

Cartwright Gardens proposed development (Application reference 2013/1598/P)

Dear Mr Richard McEllistrum,

I am living with my husband in Flat 76 Sandwich House, Sandwich Street, WC1H 9 PW ('SST resident'), which is a ground floor flat facing the back of the Cartwright gardens development. Although I welcome the modernisation of Cartwright Gardens, I have several objections to the proposed development.

- 1) Serious loss of light to ground floor flats from raising the height of the new development and erecting a new building in the parking area. Also failure to demolish the existing 15 storey tower block which is a building definitely not in keeping with this 'Conservation Area'. Levels of natural light for our flat will be severely impacted by the new development, especially in Winter months - which will impair my quality of life.
- 2) Potentially significant increase in noise from new pedestrian entrances into the new town houses on the street. UCL students party a lot and are generally quite noisy. If they congregate on the street with beers etc, they will prove a significant irritant to SST residents who value their peace and quiet highly. Gangs of youths congregating with beers etc will also be quite intimidating to middle-aged and elderly residents of SST and not easily dispersed. The construction noise alone over the next 12-18 months will be difficult to tolerate.
- 3) Parking congestion will increase from the new town houses and the proposed conference centre, with large buses likely to clog up the narrow street and cause a lot of disturbance as they park and passengers alight. Traffic is very noisy in Sandwich Street, because of high buildings, hence we don't need

This development: benefits UCL at the expense of the quality of life of SST residents who lives will suffer if this planning application is not modified.

Best wishes and kind regards



