

**74 Chenies Mews
London WC1E 6HU**

Email: 

FAO David Peres Da Costa
Planning Officer
Development Management Team
Town Hall
Judd Street,
London WC1E 9JE

16 July 2015

Dear Sirs,

Re: UCL Planning Application 96a – 98 Chenies Mews. Reference 2015/3414/P

I write on behalf of my husband, myself, and several other residents' of Chenies Mews, who, for various reasons, are unable to contact you direct to voice their objections to the above UCL Planning Application change of use of part basement and first floor from educating and teaching facilities (Class Sui Generis) for a temporary period of 5 years, including installation of heating recovery unit and 2x condensers above 1st floor roof....to a UCL Centralised Construction Welfare Facility.

My husband and I have been residents of Chenies Mews for 17+ years. During that time a community has evolved, including several families with young children. Whilst welcoming the refurbishment of a property which has been vacant and deteriorating for 9 years – the reasons for residents' objections to this Application include but are not limited to the following:

1. Several Residents' have already experienced feelings of intimidation by construction workers who are currently working on the site.
2. The Application refers to 251 staff (61 office staff and 190 construction workers) using the site from 06.30 to 19.30 Monday to Friday and on Saturday (at UCL's discretion). Not only will early morning pedestrian/vehicle traffic in the Mews disturb residents, potentially there will be 1,300 pedestrian movements daily....this is unacceptable in a relatively quiet mixed residential and office area.

3. Planning Statement:

Site Search 2.17 “the directly adjacent properties are predominantly occupied by UCL and include no sensitive uses. Residential accommodation is located on the southern end of the Mews, but a robust management plan will ensure there are no adverse impacts”.

Proposed use 5.21 “the Site is predominantly surrounded by UCL owned and occupied properties. The Gower Street townhouses backing onto the Site are occupied by student accommodation and offices. The only permanent residential dwellings in close proximity to the site are at the south end of Chenies Mews at its junction with Torrington Place”.

These statements imply that only the south end of the Mews is Residential. The flats at the north end of Chenies Mews are 10-15 meters from the property. (eg No. 84 comprising multiple residential units).

4. Transport

Transport 5.41 “Vehicular access will remain from Chenies Mews, via Huntley Street. Servicing delivery and emergency access to the site will continue as per the existing arrangements. Vehicular movements are not expected to increase as a result of the refurbishment”.

Residents have already noticed an increase in vehicular movement to the site where some workers are already carrying out work on the building No. 96A – 98 Chenies Mews.

Transport Statement

Existing Highway Network 2.5 Chenies Mews is a single carriageway one-way road that runs from Huntley Street to the north-west through to Torrington Place to the south-west. The road bends sharply to the right approximately 30m from the junction with Huntley Street, at which point the carriageway widens from approximately 3m in width to around 6-7m.

Note: Chenies Mews is not a one way road, but two way. It is no entry from Torrington Place.

2.7 “Chenies Mews is located within the CA-E Bloomsbury & Fitzrovia CPZ and as such waiting restrictions are as follows: No Waiting Monday to Friday between 8.30am and 18.30pm & Saturday between 8.30am to 13.30pm”

Note: Saturday should read between 8.30am to 18.30pm

5. Noise: With the best will in the world, potentially 1,300 pedestrian journeys to and from the Centralised Construction Welfare Facility per day will increase levels of noise. A 6.30am start time will therefore impact on residents’ welfare.

Noise Impact Assessment

1.3 Description of the Proposed Development Site “The surrounding area is of mixed use with student accommodation and University Buildings”. **No mention of residential property (See 3 above – reference to No. 84).**

2.1 Noise Sensitive Receptor Locations “Existing noise sensitive receptors (NSR’s) include a combination of student accommodation and UCL buildings as shown in Fig 2”. **There are families with young children living 10 to 15 meters from the property.**

3 Acceptable Noise Levels 3.1 Policy Background: The key planning policies for the London Borough of Camden include.....Planning policies and decisions should aim to: “avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development”. **If the Application is successful, this Consolidated Construction Welfare facility will have an adverse impact on health and quality of life of residents for a period of 5 years.**

4. UCL Temporary Facilities Noise Emission

4.1 Mechanical Plant and Equipment selected to serve the UCL Temporary Facilities include: 1 Heat Recovery Ventilation Unit, 1 Variable Refrigerant Flow Condenser Unit and 1 Close Control Unit Condenser Unit.

Table 4 shows there is “No Spectrum Available for the Uniflair CAP0251 Close Control Unit Condenser Unit”

- **When will this information be available?**
- **Are there any spectrum data on similar Control Unit Condenser Units?**

In light of the inaccuracies in this Planning Application, the group of residents of Chenies Mews who will be affected by the change of use from an Educational Facility to UCL’s Centralised Construction Welfare Facility Object to this Planning Application.

Yours faithfully,

 

Bridget and Anthony Cuming