

Butler, Clare

Objections to planning application: University of London Garden Halls and Cartwright Gardens
2013/1598/P

62 Sandwich House, Sandwich Street, London WC1H 9PP

My objections to the University of London's proposed development of the Garden Halls are:

1. Design and layout

The proposed large institutional building is not in keeping with the character and scale of the surrounding buildings: the Cartwright Gardens elevation will overwhelm the Georgian crescent.

2. Restriction of natural light in Sandwich Street

The height of the proposed building will diminish the light fall on Leigh Street and Sandwich Street (at the moment, the latter receives levels of sun-light that significantly enhance its quality as a warm, tree-lined residential area).

I am particularly concerned that the height of the replacement building, combined with its advancement several feet into the street, and the building in the car park beside the tower of Hughes Parry Hall will effectively block any direct sunlight to the window on the Sandwich Street side of my flat (the windows on the other side of the flat being restricted in their amenity by facing onto the inner courtyard).

3. Noise and disturbance

The existing student residences are already a source of noise and related disturbance both by day and by night. To some extent, this is mitigated by the fact that the entrances to the halls are located exclusively on the Cartwright Gardens frontage.

The proposed building will not only increase the level of student occupancy (with a corresponding increase in numbers of visitors), but other changes (if I have correctly understood the plans) will also have a disproportionate impact on the residents of Sandwich Street. The inclusion of communal areas on the side of the proposed building fronting this street and, of even greater concern, the provision of nine new entrances, some into what are described as "town-houses", will provide a point of potentially noisy assembly at all times when these entrances are accessible.

The introduction of these new entrances on Sandwich Street, and the creation of a single route for all deliveries will also encourage increased vehicular traffic in a hitherto relatively quiet street. I am also concerned that if the halls were to be used as an out-of-term conference

centre, there will be an increase in illegal on-street parking and in the noise of coaches or buses stopping with their engines idling to discharge or to receive conference members.

4. Privacy

It is proposed that the footfall of the building on the Sandwich Street elevation is to be moved some distance outwards into the street. This will result in my being overlooked more closely than I am at present. I shall find this intrusive and oppressive.

There is also potential for my flat to be overlooked by students or others congregating on the proposed green roofs on the "town houses"

5. Plant and Infrastructure.

I have concerns about the placing of potentially noisy plant on the roof of the Sandwich Street side of the building.

I wonder how the local infrastructure will sustain this increase in numbers. As a longstanding resident of the area I am aware of problems with water pressure and with the backing up of sewage in drains.

