

Sent: 03 May 2013 10:43
To: Planning
Subject: Comments on application ref. 2013/1598/P
Follow Up Flag: Follow up
Flag Status: Orange

Att.: Richard McEllistrum

Dear Sirs,

Thank you for your letter regarding this proposed building. We object to this application for the reasons below:

1. the rationale for the new building is not clear at all. Although the university may have a waiting list for student accommodation, the buildings on Cartwright Gardens are only 25 years old or so and in good condition ; student accommodation is already being built "next door", on Bidborough Street ; other student accommodation projects have been useful in regenerating other buildings and areas, as SOAS did on Penton Rise, but as is not the case here.

This project seems to be the easiest one: over-developing an already dense area, instead of investing in new projects and/or areas in need of modernisation, thereby having a detrimental effect here instead of a positive one in an other but just as good location. Developers should not be allowed to take such a lazy route, but steered to make a more positive contribution.

2. the consequences on the lives of some of residents would be dramatic. Should the project be approved, the "gap" between buildings, where a car park currently sits at the bottom of Hugues Parry tower, would be covered by five-floor houses ; behind them would be a nine-floor building. In other words, residents of the flats just opposite in Sandwich House would lose the very biggest part of their view of the sky. They would lose the sun shining through their windows in the afternoon. The amount of light provided by this sunny exposure is very precious, its loss would have a detrimental health effect on people, and a negative financial impact on the value of the flats. These flats are not currently overlooked, so there would also be a loss of privacy.

Please take into account that the proposed development would have a very clear and very negative impact on a minority of people, who would bear an absolutely disproportionate share of the inconvenience caused. Because this is a small number of people, our numbers are not going to reflect the trouble caused, so it is vital that you understand and convey the dreadful impact - both personal and financial - of losing the sun exposure that we currently enjoy, and that would be near impossible to replace in a crowded neighbourhood like this one.

We find it absolutely appalling that the developers should make the point that their project would "only" sacrifice the well-being of a minority, and that it would "only" bring their condition of life (if only the lighting levels, but also the trouble, noise etc) to a point "no worse" than in most inner cities. Why not build over all neighbourhood squares since they are only enjoyed by a few? Or build over the Green Belt since it would only bring it in line with the rest of London?

In conclusion this project would have an absolutely dreadful effect on current residents (who would then be neighbours to a building twice as high as theirs) and an incommensurable loss to many residents whose interests need to be understood and relayed by their Council. This is all the more important that the developers have not taken the residents' comments on board nor changed their project in any visible way, over the consultation period.

The development needs of UoL should be an opportunity to renovate and regenerate another area - as SOAS have done with their Vernon Square campus, or as the Wellcome Trust have done behind the British Library - all in the same borough of Camden and within walking distance. Instead this is commercial venture (backed by a pension fund and a foreign State investment fund) and therefore a for-profit development, with a clear negative impact on the current residents of the neighbourhood, but only speculative benefits.

Best regards,

Agnes MAZUREK
Stephane PEROZ



[REDACTED]

Sent: 03 May 2013 23:10
To: Planning
Subject: application Ref: 2013/1598/P
Follow Up Flag: Follow up
Flag Status: Orange

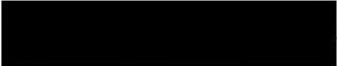
I write to register my comments on this application. [REDACTED]

[REDACTED]

My concerns about the application relate to:

loss of light and in particular sunlight
increase in noise and activity that the changed access arrangements would bring
the increase in the number of students and short-term residents that the plan would create

Janet Ritterman




Sent: 03 May 2013 12:30
To: Planning
Subject: Planning application consultation
Follow Up Flag: Follow up
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Dear Richard McEllistrum

Thankyou for your letter of 16th April regarding University of London Garden Halls and Cartwright gardens open space.

We want to know how we can approach our flat in Burton Street by car while these works are in progress please. We usually go to Marchmont street and turn left into cartwright gardens.

