

To Head of Planning  
Planning Services  
Judd Street  
London WC1H 8NJ

14 July 2015

RE Woburn Place Car Park WC1H 0ND  
Applicant: City Space Storage Ltd  
Change of use of car park to self-storage facility (Within Class B8)  
Date of notice of proposed development: 30 June 2015:  
Applicants ref number: 2015/2811/P

### **Representations**

1 The committee of the Russell Court Residents Association (RCRA) comprises 7 committee members all of whom are shareholders in the Company Russell Court (Bloomsbury) Management (RCBM). RCBM owns the freehold of the Woburn Place Car Park WC1H 0ND (the car park) the RCRA has a membership of 109 shareholders all of whom also own a share of the freehold in RCBM. All shareholders in RCBM are equal shareholders. This representation from the RCRA is on behalf of both the Committee and the members of the RCRA.

2 Russell Court is a large residential block of flats which comprises 9 floors and 501 flats. It is directly above the car park which is the subject of this application for change of use to a self-storage facility.

3 There is currently no disabled access from the footpath up to the ground floor of Russell Court. In order to install suitable disabled access to Russell Court the equivalent of one parking space in the existing car park area would be necessary. It is not possible to install a ramp at the front steps of Russell Court as the gradient would be too steep.

4 There are also Russell Court services such as drains, heating and water valves in the existing car park which cannot be obstructed by any proposed construction

5 In principle the RCRA does not oppose the proposed change of use from carpark to self-storage. Nor does the RCRA object to the opening hours. At present the carpark is open 24 hours a day and there have been no reported noise issues from the residents of Russell Court.

6 The RCRA has met with the applicants, on site, and discussed with them the space required for a disabled access lift. The Applicants were positive about the disabled access lift proposal, expressed a wish to work with us, and asked only that we obtain confirmation from the Council that we would be granted consent to install a suitable disabled access lift. The RCRA will be doing so.

6 The existing services referred to in 4 above were also discussed with the applicant. We referred the applicants to Mr George Davies, the Russell Court Building Manager, in relation to this issue

7 There are a wide cross section of age groups living in Russell Court some of whom have lived here full time for over 30 years. Once these shareholders/residents are unable to negotiate the front steps to the building, due to an age related disability, they have to either sell their flats or remain house bound. Furthermore, anyone of any age who has the misfortune to sustain a permanent or temporary physical disability which precludes their being able to negotiate the front steps is also severely affected.

8 The feasibility of installing a disabled lift was first investigated by RCBM approximately 4 years ago. The best option for Russell Court is the Sesame Access Lift system where the front steps of the building retract to allow the lift to rise from below the building to footpath level without encroaching onto the public footpath. The applicants have a copy of the video.

9 The RCRA is unsure as to why negotiations were not carried out with the lessee of the carpark before now. The RCRA is now taking an active role in supporting the installation of a disability lift in order to improve the quality of life for any disabled residents of Russell Court so as to ensure they are not forced to sell their homes.

Signed.....

Dr E Smith  
Chair RCRA  
C/- Flat 275 Russell Court  
3 Woburn Place, London WC1H 0NF

Please note I will be absent from the UK from 17 July until 27 August 2015 Please therefore contact my vice chair Rosemary Dunne-Smith flat 298 Russell Court, 3 Woburn Place, London WC1H 0NF

Signed.....

Dr E Smith