



Mr Alex McDougall
Camden Development Control Services
Camden Town Hall Extension
Argyle Street
London
WC1H 8ND

Friday, 14 August 2015

Reference Planning Application 2013/3605/P
Site address: - 112A Great Russell Street, London, WC1B 3NP

Dear Mr McDougall

I write in connection with the above planning application. I have examined the plans and as working in the same building for the St Giles Hotel know the site well. I wish to object to the application for the following reasons.

Over development of the site

The building currently has 700 plus hotel guest bedrooms, 4 restaurants, 3 levels below ground of the YMCA Leisure centre, consisting of a membership in the excess of 4000 members, by installing 166 extra bedrooms would in my belief over saturate the building.

Traffic implications

Currently the underground car park provides off street parking for the area, should this change from being a car park the local area would suffer as there are no substitute parking area being planned. This would have severe implications to our guests who arrive by means of their own transport. Also currently Great Russell Street is a busy through road from Tottenham Court Road to Gower Street and Southampton Row; this would be severely impaired due to the necessity for dropping off of guests to the proposed reception. This

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would lead to an increase of idling traffic and therefore fuel emissions.

Existing and proposed services


As part of the planning conditions to the building one of them states that **"No loading or unloading of goods, including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building"**. The only area of the building that offers this is the loading bay located on Bedford Avenue, this area of the building is owned and operated by St Giles Hotel and permission would not be granted to the proposed underground hotel, the reason being the area is operating at 100% as it is, another 166 rooms of laundry and general rubbish is not an option.

The proposed ground floor plans show that they are planning to create entrances on Adeline Place where currently our off street parking is located. We have not been approached about this and should we be permission would be denied.

To my knowledge no structural survey has been submitted for comment, this would need to be done for us to review and comment further.

Environmental Health

Currently on what is proposed on the -5 level of the application would impact the servicing of the St Giles Hotel and YMCA's mechanical services. Although the new plans show they have made allowance for maintenance access the fact is that the sewage pumps are located on the lowest level of the proposed development and they do have a tendency to fail, this causes flooding of the current car park. At the moment it is manageable as we can deny access but should this happen during an occupied hotel environment the health and safety implications would be enormous, there would be no way to prevent this from happening as the sewage pit serves the St Giles Hotel.



Stephen Johnson
St Giles Hotel
VP Projects and Engineering

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