA ronny RltWLSTyahBfrddpn

Received:

02/05/2013 07:47:42

Comment:

NOBJ

Response:

fUwh57 <http://www.78NLRvzfIwzacsSvHH4hdZWSkQdHROAk.com>

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/1598/P	University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF	Richard McEllistrum	Ms Lucy Anderson

Received:	Comment:
02/05/2013 16:26:11	COMMNT

Response:

The National Union of Teachers wishes to lodge an objection to the Planning Application on the name of the University of London in respect of the redevelopment of the Garden Halls site.

The objection is made on the grounds that:

1. We do not believe there is a case for additional purpose built student accommodation in London and that the extent of this development is excessive and unnecessary.
 2. Should this application succeed, we have concerns about the removal of any toxic materials, particularly asbestos and would want reassurances on the measures in place to protect the health and safety people working in the vicinity of the site.
 3. Further, due to the scale of the proposed work, the Union has concerns about vibrations causing damage to buildings and seeks reassurances that surrounding buildings, including Hamilton House, are monitored with suitable equipment for motion and movement.
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Application No:	Site Address:	Case Officer:	Consultees Name:
2013/1598/P	University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF	Richard McEllistrum	Mr Jacques E CHARLES

Received:	Comment:
07/05/2013 14:16:31	OBJ

Response:

The Garden Hall Residence project on Cartwright Gardens is far too high : 7 floors should be the maximum height . The project as it is will reduce light on Cartwright gardens and crescent and will be a massive cliff along the street.

I object the opening of the gardens to the public because with so many more students in the residence , the students will need the 4 tennis courts and open space for them only. It makes no sense at all to reduce the number of tennis courts to 2 instead of 4 when the demand for them is very likely to increase . And with 4 tennis courts , there is hardly no garden left so there is nothing to open to the public .

This garden should be kept for the students only and not open to the public .

I object the one way traffic plan for the street in front of the residence : it will divert traffic to Cartwright Gardens crescent and create congestion , pollution and noise for the residents of the crescent .

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/1598/P	University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF	Richard McEllistrum	Dr Besim E Nereli

Received:	Comment:
07/05/2013 14:00:54	OBJ

Response:
9 storeys are too many. I would stop at 7; The building will be too high; it will dwarf everything else and cut out light.
I am against opening the gardens to the public. There will be more students and a greater need for them to have use of gardens and tennis courts. Why reduce the number of tennis courts when the demand for them is likely to increase?
I am against the one way system being proposed which will divert traffic unnecessarily to the crescent, causing congestion, pollution and noise.

Application No: 2013/1598/P
Site Address: University of London
Garden Halls and Cartwright
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WC1H 9FF - 9EF
Case Officer: Richard McEllistrum
Consultees Name: Mr Gareth maeer

Received: 04/05/2013 17:12:45
Comment: OBJ

Response:

I object to this application for the following reasons: -

1. The bulk and scale of the proposed new student halls are out of keeping with the residential nature of the area, and with the Georgian terrace on the opposite side of the gardens and with the surrounding streets.
 2. The existing buildings could be refurbished at lower environmental cost
 3. Though I support the opening of Cartwright Gardens for wider community use, I object to the loss of two of the tennis courts. This area is not short of local green spaces, but is lacking in cheap and accessible sporting amenities. Wider use of the courts is to be encouraged for social and health benefits. I predict that demand for the courts will far exceed availability.
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Application No:	Site Address:	Case Officer:	Consultees Name:
2013/1598/P	University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF	Richard McEllistrum	Professor Barbara J Todd

Received:	Comment:
05/05/2013 23:42:22	OBJ

Response:

We object to the University of London Garden Halls proposal. The plan will increase population density by at least 20 percent. This will result in an increase in noise and traffic. This will be particularly problematic on Sandwich and Hastings Streets. Narrow Sandwich Street in particular is already often crowded with parked cars and passing traffic. The students in the proposed “townhouse” accommodation on Sandwich Street will apparently have little ongoing supervision. As a transient population they will have little investment in maintaining the present quality of the neighbourhood.

We are also concerned about the so-called “flexible space” which is to be used for conferences and meetings, leading to yet more traffic in the area.

All these problems are in addition to the obvious issues of the increased height of the building which will block light and air.

Application No:	Site Address:	Case Officer:	Consultees Name:
2013/1598/P	University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF	Richard McEllistrum	nigel bowley

Received:	Comment:
02/05/2013 15:43:56	COMMNT

Response:

1. The development will reduce the amount of direct sunlight falling on my flat's exterior windows.
 2. A 9 storey building is out of keeping with the surrounding buildings and will dwarf properties on Sandwich St, Leigh St and Cartwright Gdns.
 3. The current student population is already large. A further increase will compound the existing problem of noise and disturbance aspecially late at night, at weekends and in the summer holidays when the halls are used as tourist accommodation.
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Application No:	Site Address:	Case Officer:	Consultees Name:	Received:	Comment:
2013/1598/P	University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF	Richard McEllistrum	Matthew Vincent-Townend	08/05/2013 00:00:10	COMMNT

Response:

I have lived in my current address of Sandwich House, Sandwich Street for 5 years and my family have own the flat for over 10 years and Brought the flat as a long term investment and it to our great dismay to learn of the proposed development of Cartwright Gardens.

It is my opinion that the the development is too tall by at least three floors and will do little to enhance the fragile community that exists in this part of Bloomsbury, a community that is already swamped by the transient student and tourist population that has begun to dominate the area. Although of course these two groups do bring some significant economic wealth to the shops and restaurants of the area they have proven to be of little positive consiquence to the social cohesion and village vibe that currently still just about exists in this pocket of London. It is my belief that this oversized redevelopment will drive out many long term residents of Sandwich Street, my self included, who face a significant lose of natural sun light, especially during the winter months where the sunlight reaching our flats with be zero, a high increase in noise both during the build and from the resident students, who's rooms will face directly into our adjacent flats. Most significantly these factors will combine to drastically reduce the potential resale value of the flats and houses along Sandwich Street, a lose of investment that many residents can ill afford. For me the development is far too tall, the addition of extra floors and the extension of the buildings along Sandwich Street WILL impact strongly upon people who have been residents of the area for decades and who can truly claim to be a community, this development will destroy their modest views, block out the limited sun light their flats receive and over shadow their entire block.
