

**Hazelton, Laura**

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**Subject:** FW: Ref# 2016/6356/P

**From:** kate GREENSLADE

**Sent:** 20 December 2016 11:41

**To:** Hayward, Sarah (Councillor); Hai, Abdul (Councillor); Simpson, Jonathan (Councillor)

**Subject:** Ref# 2016/6356/P

Dear Camden Councillors,

I am writing to strongly object to the building of an office block overlooking my residence, Derby Lodge.

As a ground floor tenant of Derby Lodge I see a number of reasons that this will directly affect the health, privacy and safety of my young child and myself. Firstly, my daughter and I live in one of the very small 1-bedroom flats on the ground floor, wherein the only way that I can bring air into our main room is to open the double doors that lead out directly into the courtyard. This is due to the fact that the room has no window thus opening the doors is our only option. As this is our living room, which doubles as my bedroom, it is essential that I am able to air the room out regularly. It is not safe for people to access the courtyard - during the years that this building would be built, our safety would be directly impacted, with the constant flow of builders, and after the building works were complete, our privacy and safety would be at permanent risk with office workers being able to access our courtyard, and further to this who knows how many people would be able to enter the space. If building works were to go ahead, the council would have to first install appropriate windows into our living space, which would require permission as our building, and the beautiful style of this double-door room, is listed and protected from exactly this kind of thing.

This leads to my second objection that a large block hovering over our flat will block the little light that the residents of Derby Lodge have, particularly those of us who live on the lower levels. People inside the office block will also be able to look directly into our flats from that angle.

Thirdly, I object to the style and purpose of the proposed building. The Council clearly cares about the culture and heritage of King's Cross - as demonstrated by the millions of pounds that have been put into the restoration of the buildings in the development of Granary Square. I do not understand the architectural relevance of the proposed office building to the conservation area that Derby Lodge is built on. Derby Lodge was completed in 1865 by the IIDC (Improved Industrial Dwellings Company), and our building is one of the first examples of 'social housing' in London, intended to improve the living conditions of the working classes. In fact, Derby Lodge was built specifically for the workers and their families who were building Farringdon station, and at the time were referred to in archived documents as 'artisan dwellings'. It is disgraceful to taint this incredible piece of London heritage with a non-descript office block, 4-storeys-high, towering over a residential courtyard, that serves no purpose other than to bring more 9-5, Monday-Friday business to what the Council seems to have forgotten is a residential area, made up of working people and many young children.

While the Council is so committed to Granary Square, with its million pound new-builds, they appear to have forgotten the historic centre of the area based around King's Cross Road. The residents of Derby Lodge already have to deal with constant drug use outside our building, a complete absence of a recycling program – despite Camden boasting of how green a borough it is, insufficient refuse removal, a littered street, constant building work by either the Gagosian Gallery or the National Grid. That you now you want to subject us to several more years of noise, air pollution, and disruption, resulting in a loss of light, privacy, safety, and sense of community – is quite frankly disgraceful.

Please do not hesitate to contact me to discuss any of the above.

Sincerely,

Kate Greenslade

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