

Butler, Clare

From: Elena Henson [REDACTED]
Sent: 24 July 2013 12:50
To: Planning
Subject: Planning ref 2013/3807/P
Follow Up Flag: Follow up
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From Elena Henson & Nicholas Rutland

[REDACTED]
Dear Mr McEllistrum,

As long term local residents (27 years), we have a number of concerns re the proposed redevelopment of the Royal Mail site, Planning ref 2013/3807/P

There are an impossible number of documents to read in the time we have been given, but the general impression of the whole development is that too many too tall buildings have been crammed in to the space. The "open spaces" will be mostly in shadow, and not very appealing.

We object strongly to the plans for Building A in the Phoenix Place site in particular, especially the Gough Street/Mount Pleasant corner.

As noted in the documents, buildings in this area are already taller and more densely packed than elsewhere around the site. Many of these buildings are residential, and Christopher Hatton Primary School is also situated here.

Instead of leaving space for these buildings and their occupants to breathe, developers have chosen to add to the density and height.

The High Building Justification explains the use of "a higher block to respond to the denser grain of Gray's Inn Road and to act as a 'marker' to terminate the vista along Mount Pleasant." Unfortunately this block will also terminate the vista from the flats of local residents in several buildings, some of whom have lived here many years.

From Churston Mansions we look out through the gap between the ITN building and Elm House and have an attractive and extensive view to the East at the moment: across Gough Street, along Mount Pleasant and Rosebery Avenue, to Clerkenwell and way beyond. The proposed Building A will block it completely at 60 metres. Morning sun, daylight and for some any view of the sky will be blocked.

Although there have been some changes to the plans for Building A, objections made by local residents to the Gough Street/Mount Pleasant corner during the consultation process seem to have been largely ignored. I received a quite lengthy response from "Your shout" to my comments and photos earlier this year, which claimed to answer my points, but it avoided any mention of the building that I had objected to!

The development claims to respect and enhance the surrounding neighbourhoods, but how can the plans for Gough Street be justified? Where else is there such a narrow street with 8 – 15 storey buildings on both sides? Flats in the new buildings along Gough Street will not see the sun or sky.

Plans for Building A show the exit for underground parking (200 Royal Mail workers' vehicles and 56 residents') in Gough Street, with a refuse holding area beside it. The siting of this seems badly planned as there is a loading area for the ITN building directly opposite, which can already cause congestion and noise at any time of day or night. The extra traffic and loading and will cause further disturbance to nearby residents.

At the moment there are resident's car parking spaces in these roads for the surrounding area – will these be retained during and after the development?

Roads around the site currently have limited access with some blocked off or one way to keep through traffic to a minimum. With 345 residential units planned for Phoenix Place site alone, there will surely be a considerable increase in traffic due to deliveries, services etc to the new buildings, adding to the noise and congestion.

Local schools are already over-subscribed, Christopher Hatton in particular. This is an issue that has been raised throughout the consultation period. This development plans to create a new neighbourhood, but without the infrastructure to support it.

Regards,
Elena Henson & Nicholas Rutland