

Jennings, Tina

From: McEllistrum, Richard
Sent: 23 December 2013 08:13
To: Planning
Subject: logged FW: Objection (2013/3807/P) 43 Great Percy Street - Mount Pleasant Planning Applications:

Follow Up Flag: Follow up
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Categories: Orange Category

Sent: 22 December 2013 14:27
To: Sarah.Ricketts@islington.gov.uk; McEllistrum, Richard
Subject: Re: Mount Pleasant Planning Applications:

Application Refs:
P2013/1423/FUL
2013/3807/P

Dear Sarah Ricketts and Richard McEllistrum,

We write to voice our strong objections to the proposed development plan for Mount Pleasant. Our particular concerns are:

1. The density of the proposed development, in terms of buildings and numbers of people
2. Height of proposed buildings. Firstly, many of these seem out of proportion to their surroundings, and secondly, the fact that the tallest buildings are on the perimeters will surely create an unpleasant fortress like effect.
3. 'The Garden' as proposed is risible. The orientation suggests a tunnel like effect, plus its situation will make it difficult for the public to access. The idea that it leads naturally to Wilmington Square is also ridiculous, given that it is virtually impossible cross Farringdon Road at the best of times. Given that this will be a private development, it seems all too likely that it will, or can be, restricted to those who live there.
4. We are very concerned about the lack of additional facilities in the plan, which are referred to vaguely, but not specified, such as schools/nurseries and doctors surgeries.
5. It seems like a missed opportunity to improve the area in the south west of the plan, close to Christopher Hatton School, where it would seem sensible to pedestrianize, and improve this rather dismal area with more green space.
6. Surely this huge increase in population is going to vastly increase the amount of traffic/noise/pollution, and it does not seem that enough evaluation has been given to this aspect, particularly as Royal Mail apparently plan to have up to 3000 vehicles per day entering the site. Has the danger to health and life of all this been properly assessed, and if so, where is the data?
7. It seems to us, from just studying the plans, that the developers have given no thought whatsoever to the surrounding environments, despite the many local planning guidelines that exist. This community is not going to exist in private bubble, it has to integrate.

Yours sincerely,
Claire and Nicholas Cavanagh
43, Great Percy Street
WC1X9RA