

Dear Mr David Fowler,

On behalf of Charrington Street, and the surrounding streets we have collected 192 signatures against the proposed proposals.

We, the residents surrounding the proposed developments of Plot 10 community play project, Plot 10 park, Charrington Street, Purchase Street & Brill Place want to make our concerns known, about the proposed changes to this area. This would extremely affect the happy, and easy- going environment.

As residents, we have been immensely accommodating to long- term, and short- term developments in the area. For example; the Francis Crick building (near completion), HS2, rebuilt St Mary & St Pancras primary school, with student accommodation, Regent High School. As a result, we believe that as this development will permanently affect the fluency of our lives. We believe that the development of Plot 10, and Plot 10 park, Charrington Street, Purchase Street & Brill Place should not be approved of planning permission.

The Plot 10 park has been in this area for many years, and for many is a communal, and fun place to enjoy family time, especially just after school hours. Also the centre of the community, and where dog walkers can take their dogs, meet friends, and new people. Plot 10 community play project is a well-known, service for children, that helps parents/ carers that, for example; work, and so they look after the children.

Purchase Street is a small, and quiet street with not over- whelming buildings of a reasonably low height. Which has a local park for all ages, with a natural feel. Brill Place is also a quiet street that looks on to the woodland of the park, and the tall buildings that enclose it, such as; Francis Crick, St Pancras International. Charrington Street is a peaceful street, surrounded by many, and proposed tall buildings. Also the Charrington Street is in a conservation area. These buildings cannot be replaced in views of character etc. By adding new buildings on the end.

We therefore feel that the proposal is unacceptable for our area.

We disagree with the following;

- The amount of buildings being built in a small community inspired area for one small primary school.
- There will be an increase in the amount of buildings overlooking the proposed extended park, and children's play area. Also Regent High School multi-use tennis courts.
- The children's play area is decreased in size.
- Plot 10 will lose approximately two thirds of their open space.
- The separate parks deliver different aspects of what the community needs, and takes pride in. Also they are enclosed areas, which are safer for young children. So there will be no gain for the community by joining them.
- The immensely new proposed tall building on Brill Place consisting of 25 storeys, and could be higher. Also is even higher than the Francis Crick building, which exceeds height in the area as it is. As a result, the surrounding houses will lose the majority of sunlight, and be intimidated by the building, for example; Coopers Lane. As well as this, Coopers Lane has a 6, 3, and two 4 storey buildings, which will take away the majority of the sunlight, and open space,
- Moreover, the 9 storey, and the two 6 storey buildings that are proposed at the end of Charrington Street/middle of Chalton Street will also block out the majority of the sunlight for the flats, and houses surrounding the new buildings.
- We already have 3 community centres around this area. Another community centre is not needed.
- The community shops, and markets already struggle, there is no need to add more shops around this area.
- The 'greenery', and mature trees will decrease, and suffer. So the loss of 90+ trees. Also the majority will be replaced with smaller trees, and will take years to grow, and flourish. As Camden is one of the most polluted boroughs. This will not help this situation, and people's health.
- It will be easier for gangs to gather, which will decrease use of park, and increase concern for public safety.
- Decrease access for vehicles e.g. rubbish collection, fire engines, police, ambulances, public cars, and so on. So can increase risk of public health, and safety. As roads will be blocked off.

- The buildings that are grade listed, for example; Charrington Street are cracking/weakening because of the vibrations caused by building work. If there is more building work then the houses surrounding with deteriorate severely.
- The new flats will be on-looking classrooms, and playground from Edith Neville Primary School. Also the tennis courts from Regent High School. This will be a cause for concern for child safety, and child protection, from both the 9, and two 6 storey blocks, of flats, and the 3 new houses on the end of Charrington Street.

However, a suggestion is that;

- As we agree Edith Neville primary school should be rebuilt/ repaired that to pay towards it, funding could be used, or student accommodation, as it worked well, for example; St Mary's & St Pancras Primary School.

We trust that our thoughts, feelings, and disapproval of the development will be taken in to account. We firmly believe that the developments above would not help or reflect the communal spirit of our area.

Kind regards,

Lita Smith

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