

Dike, Darlene

From: James Piccirillo [REDACTED]
Sent: 01 February 2015 20:20
To: Planning
Subject: Coram Mansions and 20 Guilford Street. Application Ref: 2014/6068/p
Attachments: Redevelopment Letter.docx

Application Ref: 2014/6068/P

Sarah Ballantyne-Way

RE: Proposed development at 20 Guilford Street

Dear Sarah,

Following our conversation at the beginning of January I am now following up in writing regarding the objections and concerns.

I am writing to you regarding the Application for the proposed erection of new hospital research building following the demolition of an existing computer facility at 20 Guilford Street.

In particular I am writing on behalf of the 8 flats at Coram Mansions, 64 – 68 Millman Street. The consideration of residential occupation and of the residents at Coram Mansions appears to have been wholly ignored and there is serious concern on the effect on our residential lives in the area.

Below outlined, points 1 and 2 are of serious concern. The invasion of privacy and the obstruction of light, that the new building will cause.

1) Millman Street Windows

The proposed windows on the Millman street side are large floor to ceiling clear windows. This is a major violation of privacy and this will be a major concern for our privacy in the residential flats.

Millman Street is only 15 meters wide building to building and the obvious intrusion into our residential lives is a concern.

There is an additional floor being added, to which there is not currently one and the floor to ceiling windows, where there are currently none – will cause a big invasion of privacy. I also believe it will not be appropriate for a children's hospital to be able to have an open view into the flats, due to the private nature of what happens in flats.

The additional floor will also now obstruct the views that the residents of Coram Mansions enjoy, and will decrease the level of natural light.

Needless to say – the current proposal does not work.

2) Glazed Roof Extension:

While it appears to be set back on Guilford Street and on Guilford Place, it does not appear to be set back on Millman Street. Millman Street is entirely residential, unlike Guilford Street.

A box extending 5 meters above the main volume of the building, severely deprives us of much needed light.

The lack of light and obstruction of current views that the residents enjoy.

3) Delivery, Loading & Service

This is proposed directly outside Coram Mansions. There are some concerns and questions, detailed below:

- What will happen to residential parking
- How often will this be in use?
- What times of day will it be in use?
- What is the effect of traffic on Millman Street?
- Concerns around noise and vehicle pollution
- Safety concerns in a residential area

We are therefore heavily opposed to the current plans as they stand, in particular 1 and 2.

It is also worth noting that I have tried to contact Rory McManus on several occasions but I have not had any success. You recommended speaking to him to get more information.

I look forward to hearing from you.

Kind regards,

James Piccirillo and the residents of Coram Mansions.