

Raphael Lee
54 Georgiana Street
London
NW1 0QS

Re: Objection to Planning Application Number 2016/1117/P

Dear Mr Jonathan McClue

I am writing in objection to the proposals submitted for the Bangor Wharf site.

As immediate neighbour to the site I have serious concerns regarding the height of the proposed buildings, the impact on the privacy and daylight to existing amenity space and the overall massing of the site. The statements made during consultation and in the Design & Access Statement in support of the development appear to disregard the obvious impact of the proposed scheme on the amenity and natural setting of the canal (a designated Conservation Area), the buildings to the eastern edge of the canal, the character of Georgiana Street and the historic bridge, and the outlook and internal accommodation of the historic terraces of Royal College Street.

The Regents Canal Conservation Area:

This sunny and peaceful stretch of canal is a precious amenity and historic remnant of the original working canal. The form of the existing buildings respects the canal edge and the heights of neighbouring historic buildings including Victorian terraces, warehouses and the Constitution public house. The proposed scheme is unacceptable in its disregard for the attributes of the site, and opportunistic in the design strategy with regards to the prominent raised bridge location. The height and volume of the buildings will overshadow, overlook and undermine the existing amenity and community, with far reaching impact on the character of the canal towpath, the protected wildlife habitat and valuable biodiversity. As documented in planning commentary, the site is not considered to be in need of landmark/gateway status, with the proposed tall buildings having an unbalanced and overbearing presence on the urban fabric, canal views and existing sight lines.

Georgiana Street and Royal College Street:

Georgiana Street has a distinct character and scale, and a strong sense of community that is rooted in the diversity of businesses and residents, and is certainly not in urgent need of active frontage and densification. The proportion of affordable housing to market sale units is very low and further throws into question the grounds for the scale and density of the proposed scheme.

The gardens to the rear of Royal College Street currently represent a wildlife haven and protected oasis that will be negatively impacted by the proposals to introduce large buildings and accessible terraces within very close proximity. The proposals will affect the privacy and amenity of the existing community, and directly cause overshadowing and overlooking to the back gardens and habitable rooms of Royal College Street and Georgiana Street. The neighbouring property on Georgiana Street will in particular be dwarfed by the proposals, overshadowed and overlooked by balconies and roof terraces directly above. The increased traffic, density of housing and street location of refuse storage for such large number of units is also of serious concern.

I oppose this planning application for all the above reasons. Please notify me of the committee date.

Yours sincerely

Raphael Lee