

28 April 2013

Planning Department
Camden Council
Town Hall Extension
Argyle Street
LONDON
WC1H 8EQ



Attention: Richard McEllistrum - Planning Officer

Dear Mr McEllistrum

Ref: Planning Application no. 2013/1598/P (Planning)
University of London: **Garden Halls**

We are residents of Sandwich House, concerned about the impact of the proposed development of student accommodation at Garden Halls/Cartwright Gardens.

Our main concerns at the moment can be summarised as follows:

1. **Serious reduction of natural light** in many of the flats facing on to Sandwich Street, including our own.
2. More **intrusive noise**, specially at night.
3. **Renewed unsociable behaviour** in the nearby streets - Sandwich Street particularly.
4. Problems caused by **deliveries** arrangements.
5. **Parking problems** (and general disruption caused by building works for several years to come) - including **problems affecting disabled drivers** in particular.

1. Reduction in natural light in flats on the Sandwich St side.

This issue is likely to be a problem for many flat owners on the Sandwich Street side. Our flat is on the ground floor, opposite the gates into the car park area at the back of the Halls' kitchens. The present proposals, as we understand them, would undoubtedly reduce our natural light considerably. The lightness is one of the reasons we bought the flat in the first place (in 1994, nearly 19 years ago).

2. Noise

Loud noise from the residences opposite our block of flats is an intermittent nuisance, and it is not always possible to get a response from the Halls. However improved their Student Management Plan, that seems unlikely to change. An increase in student numbers of the size proposed - combined with an extensive building programme, which includes

spaces specifically for gatherings of people, is likely to mean an increase in noise unless there is careful planning and clever design to ensure such noise is contained effectively. Such design would need to include all the entrances into student accommodation and communal spaces being built facing onto Cartwright Gardens rather than Sandwich Street.

3. **Renewed unsociable behaviour** in the nearby streets - Sandwich Street particularly. This is a real worry, especially to anyone who has lived in Sandwich Street over a long period of time. In addition to there being drug dealers and users to a greater or lesser extent, over the years there have also been large groups of noisy, aggressive-sounding young people using at least the north end of Sandwich Street as a regular meeting place. They may have been (mostly) harmless but they were undoubtedly often intimidating. It wasn't until Garden Halls eventually put effective secure gates and railings round its car park area and behind the side of the tower that that particular nuisance was reduced. Unless the Sandwich Street side of the proposed new accommodation is kept free of steps and other areas that encourage people to congregate, this disturbing nuisance is likely to return.

4. **Problems caused by deliveries** arrangements.

The proposal to have delivery vehicles 'drive through' to Cartwright Gardens rather than park and wait in Sandwich Street could be an improvement of the present arrangements. But we have two concerns. One is that there will be an increase in deliveries to that particular part of Sandwich Street. The present number of trucks that make deliveries there is considerable, and they often - mostly - leave engines running while they can take quite a time to unload. This inevitably affects air quality and increases damaging air pollution.

A further point (relating to para 3 above) is that we would like confirmation that the high iron railings and the lockable gates at that northern end of Sandwich Street, where lorries currently unload, will be kept in place and that the drive through doesn't remain open to all.

5. **Parking problems** (and general disruption caused by building works for several years to come) - including **problems affecting disabled drivers** in particular.

We are very concerned about how residents' parking spaces will be affected during both the long building stage, and also once the work is complete. To what extent will the proposed development result in a reduction of available parking spaces in the vicinity of Sandwich Street over the building period and beyond? This is a particularly serious issue for disabled drivers (my husband is one). It is already quite difficult to find parking spaces within easily walkable distance of Sandwich House. A reduction in parking spaces combined with a likely increase in people parking cars nearby could make finding a space nearly impossible.

Yours sincerely



Jennifer Gould