

I chair the Folio Society, a book publishing company which owns and occupies 44 Eagle Street, opposite Templar House. We have 40 employees working here and have regular visitors to the building, not least members of the public who come to our members' room in order to browse and collect books. I am therefore concerned with a number of aspects of the proposed application.


1) Once the building is completed I am concerned that the much greater height will detract considerably from 44 Eagle Street by taking away natural light, as Templar House lies directly south of our building. The increase from 9 storeys to 14 is excessive on the Eagle Street side and a more modest number of storeys would be more appropriate.

2) At present there is a wholly inadequate Construction Management Plan (CMP) included with the application documents. It would be quite wrong for this application to be considered and negligent for any permissions to be given without a proper Plan. Eagle Street is narrow, we have vehicular deliveries as well as visits by members of the public and we need constant access to our building's car park, for parking and delivery purposes. It appears that it is proposed that access to the site should be via Eagle Street and yet there

is no suggestion as to how management of the constant vehicle flows would be managed. How will pedestrians be considered during the demolition and construction periods?

3) Vehicular access to the yard of our building requires the full width of the (narrow) road and it would not be possible to enter or exit if part of the roadway was blocked. This is potentially hazardous, especially in the event of an emergency.

4) The potential for noise and dust pollution is considerable. Again, it would be negligent of Camden to consider this plan without a proper CMP. Eagle Street is a quiet street and the potential for disruption to our work is immense. A construction management plan giving likely numbers of vehicle movements per day during the demolition and construction periods is vital and is not something that can be delayed until after permissions are given. I am also concerned about the number of large vehicles needing to negotiate their way from Eagle Street into Red Lion Square, around two very tight corners, and then into the very congested Holborn one-way system.



Dear Elaine Quigley

Re: 2015/4407/P Templar House

As representative on the Red Lion Square Tenants Association for Beckley, Eagle St WC1, I am writing to you in regard of 2015/4407/P Templar House. There are various matters that cause us concern:

- The proposed plan is 5 stories higher than the building at present, this will detract from the light that falls on Beckley and so taking away from our right to light.
- With the height it is out of keeping with the other buildings on the street and area..
- According to the plan - p91 (10of13) they have indeed taken note of an earlier objection and have stayed within the footprint on the ground level but above that they exceed the present building line and extend towards Beckley substantially. This will not only effect right to light (again) but on what is already a very narrow street intrude excessively on the residential block. At present Templar House is an office building and therefore empty in the evenings and weekends; with the proposed building becoming residential and it extending much nearer to Beckley than at present, along with the balconies in the proposed drawings being exactly opposite those of Beckley, this will severely effect the privacy of the residents in Beckley.
- It is noted that the new building is proposed to be 'car free.' Does this mean that the residents will not be allowed to have a car? If they do there does not appear to be any provision for parking - beyond three spaces down as disabled. Parking on the street is extremely limited.
- Alongside the proposed entrance for the building is a large metal gate/screen, this is for cyclists - to the office building on High Holborn, rubbish collection / deliveries ... no doubt for the offices on High Holborn as well as the residential block. Metal gates/screens are noisy opening and closing. Is this to be opened and closed every time and if so would this be doing so throughout the night as well as the day?
- In the plans it says that the main site entrance is on High Holborn. Is this the case for all of the building contractors or would they be using the very narrow access on Eagle St? Therefore causing congestion, which already happens frequently during the week.
- The proposed building will alter significantly the present ambience of the street, which though busy in the week does offer a level of peace at the weekend and evenings. Should the new site be as planned this will bring about an excessive density of residential units and thus alter the traffic seven days a week.

I am sure you can appreciate that this is a large development that causes great concern for the residents in the Red Lion Square Community - particularly Beckley. It is not that we are against change or the demolition of Templar House but that we want to safeguard our well being throughout this process. The building works will last for a considerable amount of time and bring with them a great deal of disturbance in regard to noise and dust, effecting the flats in Beckley particularly those directly opposite and possibly creating potential health hazards - there are many children and elderly people in Beckley. I can not see it

anywhere in the proposal but I am sure that Northwood Investors have already taken this into account in their budget.

Those living and working across the whole of the area of the Red Lion Square Community will be effected, so we do hope that you will take our concerns seriously.

Many thanks for your time

Eunice Roberts

TA Representative for Beckley, Red Lion Square Residents Association

