

Mr R McEllistrum
Planning Department
London Borough of Camden
Town Hall
Judd Street
London

4th June 2013

Dear Mr McEllistrum


**CARTWRIGHT GARDENS REDEVELOPMENT –
Planning Application Ref: 2013/1598/P**

I love this peaceful area and our local community. The proposed development for Cartwright Gardens would destroy many of the best things about living here. The enormous ugly building would tower over Cartwright Gardens and the surrounding streets and ruin the beautiful crescent.

I am particularly worried that the developers have taken no account of the effects of the new building on people living in Sandwich Street. When Hughes Parry Hall was built, the tower went up on condition that the car park area was left vacant. That space was left because it gives light to people opposite, especially to the bottom flats, and to the rest of the street. It also gives some space between students and residents, which helps reduce noise disturbance.

Even though there are now only two common rooms on the other side of the car park we still often suffer from noise, which often starts after midnight. The proposal has a common room on every floor in the tower (still facing Sandwich Street and not Cartwright Gardens as we requested), two communal rooms on each floor of the centre block and communal rooms on the ground and basement floors of the town houses. These buildings will be much close to us and there will be constant loud noise. The developers do not seem to realise that students make a lot of noise, and they have done nothing that takes this into account. There is no reason why the rooms in which students will gather in groups should be on the side of the development that faces a residential street; it should be on the Cartwright gardens side facing a park that is empty at night and where the few security staff that are employed might have some chance of hearing it.

The developers say that the noise situation will change for the better because their management plan includes a community liaison group that will ensure that the Section 106 agreement is enforced. Who will monitor this? At present there are so few staff that it is impossible for them to keep the students' behaviour from disturbing neighbours, and each hall has only 300 to 400 students. However much noise there is coming from the building it never stops until we phone, and it has often taken several phone calls to get something done. The situation will get worse in the proposed halls because the number of wardens is being reduced and the one warden employed in the central block and the town houses will be



responsible for nearly 1,000 students in a complex set of buildings. Residents will again have to suffer noise frequently late at night and be forced to get up and deal with it.

There will be noise in the daytime from students gathering outside the nine town house doors on Sandwich Street. Why do the doors need to be there when they will obviously create a noise nuisance? Students already go out onto the flat roofs, which are supposed to be inaccessible, in summer. Putting nine flat roofs on the town houses will mean that this problem continues. The students will inevitably find a way out on to them and the problem will then be a few yards from us. The garden on the corner of Sandwich and Hastings Street was railed off because it was a source of noise, if the plans go through it will become so again.

I am also very concerned about the noise from plant on the roof of the central block. I suffered from intolerable noise from a beer cooler in the car park which took several months to resolve. I was reduced to sleeping in the hall on the floor to get away from it. Why is the plant to be on Sandwich Street, why not opposite Cartwright gardens where it will disturb nobody?

The proposed design ignores the potential problems to residents of living next to a large group of young people who are away from home for the first time. Of course they make noise. It is possible to design a building that recognises this and at least tries to contain the noise within the building. It should be easy on this site because there is a park on one side that can act as a buffer zone. This proposal takes no account of the needs of either students or residents. It could have been designed to try to cause maximum difficulty between students and their neighbours.

Please do not accept this proposal and ask the developers to at least try and design a building that will work.