Mrs Barbara Clements



Sent: 03 May 2013 17:58
To: Vickers, Ben
Cc: Thomson, Judy; Fairman, Paul
Subject: RE: Consultee letter for PlanningApplication Application: 2013/1598/P

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Dear Ben


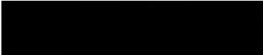
Re. Application Ref: 2013/1598/P
Redevelopment of Garden Halls and Cartwright Gardens Open Space

(Canterbury Hall, Commonwealth Hall and a section of Hughes Parry Hall to be demolished, 5-9 storey student accommodation building to be erected and modification to access and landscaping within the Gardens)
Ward: Kings Cross

A crime impact assessment has been carried out for this plan and designing out options have been put forward by Adam Lindsay (LBC) - Table 2.1 and 2.2. Avoidance of recessed doors and dead ground and the inclusion of lighting in secluded areas /alleyways would be beneficial. Access to the Gardens (and secure perimeter fencing) should be managed to prevent the site from being used by rough sleepers and street drinkers and according to the document the park will locked between dusk and dawn (although specific times should be specified in relation to the season).

Kind regards
Afua

Afua Adjei
Operational Support Officer



[REDACTED]

Sent: 07 May 2013 21:11
To: Planning
Subject: application comment REF 2013/1598/P
Follow Up Flag: Follow up
Flag Status: Orange

Dear Mr McEllistram,

I am writing to express my concerns about the proposed redevelopment of the student halls of residence on Cartwright gardens. I am very concerned about the impact of the new block on everyone who lives in Thanet, Sandwich and Sinclair Houses. I am concerned both about the increased noise levels which will result from having a large hall of residence with accompanying conference centre that opens onto Sandwich Street. However much you ask students to keep their voices and music down, they never remember (as I know from friends who had similar problems with a recently opened student hostel on Guildford street – which were so bad that they moved).

We are also concerned that the proposed increased height over the central section of the building will block the view Westward which is a major amenity of the building which is otherwise entirely surrounded by high buildings (though there are low buildings on Thanet Street, our view in that direction is disrupted by the height of the buildings on Judd street). At a previous exhibition of plans, I and other neighbours protested about the height of the so-called town houses, but no attention was paid to our protests and the height remains significantly higher than the existing central part of the building (I think it is Hughes Parry Hall) and our view will be lost.

Many thanks, Emma Barker

[REDACTED]

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[REDACTED]

Sent: 07 May 2013 23:52
To: Planning
Subject: Application ref 2013/1598/p
Follow Up Flag: Follow up
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Application ref 2013/1598/p

The redevelopment of Cartwright Gardens.

[REDACTED]

It is my opinion that the the development is too tall by at least three floors and will do little to enhance the fragile community that exists in this part of Bloomsbury, a community that is already swamped by the transient student and tourist population that has begun to dominate the area. Although of course these two groups do bring some significant economic wealth to the shops and restaurants of the area they have proven to be of little positive consequence to the social cohesion and village vibe that currently still just about exists in this pocket of London.

It is my belief that this oversized redevelopment will drive out many long term residents of Sandwich Street, my self included, who face a significant lose of natural sun light, especially during the winter months where the sunlight reaching our flats with be zero, a high increase in noise both during the build and from the resident students, who's rooms will face directly into our adjacent flats. Most significantly these factors will combine to drastically reduce the potential resale value of the flats and houses along Sandwich Street, a lose of investment that many residents can ill afford.

For me the development is far too tall, the addition of extra floors and the extension of the buildings along Sandwich Street WILL impact strongly upon people who have been residents of the area for decades and who can truly claim to be a community, this development will destroy their modest views, block out the limited sun light their flats receive and over shadow their entire block.

There is of course an argument that the increase in students will benefit the local community but my observation is that this tends not to be the case as most local trade generated by this sector only filters into the chain shops and restaurants around the Brunswick centre, walk a couple of street away and there is no significant student presents in the pubs, cafes and restaurants, etc.

Please take the long term residents into consideration and reduce the size of this developments.

regards

Matthew Vincent-Townend

