

59 Birkenhead Street
London
WC1H 8BB

8th February 2016

Dear Mr Whittingham,

r.e. King's Cross Methodist Church 58a Birkenhead Street London WC1H 8BW. Application Number 2015/7013/P.

I am writing to you to express my objection to the proposed development of the Methodist church next to our house. I object on the following grounds and include photographs, which show the significant and detrimental impact to our amenity if the application were to proceed.

1. Bulk and Mass
 2. Loss of daylight and sunlight
 3. Design
1. The size of the development is out of keeping with the rest of Birkenhead and Crestfield streets. The proposed significant height increase and the overall mass of the proposed development will dwarf all the neighbouring listed buildings. The bulk of the proposed development in direct proximity to four neighbours, three of which are listed buildings, will substantially harm the outlook of those neighbouring properties, as they will be completely enclosed. In addition, the bulk of the proposed development destroys the rear streetscape of both Birkenhead and Crestfield streets by encroaching significantly at each neighbour's boundary. The adoption of two C shaped buildings with the wings extending far beyond the rear of the existing neighbouring properties from the first floor upwards means that all neighbours are completely enclosed by the proposed development. Furthermore, the sheer height of the proposed development and mass at the 1st to 4th floors are totally out of keeping with the neighbouring buildings, which were all built at a similar time to the church with the current footprint and mass intended. The increase in mass will therefore substantially harm the neighbouring listed buildings as they were never intended to have such mass at their rear. Moreover, the views of St Pancras Station that have been enjoyed for nearly two hundred years as per the original design would be irrevocably impaired by the height of the development in direct proximity to neighbours.
 2. The development proposes a change in shape from an H shaped building, as originally built specifically to allow for neighbouring properties to benefit from daylight and sunlight, to two opposing C shaped buildings. This change in form and significant bulk directly next to neighbours only serves to create a lightwell for the church at the direct expense of neighbouring properties whose daylight and sunlight will be blocked by the development. It is absolutely incredulous that a church could purposefully block neighbouring buildings' daylight and sunlight that has been received for two hundred years in order to create a lightwell for themselves. Moreover, the proposed development also includes apartments on Birkenhead Street, which are to be subsequently sold – it is unbelievable and absolutely unacceptable for daylight and sunlight to be taken from us and our neighbours solely so that the church can increase its

footprint and mass to sell apartments. Having read the daylight and sunlight report included in the application, I note that not all of our windows have been included in this report. Despite using renderings of our top floor elsewhere in the application, the church completely ignores the impact of its future form in this daylight/sunlight report and hence, is misrepresenting the impact of the proposed development on neighbouring properties from the daylight and sunlight prospective. In conclusion of the point, the proposed development directly reduces our daylight and sunlight and totally overshadows our property at every floor. If the two opposing C shapes are to be used, they by no means should extend further than the rear of the neighbouring properties on any floor.

3. Whilst I note that the Birkenhead Street façade has had some effort to put it in keeping with the neighbouring listed buildings, there has been no such effort on the Crestfield Street. The unsightly design of the church entrance is totally out of keeping with the rest of the street and the streetscape in general. The massive towers advertising the church should not be allowed to go ahead. Methodist churches are typically modest buildings and the proposed spires would be a detriment to the area and moreover, completely block the views from the rear of the Birkenhead Street listed buildings – something that was never intended when the church was originally built. Just around the corner, less than 100 meters away, the council allowed the Scientist Church conversion and that redevelopment is sympathetic in terms of form, size and materials with the conservation area; it would be a shame and completely uneven if the Crestfield façade were to be allowed in its proposed incongruent form. A façade the same height as the neighbouring properties would be more than adequate and also in keeping with the line of the rest of the street. In terms of materials, similar to the Scientist Church would be more appropriate and it must be noted that any overtly ecclesiastical frontage would be a significant detriment to the area.

Attached below are some before and after pictures illustrating how the proposed development would impact 59 Birkenhead Street from the rear, significantly enclosing my house and as such causing the irreparable damage to the listed building and its outlook. The significant loss of daylight and sunlight at the rear of our property and substantial enclosure cannot be allowed to proceed.

Regards,

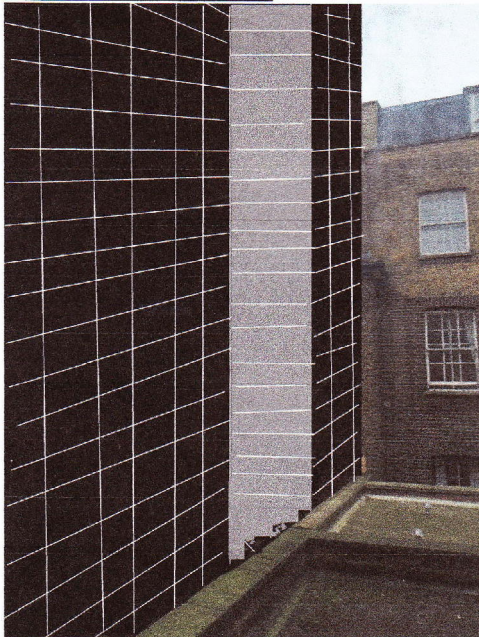


Lina Sherimova
59 Birkenhead Street

Current View from 1st Floor



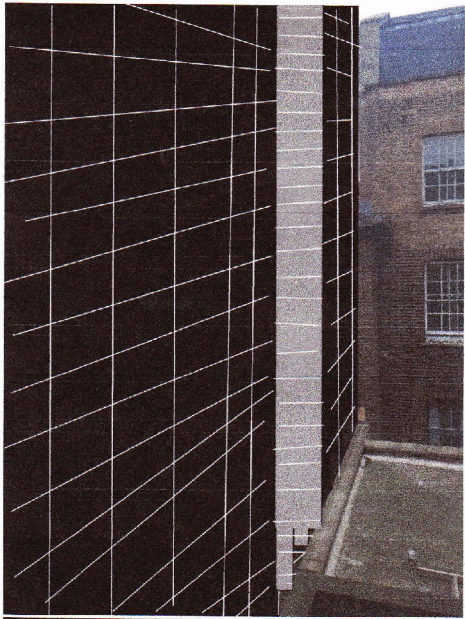
Proposed View from 1st Floor



Current View from 2nd Floor



Impact on 2nd Floor



Current View from 3rd Floor



Impact on 3rd Floor

