

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1281/P	L A Hatter	Flat 17 Gordon Mansions Huntley Street London WC1E 7HF W1G 7EH	02/04/2015 10:44:24	OBJ	<p>The site is being overdeveloped being 6 floors high and the equivalent of 4 floors deep, with a detrimental effect on the residential amenities of Gordon Mansions which is the key residential building in the immediate vicinity. The height causes loss of light in the flats opposite at the upper levels and ground instability causing movement to the block 17-30 Gordon Mansions which is adjoining the proposed new building to a level far more than negligible and as stated in the basement impact assessment the extent of the potential damage is "very" dependent on various factors which will only be known after the excavation has been made. No residential buildings other than block 17-30 Gordon Mansions are affected by the depth of the basement as settlement is distance related (4.2.2. of the basement impact assessment). There is no indication given in the assessment as to what are the consequences to the Gordon Mansions flats at different levels of ground movement. The noise of plant, machinery, lifts and air conditioning may seep through the ground and affect the lower floors of Gordon Mansions which share a party wall. Due to the anticipated volume of people visiting or working in the new building (projected to be 1200 per day) there will be detrimental traffic and parking issues which will be exacerbated by the 2018 West End Project whereby Capper Street will be closed off at Tottenham Court Road and Torrington Place is projected to be the only road in the area which will see an enormous increase in traffic. Service vehicles for the new hospital for the hospital will only be able to exit by turning right into Huntley Street and then turn right into Torrington place thus increasing the congestion in Torrington Place and increasing the volume of traffic passing by the front windows of Gordon Mansions.. Furthermore as there is a single yellow line outside Gordon Mansions it is likely that many hospital patients or people taking them by car will have disabled permits which enable them to park on single yellow lines for up to three hours and the yellow lines between the hospital and Torrington Place will have cars parked all day as is the case regarding the Cancer Hospital further north in Huntley Street. This will again exacerbate the general traffic situation and make access to Gordon Mansions for service vehicles, taxis, ambulances tradespeople (Council and private) for dropping off or collection extremely difficult. It is well known that ambulances have for a long time now have parked for hours outside Gordon Mansions with their engines running causing air pollution and loss of free traffic flow in Huntley Street. In order to minimise all the above objections but in particular the matter of ground movement, the project should be less ambitious in scope, being less deep in close proximity to block 17-30 Gordon Mansions (it is misleading in the plans to refer to a 3 level basement as the bottom level is double height) where it causes the maximum detrimental ground movement impact, moving all mechanical aspects further towards the middle of the building to minimise noise transference, reversing the closure of Capper Street at Tottenham Court Road and controlling daytime parking on yellow lines outside Gordon Mansions. The cumulative effect of all the above matters cause a severe loss of residential amenity as well as very significant risk of structural damage to block 17-30 Gordon Mansions caused by ground movement.</p>