

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
|-----------------|------------------|--|---------------------|----------|--|
| 2015/7269/P | Joseph Hanlon | 7 Ormonde Mansions 100a Southampton Row WC1B 4BJ | 02/03/2016 11:05:38 | OBJ | <p>This is listed on the application as "minor alterations" but for those of us who live in adjoining buildings, it is major. I live on the top floor (flat 7) of Ormonde Mansions, 100a Southampton Row, and am directly affected by this proposal. I wish to object on the grounds that the bulk of what is proposed is excessive and will have a dominating and intrusive effect over the internal light well I share with the hotel.</p> |

Labelling of the drawings such as 007 are confused. This drawing talks of south and north elevations, which assumes Southampton Row and Old Gloucester Street go East-West, which they do not. Because of this confusion, notes below will refer to street frontages rather than directions.

The proposal is in two parts. Part 1 calls for Demolition of existing 4th and 5th floor levels fronting Old Gloucester Street and rebuilding of reconfigured 4th and 5th floors on similar footprint and the enlargement of the 1st, 2nd and 3rd floor rear extensions to this block into the light well. Although the footprint would be the same, an entire storey is to be added by removing the sloping roof and replacing it with a flat roof. This will have some daylight effect and will sharply increase the intrusive visual bulk of the building.

The second part of the plan is the addition of a 4th floor to the buildings linking the Southampton Row and Old Gloucester Street buildings, and the relocation of plant and introduction of roof level acoustic screening not shown on the drawings. This directly impacts on our top floor flat and in effect raises the level of the link block by two floors. The lower level of the link block is very important in reducing the intrusive visual bulk of the building on the light well and on our flat.

Indeed, drawing 005 does not give any details of the plant to be installed on the new higher roof; plant has increased over the years and if it is one storey higher it will be intrusive. There is talk of "acoustic screening" which is not specified, but suggests that it would have the effect of creating a further increase of one storey in height. We have had problems with noise from plant and acoustic screening is essential, but this further increases the bulk of the new construction.

The combination of 1) creating a deeper and larger building facing Old Gloucester Street, with a flat rather than sloping roof, and 2) adding an effective two stories to the link block, hugely increases the bulk of this building and creates intrusive visual as well as daylight problems for the flats facing the hotel, as well as the flats in the basement of Ormonde Mansions.

The total project, as presented, is overbearing, intrusive and unacceptable. Furthermore, by not including the plant and acoustic screening in the drawing, the applicant inaccurately minimises the impact on the shared space between the buildings. Therefore, I ask that this plan be rejected in this form.

However, I do accept that this is central London and that some changes are inevitable, and that part of the plan could be accepted. Therefore I would accept the changes to the Old Gloucester Street block if the height of the link block was not increased, and if the present plant was rearranged and acoustic screening (which is essential) was installed, but set back as least 3 m from the edge of the building.

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In summary:

- 1) The bulk of the proposal as presented is excessive and intrusive, creating a much more seriously enclosed feeling to the shared light well, and also unacceptably reducing the daylight to flats 1,3,5,7 facing the light well and 9 and 19 in the basement.
- 2) That part of the project could be acceptable. For example, it could be acceptable to do the modifications to the Old Gloucester Street part of the building if the height of the link buildings were not increased.
- 3) Acoustic screening must be a condition of any permission because of past noise problems, but it must be set back by at least 3 m from the edge of the building, to reduce visual intrusion.

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