

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6356/P	Richard	Pentonville Road London N1 9NG	09/02/2017 23:00:08	OBJ	<p>I believe that there are serious issues with the quality of design that should be thoroughly considered by the planning committee:</p> <ol style="list-style-type: none">1. The access to the site is very narrow, and appears to be unsuited to the D1 use proposed at basement level.2. The shared reception area with a single reception desk appears similarly inadequate.3. The bicycle storage provision appears similarly constrained - aside from bicycles in the main entrance, others would have to navigate a narrow corridor and access to lift. I wonder if any of the bicycle storage is BREEAM compliant also?4. Means of escape from GF office areas appear to be very long, and with no alternative escape route. Escape from roof terraces looks particularly concerning. Has building control reviewed the proposals?5. The structural grid appears to be poorly resolved with the office layout and often with little relation to the wall locations or consideration of office layout.6. The servicing proposals with bins at basement level seem also poorly considered and likely to cause issues for servicing - when will be bins be put out and where will they be located whilst waiting for collection? <p>I note that a lot of local residents also are concerned by loss of daylight, and this should also be brought to consideration in the narrow cobbled streets around the property.</p> <p>I am deeply concerned by the overall quality of this planning application and some of fundamentals of design and would urge you to refuse the application on these grounds.</p>
