

| Application No: | Consultees Name: | Consultees Addr:      | Received:           | Comment: | Response:   |
|-----------------|------------------|-----------------------|---------------------|----------|---|
| 2015/2580/P     | Shang            | 88-90 Gray's Inn Road | 22/07/2015 18:26:37 | OBJ      | <p>With regards to the proposed works, I would be grateful for consideration of the following:</p> <ol style="list-style-type: none"> <li>1. Loss of light and privacy of neighbours: the replacement of the 2-storey by a 4-storey structure in 88 Gray's Inn Road would obstruct virtually all light entering adjacent residential apartments (such as, but not limited to 88-90 Gray's Inn Road), as well as threaten privacy. All the bedrooms in this building for instance directly face the proposed extension. Privacy would be difficult to maintain without sealing off our windows entirely. However, for many apartments in this building, the bedroom windows are the primary, and in some cases only source of light. Please note that there are residential apartments on either side of the proposed rear extension, meaning a large number of people will be affected.</li> <li>2. Safety and security of neighbours: at its closest, the rear extension of 88 Gray's Inn Road is barely 2 metres away from adjacent residential apartments on 88-90 Gray's Inn Road, and specifically barely 2 metres away from our bedrooms. The problem here is twofold: <ol style="list-style-type: none"> <li>2a. During the period of the proposed works, it would be impossible to prevent construction debris from entering our bedrooms.</li> <li>2b. After the works are complete, it will be possible to cross from 88 Gray's Inn Road's proposed 4-storey structure into adjacent residential apartment bedrooms should any windows be left open.</li> </ol> </li> <li>3. Noise from new uses: With two more floors of occupied space, and again given the proximity of 88 Gray's Inn to adjacent residential apartments, noise will be materially worse once the structure is complete. As you can imagine, demolition and construction noise will probably be impossible to tolerate, being an arm's length away. At present, the opening or closing of the gate at 88 Gray's Inn sends reverberations through adjacent residential building 88-90 Gray's Inn Road which wakes residents up. This problem will be compounded with more occupiers of 88 Gray's Inn Road.</li> <li>4. Impact of development on traffic parking and road safety. The main road immediately outside 88 Gray's Inn Road has very little parking space, particularly given the importance of this route for major buses as well as it being a major arterial road connecting King's Cross to High Holborn. Large vehicles delivering building material for construction works would obstruct pedestrian and cyclist line of sight, creating blind spots in an area which already saw an awful bicycle accident recently (at the junction of Gray's Inn and Theobald).</li> <li>5. Impact of noise from plant equipment: adjacent residential apartments will now likely be significantly disturbed by external air-conditioners for example and other operating equipment in the new structure, seeing as the proposed 4-storey extension will be barely 2 metres away from said residential apartments at its closest point.</li> <li>6. Access for disabled people: the period of demolition/construction work will prove disruptive to residential tenants on either side of the site who, due to disabilities, might be noise-sensitive, convalescing, or asthmatic and therefore sensitive to construction debris, to name just a few.</li> </ol> |

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I would be very grateful for your kind consideration of the above 6 concerns.

At the very least, I would hope that the target start date for any works (demolition or construction) can be postponed to September 2016 at the earliest, in order to give existing tenants of adjacent residential premises time to find alternative accommodation and make other arrangements.

Many thanks.

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