

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3605/P	horatia stern	113 bedford court mansions bedford avenue wc1b3ag	03/08/2015 18:16:40	INT	I STRONGLY OBJECT to this proposal. It would negatively impact the street and area with even more noise , pollution etc. ,i would be forced to leave my flat and move on account of it.
2015/3605/P	Sharon Shoesmith	128 Adeline Place WC1B3AH WC1B3AH WC1B3AH	08/08/2015 12:23:13	OBJLETTE R	I live at 128 Bedford Court Mansions on Adeline Place. I object to these proposals mainly in relation to the environmental factors. The impact of the current hotel is already quite significant without an extension more than doubling its capacity. The quantity of coaches, taxis, late night noise especially in summer is at times overwhelming. Often there are so many coaches that they park on Adeline Place under my bedroom window with engines running. I dread to think what it would be like here if the capacity is increased to such an extent.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3605/P	Alun Wood	Central YMCA 112 Great Russell St London WC1B 3NQ	07/08/2015 15:33:31	EHNR	<p>London Borough of Camden</p> <p>Dear Sir/Madam,</p> <p>2015/3605/P – PROPOSED HOTEL, 112A GREAT RUSSELL STREET, LONDON, WC1B 3NP</p> <p>We, Central Young Men’s Christian Association, write to you as the freehold occupier of the property directly above the demise of the subject application at 112 Great Russell Street, which operates as a substantial community focused gym and leisure facility of some 65,500 sq ft. The Club consists of a ground floor entrance and reception area, with 3 subterranean floors predominantly used as a sports club, gymnasium and swimming pool, with the Club trading very well with in excess of 6000 + memberships.</p> <p>In principle we do not object to the proposed development of the existing car parking space in the lower basement levels of 112 Great Russell Street. However, as a major occupier in the property we have concerns about the impact and practicality of the development. These concerns include the structural implications of any development to the existing structure as well as the pressure on services that are already close to capacity. We also have concerns regarding the fire procedures including the means of escape as well as general noise and disruption from the construction of the proposed development.</p> <p>Our specific concerns are as follows:</p> <ol style="list-style-type: none"> 1. Structure <p>There is no detailed reference within the application to any structural surveys to assess the stability of the existing structure and the impact that the works will have on this. A robust structural report must be submitted to assess the impact on the existing structure. It is also important that this proposal does not prejudice the ability of the Central YMCA to expand its own facilities (in terms of additional mezzanine floors).</p> 2. Business Critical Mechanical and Electrical Services <p>There are business critical ventilation, electrical and other services serving the Central YMCA which are located through the car park area. It is not clear how these will be affected either during construction or once the hotel is operational. These existing electrical, mechanical and water systems services are only accessible from the car park. Some of these existing services require regular access for inspection and are located where planned hotel bedroom facilities are proposed.</p> 3. Waste Water <p>A pump and back-up pump taking waste water from the Club and part of the St Giles Hotel are within a pit located 5 metres below the car park. Any changes to this system would have huge implications on the operation of the Club and St Giles Hotel. It is extremely unlikely that these pumps will be able to accommodate the additional waste generated by the proposed hotel. There is no reference to any assessment of the capacity of these pumps, and the waste water system, rather there is just a simple statement to the effect that it will be discharged into the existing sewage system. We do not consider that this either practical or feasible.</p> 4. Emergency Escape <p>The proposals are not clear on what impact there will be on current emergency escape routes serving the adjacent properties particularly at street level and during any construction.</p>

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

5. General Disturbance

The existing building is of solid concrete construction and as a result the alterations required at the basement levels, works are likely to be very slow and will also create significant noise and vibrations throughout the rest of the building.

The redevelopment of the car park is a complex engineering procedure as a result of the relationship with the floors above. We are not convinced from the supporting documents that it is feasible without an unacceptable impact on the floors above. We are also concerned that there would be significant disruption to mechanical and electrical services and plant equipment that would be impacted upon during any works.

Conclusion

In conclusion we do not object to the principle of the proposed development, subject to appropriate controls and mitigation being imposed in relation to construction, services and general disruption. These matters should be fully considered by the planning department prior to any decision being made, and, conditions should be included in the Decision Notice to limit the impact of the development on adjoining occupiers if the application is approved.

We would be pleased to show the officer dealing with this application around the Club if that would be of assistance.

Yours faithfully,

Alun Wood
Head of Estates and Risk

020 7343 1741
07590 442 559
