

5/11/14

REF: 2014/6068/P

I enclose an e-mail I sent to the developers which outlines my concerns about the above planning application

B. Sanger

From: Betty Sanger
Subject: FW: RESPONSE FROM RESIDENT OF MILLMAN MEWS
Date: 8 July 2014 12:35

From: [REDACTED]
To: [REDACTED]
Subject: RESPONSE FROM RESIDENT OF MILLMAN MEWS
Date: Tue, 8 Jul 2014 12:31:58 +0100

I don't think the architects have given enough thought to the impact this building will have on its residential neighbours.

It would have been useful for both sides if there had been some consultation before plans were drawn up. Of course, nobody is against the concept for the new building especially as it replaces one that has blighted our lives for the past forty years and in recent years has become no more than a slum.

Some of the concerns of the residents of Millman Court regarding the new development are:

- 1) the small mews that is the entrance to our flats and the access for residents' parking is already subject to constant deliveries, visitors and waste disposal traffic to the commercial property at the rear of the flats. This has had a negative impact on the safety, privacy and living conditions of the residents of Millman Court both young and old for many years.
- 2) far from recognising the existing problems and trying to minimise the impact of your development, you seem happy to increase the problems we have to deal with by an unacceptable amount. How can such a small road cope with such a huge increase in traffic as it appears that Millman Mews has been designated as the main staff entrance both for pedestrians and cyclists? There will be high levels of activity all day long.
- 3) the corner of the same mews is also to be the delivery point to the site. An expected "average" of 15 deliveries per day would mean that it would in effect be in constant use with the attendant noise, safety issues and difficulties caused for residents trying to access the mews as well as for staff. There are no guarantees on these numbers either and, in any case, arrivals and duration of visits would be impossible to control. Also to accommodate this area the plans show that current resident parking spaces would be lost.
- 4) it seems the new building would be six floors high, two more than the existing one. This will have an impact on the amount of natural light on the lower floors of Millman Court which are already dark enough. This means that although you see the benefit in having spaces flooded with natural light and views across Coram's Fields for your own building, many residents would not enjoy either of those things at all. For a few years many of us were able to see across to Coram's Fields ourselves and enjoy natural light which were reasons for living in Millman Court in the first place, but forty years ago the residents' views were ignored when the present hideous building was put up and most of us have been deprived of the light and the views for a lifetime.
- 5) staff numbers were not given but I imagine it will be in the hundreds many of whom will be looking directly into our living space. Therefore there will be no privacy at all for us. Will the building be in use in the evenings and at weekends?
- 6) the planned building work on the areas at the rear of the mews means that one of the smallest spaces in London would become one of the busiest with our small block of flats becoming an island surrounded by construction traffic. Even if the two projects take place at different times it would mean years of noise and disruption for us.

I would be very happy for you to visit me and my neighbours to discuss the matter further.

BETTY SANGER - resident 10 Millman Court