

61 Gordon Mansions
Torrington Place
London WC1E 7HH

Camden Planning Officer
Attn: Seonaid Carr
London Borough of Camden
Camden Regeneration and Planning Development Management
Judd Street
London WC1H 8ND
planning@camden.ac.uk

13th April 2015

Dear Planning Officer
Your Ref: Camden Ref:2015/1281/P

We are writing to object to the planning application UCLH Phase 5 at Capper Street and Huntley Street WC1. We live on the ground floor flat on the corner of Huntley Street and Torrington Place and four of our rooms face onto Huntley Street.

First, although redevelopment of the site is overdue, the planned new building is completely oversized for its location in such a major residential zone. The proposal aims to get 10 stories worth of space and use from a site of around five stories – it has been extended both downwards and upwards so that it bursts out of the space available. This doubling of space will double the size of the operations within it, increase noise and also pressure on parking, which is already massively overused with the increase of ambulance use from the extended hospital use in the last year or so.

Secondly, specifically, the proposed height of the building is well above that of the existing old Royal Ear Hospital, and indeed will be higher than the existing Gordon Mansions flats. The combined height and bulk, with machinery enclosure and roof garden is completely out of character. We should not be subjected to a building of height and bulk which so dramatically flouts local planning policy.

Thirdly, there will be significant loss of daylight to the flats opposite, and to our flat to an extent. The loss of light and mangled roof line make for a loss of well-being which is at odds with the notion of a hospital existing to help restore health.

Fourthly, those residents in the block 1-30 are astounded to note that the basement of the hospital will be almost as deep as the present old ear hospital is high. As a registered Chartered Engineer, one of us is extremely aware of the potential for subsidence and shifting involved in such a radical proposal. All in all, the design seems to be based on an attempt to get almost twice as much from the space as is reasonable possible or sensible.

Finally, the increase in noise on a 24/7 basis is a major concern. The loading bay is proposed to be in use in the evenings until midnight. This is a residential area. The residents in the immediate vicinity number many hundreds, including the very young and school age children, the working population and the old. Many residents work in the borough, with long hours, including in surrounding hospitals. They need

proper sleep. At present the mix of office and day time activity makes this hard, but possible. The planned huge new building will certainly tip the balance we have between residential, commercial educational and medical towards an all-night noise environment with the inevitable loss of amenity. The delivery hours must be reduced to 9pm latest, air grills should be relocated from residential spaces in Gordon Mansions, and air conditioning system noise kept to a minimum at night.

Yours

Professor Pam Smith SRN
Professor David Wield CEng