

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6068/P	T Rowland	Tom Rowland Flat 14 4 Guilford Place Bloomsbury London WC1N1EA	30/10/2014 18:02:50	WREP	<p>From The Akbar Residents Association.</p> <p>We represent the residents of two sheltered housing schemes overlooking the development. One is at 4 Guilford Place WC1N1EA with 14 flats, one at Shan House, Millman Street with 18 flats.</p> <p>The Association is supportive of the scheme which will enhance the area and improve the amenity of both Akbar House and Shan House.</p> <p>The meeting resolved to make the following suggestions to Camden in relation to the scheme and delegated the Hon Sec to write to the planning authorities on its behalf.</p> <p>1). Trees.</p> <p>The association is at pains to emphasise the extremely high amenity value of London Plane Trees 1,2, &amp; 3 on the scheme plan. These are both much loved and form an integral part of the street scape in Guilford Place and the association is anxious that nothing should be done that would undermine their root systems or degrade their canopies.</p> <p>The association is concerned that the scheme proposal to prune London Plane Tree 1 so that there is a 2 metre gap between the edge of its canopy and the site is too extreme. Cutting the tree back to this extent risks unbalancing it as its trunk slants slightly away from the site and the canopy has grown to compensate.</p> <p>The new building line is well behind the site line and the overhang is over what will be a stone apron at the front of the new building so the shading will enhance and not inconvenience in any way.</p> <p>The Association agrees with the proposal to remove Tree of Heaven 4 on the plan.</p> <p>The Association would urge that Tree of Heaven 5 should also be removed. This self-seeded specimen already towers above the roofline of 3/4/5/6 Guilford Place and it blocks light to the gardens at the back making them gloomy and restricting the ability of residents to garden effectively.</p> <p>The bulk of the main block of the new building will inevitably further reduce light levels to these key amenity spaces for the residents of the Sheltered housing schemes and this effect can be countered by the removal of what is in any case a forest tree which is unsuitable at such a size for its present position.</p> <p>The Association also agrees with the proposal to remove the Sycamore 6 on the plan for similar reasons.</p> <p>2) Childrens' Playground</p> <p>On the plan this appears to abut the garden wall of No 4 Guilford Place. The Association is concerned that this will create a noise problem that will interfere with the quiet enjoyment of elderly residents enjoying the amenity space at the back of their homes.</p> <p>We would prefer if it could be moved slightly so as not to be adjacent to the wall of No4 where the</p>

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					<p>garden is used by the residents of 14 flats. No such problem exists with the space adjacent to the gardens of 6 or 7 Guilford Place.</p> <p>3) Staff garden/ recreational area on 2nd floor terrace. The two suggestions for the planting of this area seem to envisage a rather baron and austere space. We would urge that it be greener and all together more verdant. It is an important amenity area both for the new research centre and for residents in Akbar house, whose flats will overlook the terrace and who will also benefit from a more luxuriously green aspect.</p>
2014/6068/P	hugh cullum	Bloomsbury Conservation Area Advisory Committee	27/10/2014 15:27:50	OBJ	<p>20 Guilford Street:</p> <p>The committee objects to this proposal for the following reasons:</p> <ol style="list-style-type: none"> <li>1 We feel the overall height is excessive, in particular that the glass box disguising the plant is disproportionately high and will in fact be much more visible than indicated in the views submitted by the applicant.</li> <li>2 The building's scale is too large and the facade treatment results in it being rather monolithic.</li> <li>3 The large area of glazing at street level is inappropriate - particularly as it faces the delicately scaled pavilions of Coram's Fields opposite. It would be a source of huge light pollution at night.</li> </ol> <p>However, we do appreciate the choice of materials (with the exception of the large areas of glass) and the 'remaking' of the corner facing Lamb's Conduit Street.</p> <p>Hugh Cullum</p> <p>for Bloomsbury Conservation Area Advisory Committee</p>
2014/6068/P	hugh cullum	Bloomsbury Conservation Area Advisory Committee	27/10/2014 15:27:32	OBJ	
2014/6068/P	Marchmont Association	62 Marchmont Street London WC1N 1AB	26/10/2014 15:09:32	COMMNT	The Marchmont Association has no objections to the main proposal and particularly welcomes the intention of the developer to improve the Guilford Place intersection by installing a raised road surface, which we hope will increase the chances of the disused Grade II listed public conveniences being brought back into use and not necessarily as toilets.
2014/6068/P	Alexia Liakounakou	15-16 Guilford Street	14/10/2014 09:35:25	AMEND	I am a little worried about the noise this will generate over an extensive period of time, since I am a graduate research student and a freelancer, and I have to work from home throughout the day. Also, I am worried about the dust and overall hygienic consequences of the demolition.