

Richard McEllistrum
Principal Planning Officer

Camden Planning ,Town Hall
Judd Street WC1H 8ND
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Telephone: 020 7974 2056



Dear Richard Mc Ellistrum

Re; my objection re Royal Mail Group Development planning application number Ref- 2013/3807/p - to the A3 tower on the Phoenix place P1 site

As a resident lease holder, at Laystall Court (a 9 floor residential building, containing 30 flats, half leasehold, other tenanted) I feel very strongly and in particular regarding my strong objection, to the imposing 16 storey tower A3 block, proposed to be sited directly across and opposite us,. I live in one of the 4th floor,centre flats at Laystall court , where all my habitable 4 rooms' windows would look directly into the block,and them into mine.

I strongly object to this proposed 16 floor tower and feel very angry along with many of my fellow residents. This plan seems to be being rushed through, with no real consideration for our position prior to the Royal mail sell ff., whilst our views on the **A3 tower** and it's effects to our homes,to date ,raised both verbally in writing, have all been totally ignored,disregarded. as to the literally overwhelming impact this corner tower, right opposite us would cause us.. To further add to our frustrations, the architect's AHMN,have lowered modified some of the plans..further along Mount Pleasant right right side from us,towards / opposite the Apple Tree pub end,which is primarily a few businesses, not residential.

So to sum up why I, along with others, want to '**Lose it, or Move it**' re; the **A3 tower**.

A - Loss and reduction of our light, under the 'right to light' rules.

We qualify, and uphold our right to light , which would be significantly,reduced and to apply this to us, as it's been more than 20 years , since a large building has been built in front of us, which was the large ITN building, built back in 1990

B -Such a tall Tower, which is way too high, close, invasive and obtrusive;

Laystall Court being at the south-east corner side, would be the most affected, being so adjacent to the proposed site, corner locating of a **15 floor tall tower block** opposite.

C -Overly dense and Canyon wind tunnel effect opposite the mass of our building/homes!

aside from the canyoning effect,this new tower would close and oppress us further,along with already dense impact felt surrounding us from Mullen Tower,Churchill Court, Hollsworthy Square, Serious Fraud office, ITN and the 222 Grays Inn Rd print house square buildings surrounding us.

D - Reduced day light and less Sun light and shadow?,

The shadow of the sun will bounce off the tower block, and cast a dim light in our flats on sunny days,, not good for our quality of life,over-all feeling of health and well being.

E - Poor lame design,drastically needs to revised,altered...,'missed opportunity to create something great, imaginative, innovative, '..Reiterating what another neighbour , a family man feels as stated here below at our last recent Laystall Residents meeting.

....on a separate point re; planning & design affecting our corner situation)

' The overall design is flawed: the proposed buildings look inwardly, effectively turning their backs on the existing landscape, and with most of the new open space located internally. The proposed new north-south "street" serves no one as it doesn't take a route that people would use. We would like to see more of the buildings located centrally in the site, with open spaces at the perimeters. This would help alleviate the effects of any tall buildings and allow the existing community to enjoy any newly created open space., and perhaps even a much needed local community centre.(given the recent closure of our previous local one , 1A)

This would be a good opportunity to remodel the existing traffic flow. I would like to see Elm Street, the southern end of Mount Pleasant, Laystall Street, and Gough Street closed to through-traffic (whilst still retaining access for residents, and cycles). This I believe would stop Royal Mail lorries and others using these roads as a rat-run, would create a safer environment for the primary-school children, and would mean a much more pleasant environment for the large numbers (2000 or so) of new residents. This could even allow the creation of a new "square" – free of traffic – with the Apple Tree pub, the adjoining terrace of buildings, Laystall Court, Christopher Hatton Primary School, Rangos restaurant, and Hollsworthy Square forming one side, and the new development the other. If the ground floor of the new development was to contain shops and eateries this new square would be alive, and active. It would tie in the development with the existing buildings, creating a link between the new and the old. It could provide a significant community asset for both the new and existing residents. All potentially without encroaching on any of the building land of the site itself -

...so to sum up my concerns as a long standing retired resident;

1. Unlike some of the other side flats, all of my 4 rooms only have windows facing out northwards, 'with a one way only forward view', which all would directly face into any new high block of flats, and visa versa, thus I will automatically have my light and view considerably restricted, which obviously I do not wish or want.

2. My quality of life will be impaired due to less less light and less of a view, which I do not wish, in my twilight years.

3. A lack of privacy, as we all will be able to 'mutually' look directly into each other homes, which is not the case now, therefore I do not want this high rise A3 tower in front of, opposite me.....nor do I not want to feel like a living eternally trapped cast member of Hitchcock's movie 'Rear Window'.

4. Also the added waste and pollution this will create, also worries me.

5. Finally, how this would affect my current lower light and airy feel of my flat, along with the desirability and saleability of my flat.

So we really wish to stop, for many good valid reasons, this proposed corner tower being from being built at all, or at the very least not being located directly opposite, adjacent to us.

Again, we feel, with good considerate neighbourly planning, it would make more sense being located in the centre of this massive development as a kind of central beacon feature, i.e Phoenix tower rising from the the centre. or moved along, positioning further along, up and located near non-residential, commercial/office buildings sides i.e. either adjacent/opposite ITN rear side along Gough St, or opposite post office building side along Phoenix Place existing staff car park entrance.

As residents of Laystall, we do not object to need for more housing, just more sensibly sensitively distributed, located over a large 12 acre site. We'd ultimately like the A3 tower to be at least be relocated, moved away from our frontal views or in centre of the RMG

Hope we are finally heard, resulting in abandoning or at the least reasonable change and shifting of this oppressive proposed A3 tower on the Phoenix P1 site

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