

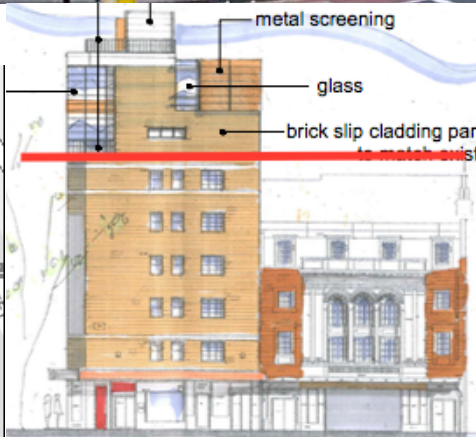
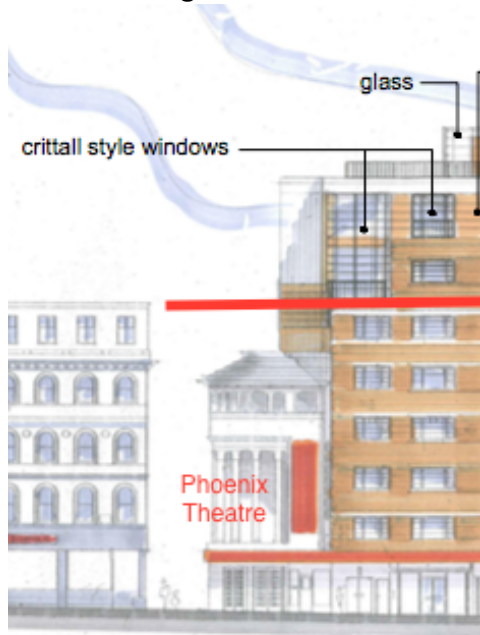
Laura Hazelton
Planning Solutions Team
Via Camden.gov.uk

Re: 2016/5190/P Phoenix House, 104-110 Charing Cross Road

I wish to object to the proposed additional two storey roof extension to Phoenix House, 104-110 Charing Cross Road for the following reasons:

I'm concerned that the extra weight of two x 2 bed penthouses will put massive stress on the existing building as it's a 'put em up quick' and cheaply 1940s building. There doesn't appear to be any kind of structural engineers report identifying the weight of the proposed two storey extension and strength of the existing building. I don't want to wake up one night with my half my upstairs neighbours flat in my flat.

Phoenix House is hemmed in on two side by the Grade 2 listed building that is the Phoenix Theatre. The Charring Cross Road facing part of Phoenix Theatre is approximately the same height as Phoenix House (before extension) and the building on the left. If the extension were to be added to Phoenix House it will over shadow and detract massively from impressive Phoenix Theatre especially given the proposed use of glass, white render and metal which is not in harmony with the surrounding buildings. There doesn't seem to have been a heritage assessment.



WITH ELEVATION, PHOENIX STREET

Phoenix House is located in a very busy part of London with narrow footpaths and a very busy Charing Cross Road for buses, taxis etc. The proposed additional two story extension will not only have a massive negative impact on local residents but visitors from all over the world. If the current lift replacement is any indication where scaffolding has been put up on Phoenix Street which has halved the footpath. The quantity of deliveries required will cause disruption for buses and other traffic alike for almost a year with traffic expected to be backed up from St Giles high Street down through Cambridge Circus and beyond due peak periods. With two matinee sessions every week and additional in January (Peppa Pig) its going to be chaos.

There doesn't seem to be a light assessment. It would be disappointing to see a major pedestrian route such as Charing Cross Road to have more light blocked out making it appear drab for visitors.

The current facilities within Phoenix House are already stretched with a small stairwell with a very small lift, a tiny fire escape and single dated rubbish chute. I'm also concerned the additional two story extension may affect water pressure for residents. It seems a lot is being taken from the existing building but with nothing given in return.

The character of the Soho area for which it is famous is already diminishing with the addition of new buildings and extensions that don't fit the character and style of the surrounding area. Sticking a new style extension on top of an existing building style with little done to ensure they integrate is disappointing.

Though not directly related to the planning application, the proposal refers to the need to extend the existing lift and stairwell. A lift replacement has been forced upon the owners of the flats at the same time as this proposal originated. Essentially the applicants are forcing flat owners to pay £100,000 out of our sinking fund to pay for a new lift which they require to build and sell the two penthouses. Its appalling that we have had to fund the majority of the new lift they need. I've lived in the building for over ten years and never had a problem with the previous lift.

Kind regards,

Calum Dickson
Phoenix House, 104-110 Charing Cross Road, London