

# Bedford Court Mansions

London Borough of Camden  
Regeneration and Planning  
Town Hall  
Judd Street  
London  
WC1H 8ND

23<sup>rd</sup> July 2013

Dear Sirs

**251-258 TOTTENHAM COURT ROAD & 1 BEDFORD AVENUE LONDON W1T 7RB  
APPLICATION FOR PLANNING PERMISSION: 2013/3880/P**

I write on behalf of the Board of Bedford Court Mansions Ltd and the 114 residents of the Mansions

Further to several consultations with the development team of this project I cannot see that any feedback made by local residents was seriously taken into consideration or resulted in solutions addressing their concerns in the submitted application.

It is very disappointing as in principal they had support from many residents. But other than the most transparent 'lip-service' on various matters, which resulted in a few extra 'consultants' attending to doubts concerning impact on daylight and sunlight issues all other matters have not been seriously addressed.

Indeed they have steadfastly and determinedly not wished to enter into any discussion that would either sustain the current area for its residents or enhance traffic and public realm issues, that would be of huge improvement both for the current residents and their future lessees.

This should be a wonderful opportunity for Camden and the various planning groups to solve what undoubtedly will be come a problem 'knuckle' for all the various traffic plans currently under discussion and implementation in the area.

**On this basis we object to this application in its current form and make the following comments:**

- Primary service/delivery vehicle access and refuse collection is proposed from Bedford Avenue which is predominantly a residential street. Some 142 households live along this route and will be seriously affected by traffic noise
- Primary access during construction is from Bedford Avenue and Adeline Place

- The proposal sets a precedent in terms of height and service vehicle access for future redevelopment of other buildings in Tottenham Court Road
- The proposal ignores the sensitive context of the Bloomsbury Conservation Area
- It is simply inconceivable to seriously think that there will be no additional traffic along these streets due to this development. The demolition and rebuilding traffic initially and then the servicing of the new shops will cause huge disturbance to the residents.
- They say this will only mean one extra transit style van a day...well at the moment more than half is probably offices and has no deliveries...after completion the amount of retail floor space will increase substantially...This MUST mean there will be a need for extra stock and therefore extra traffic as a result.
- Who knows who will lease the shops, whether it is a large item shop that would require large lorries or low value but high turnover shops that need constant restocking

**THESE TRAFFIC ISSUES MUST BE ADDRESSED BEFORE ANY WORK STARTS. IT IS THOUGHTLESS AND SHORTSIGHTED TO LEAVE THE LOCAL RESIDENTS WITH THIS PROBLEM FOR THE SAKE OF GETTING THIS RIGHT NOW**

Other issues that have been pointed out by my members and residents

- The design of the shops front are likely to lead to antisocial behaviour, urination and drug dealing, giving some haven from sight.
- The design of the building is uninspiring and monotonous. It may reflect the commercialism of Tottenham Court Road but does not introduce the entry into Bloomsbury with sufficient sensitivity.
- The treatment of the facade on Morwell Street at ground level offers some improvement to the streetscape but may still invite anti social behaviour, as there is limited visual engagement between those in the street and those on the ground floor of the building. Shops cannot activate side streets without compromising their primary frontage and a sub-station is dead frontage.

Yours faithfully



Paul Spyker  
Chairman Bedford Court Mansions Limited