



---

We totally object to the above proposal. As a householders on Chalcot Road since 1976, whose house stands adjacent to the lane down to Utopia Village, we are perfectly aware of the vehicular use currently made of the lane and are utterly astonished at Turley Associates' reference to a Transport Statement which shows "that the total number of trips generated by the site associated with the change of use from offices to residential is likely to be reduced". How can such a statement be made when 22 offices are to be replaced by 53 residences and vehicular access extended from the current office hours weekdays to all hours night and day weekends included? The statement is preposterous and seems to be emblematic of the negligence with which the entire proposal has been prepared.

Were this project with its change of Class to be permitted, it would adversely affect the neighbouring area in the following ways:

1. Destroy the current balance of commerce and residence that has long characterised the Primrose hill Conservation area;
2. Increase the traffic flow to intolerable levels with the attendant environmental and road-safety problems in an area which includes a Primary School and where a high density of children reside;
3. It would make parking in the area much more difficult and destroy the current viable system which it has taken local residents and the Council years to achieve;
4. Apart from the noise and disruption during its realisation, this project, through over-use, would permanently diminish the quality of the amenity cherished by current residents. Instead of changing gradually, quite suddenly Primrose Hill would not be the same.

In conclusion, the project is for too intensive and seems to contravene all sensible space/occupation ratios. If Permission were ever to be granted in the future, it should be for a maximum of 15 residences with parking allocated within the Utopia Village site.

