
From: RHRAdirect [REDACTED]
Sent: 26 July 2017 20:44
To: Planning
Subject: 2017/3377/P: Erection of a three storey building within the Southwood Courtyard of the Great Ormond St hospital

Dear Planners

The last date for comments about this application is passed, but as the latest CMP was not posted until a few days ago (20 July) we hope our objection will be considered when this application goes to Committee.

The proposed building is well away from any residential premises and we do not anticipate that once it is built, the new unit will have any adverse effects on the local community. We accept the Hospital's statement that the new imaging centre is of great importance for their work.

Our concern is with the process of demolition and rebuilding. The CMP states that the site will be serviced from Great Ormond St with vehicles coming in from Lamb's Conduit St and Powis Place, and out via Queen Square and Boswell St. Most vehicles will have to reverse into Powis Place or reverse out of it.

Lamb's Conduit St is narrow and often congested. Great Ormond St is also congested, and traffic there very frequently comes to a standstill. These roads cannot absorb the vehicles that would be needed to service a large construction site without causing major problems for all other road users (including ambulances), shopkeepers, and in particular, local residents. The levels of pollution in Great Ormond St are already high, caused by the very frequent traffic jams there: to add the hundreds of vehicle journeys that the new building would need would make the situation intolerable.

But it is not just this site that will generate extra traffic in the local streets. The Hospital has announced plans for the extensive refurbishment of their Italian Hospital building in Queen Square, and for a new frontage building extending from the Octav Botnar building on the corner of Lamb's Conduit St along Gt Ormond St right through to Powis Place – a major construction site. Though construction start and finish dates are not yet fixed, the indicative dates show that there would very probably be overlap between the three sites. They also show that 2023 would be the earliest date by which all three would be completed.

It would clearly cause far less environmental damage if the Southwood Courtyard building (the one in question here) and the frontage building were to be serviced from Guilford St, which is far more capable of handling the sort of traffic that would be involved. At present GOSH has no direct access through the site from Guilford St. However, the Institute of Neurology (UCLH) is planning to demolish and rebuild their Queen Square House tower which abuts the rear of GOSH, on Guilford St. The opportunity therefore exists for the two hospitals to jointly develop a way through from Guilford St which could be used for both the GOSH projects.

We submit that this application should not be granted without:

- a rigorous Transport Assessment which would not be simply a measure of average traffic flows over 12 or 24 hours, but which would record the frequency and length of traffic jams during peak daytime periods, and record pollution levels on an hourly basis
- a new CMP defining access to the site as being from Guilford St, rather than Gt Ormond St, or a full explanation as to why this is not possible

Michael Pountney

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For people living in the Lamb's Conduit Street, Great Ormond Street, Rugby Street, Orde Hall Street, Dombey Street and Great James Street part of Holborn