


Butler, Clare



Dear Mr McEllistrom

Re: Planning Application Number 2013/1598/P

Site Address University of London Garden Halls and Cartwright Gardens Open Space London WC1H 9FF - 9EF

I write as a resident of Sandwich Street to register my objection to the proposed monstrous overdevelopment of Garden Halls in the above referenced application.

My main objections in summary are below.

Unacceptable noise level increases: The presence of a 'buffer zone' between Sinclair/Sandwich House and the Garden Halls - with entrances confined to Cartwright Gardens - is the only reason noise levels are bearable currently. The proposed development removes this buffer zone - and to add insult to injury will increase delivery traffic noise on Sandwich Street at antisocial hours for all residents facing the halls. The night security team at Hughes Parry Hall themselves admit they are unable to keep noise levels under control currently - in the last two nights I have had to call them at 9pm and 11pm to ask them to sort out extremely loud music, shouting and screaming so that I can have the peace and quiet I am entitled to expect in a residential area. The last thing we need on the site is a further 200 transiently resident students to further encroach on the balance between the hall residents and residents of Sandwich Street.

Loss of light, privacy and security: the proposed plans significantly decrease light and increase the number of flats being invasively overlooked by residents of the proposed development. This is unacceptable. In addition we already have significant problems from standoffs between local youths and hall residents - new entrances on Sandwich Street (rather than access restricted to Cartwright Gardens) will only make this worse. Why should the residents of Sandwich Street be intimidated, grossly overlooked and deprived of light to provide extra accommodation space and unnecessary conference facilities to the benefit of the University of London?

In short the proposal for this development not only appears to contravene several planning policies in place to protect long-term permanent residents of the area, but also pays no regard to maintaining a balance between the needs of the University and the needs of local Sandwich Streets residents to preserve a pleasant, quiet, safe place to live. I vehemently object to the planning application in its present form and ask that it be refused.

Yours sincerely,

