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CULTURE & ENVIRONMENT

1st August 2013

PLANNING REF: 2013/3807/P

Dear Planning

I wish to make some objections to the proposed redevelopment of the Royal Mail Sorting Office at Mount Pleasant, London EC1:

HEIGHT

Many of the buildings are too high, particularly along Farringdon Road and Calthorpe St. They will compromise light, views and the streetscape and will create pollution. I believe my Right to Light is infringed. The buildings take their cue from the appallingly designed Holiday Inn and the existing Post Office building although most of the properties in this conservation area are four storey Victorian and Georgian houses. This issue has been raised many times by residents at all consultations but the Royal Mail and the architects have chosen to ignore this. The entire neighbourhood objects to the height.

DENSITY & INFRASTRUCTURE

The population of the area will increase dramatically. There is not enough green space allocated. Why can't an additional park be created on the roof of the Royal Mail underground car park. The company will make an enormous profit on the sale of the land so can afford to do this. There is already a school crisis in the area and still no secondary school. Where will the children who will live in this estate be educated. Local GP surgeries and bus services are already in high demand. Have Islington & Camden Councils considered this fully?

INWARD FACIND DESIGN

In many places the design is too inward facing and fortress-like favouring the

views of the inhabitants of the development especially in The Meadow by the Royal Mail building and Block H which is very high.

BUILDING PROCESS IS TOO LONG

The development is scheduled to take about seven years. This is far too long. The disruption and resultant pollution will be immense. The refurbishment of the Post Office has taken a year and has been extremely noisy and dirty. This will be far worse. Can we demand that building work be carried out in a much shorter time to minimise disruption. Will residents of areas directly facing the work receive compensation from the councils. I think double glazed windows for all properties should be offered at the very least.

ARCHITECTS

Can Islington and Camden Planning assure us that the architecture practices involved at present, will still be on board when a developer purchases the site. Residents will not be happy if they are jettisoned in favour of cheaper, inferior firms with poor design values. I would like it to be a condition of planning that decent award winning architects are employed.

SECTION 106

Will the section 106 money earned by the Councils be used in the area to improve amenities and quality of life and will residents be consulted on how and where it is allocated?

