

These are the initial representations of the Residents Association Company of the 14 residential flat properties built in 2009 at 29 to 35 Farringdon Road, now known as City View Apartments. Individual owners have been recommended to submit their own personal representations as well. Based upon the application as now submitted it is recommended that the Application be refused primarily on the grounds of 1) Over development of the site resulting in unacceptable overlooking of many of the existing City View apartment properties. 2) The reduction in the area of service yard and related rubbish and waste disposal facilities, reduced bin space to service both the commercial and City View apartment waste and rubbish removal. 3) The service yard redesign will only facilitate a small number of car parking spaces, cycle racks and will result in all commercial servicing of the public house and other commercial space taking place on street in Saffron Hill exacerbating the already congested nature of Saffron Hill at its junction with Greville Street. 4) The mass of the proposed infill development will result in higher transmission of noise impacting on the inner City View apartment properties as a result of the funnel effect within the courtyard. 5) The daylight and sunlight report prepared by Malcolm Hollis indicates that there is at present unacceptable impact on the inner City View apartments and it would appear that in preparing this report incorrect plans of the internal floor space of some of the upper levels of City View apartments and commercial space have been used. The external elevation to Saffron Hill is not unattractive but the external fire escape staircases within the courtyard area will have an unacceptable visual impact from the existing inner apartments in City View. 6) Construction work on such a tight site would be very difficult to manage and would materially inconvenience the City View apartment residents, notwithstanding the ability by condition to limit hours of operation and contain noise and dust emissions.

We have already spoken at length to the applicant's planning advisors and are awaiting responses to the concerns expressed above.

In conclusion, however, it is fair to say that the current visual appearance of the service yard and access gates are unattractive and the proposed infilling would improve the visual appearance of the site from Saffron Hill and to the benefit of the adjacent residential properties. We would be happy to engage with the applicant and the case planning officer to review in more detail the concerns expressed above. Please accept this as our initial representation which provides an overview of our areas of concern but we would be more than happy to provide further detail on each individual area of concern. We look forward to hearing from the applicant and you.