

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/7051/P	kyran woodward	Flat 17 45 New Compton Street london wc2h 8df	05/02/2018 18:11:48	COMMNT	<p>I am opposed to this development for these reasons :-</p> <ol style="list-style-type: none">1) With the height of the additional floors in the proposal, it will be hugely detrimental to available light to Phoenix Gardens which is used by both local people, office workers and tourists.2) There will be a huge amount of disruption to local residents from noise and a constant flow of building trucks and dust. The noise to residents of this proposal will also be detrimental to the quality of life of local residents.3) In the proposed roof extension, the design of the extension seems to be unsympathetic to the existing listed building.4) The materials being used for the roof extension are unsympathetic to the brickwork of the the main listed building.5) The digging work proposed to the basement of the proposal may damage the newly built structure in the Phoenix Garden.

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2017/7051/P	Michael Ryley	The Phoenix Garden 21 Stacey Street London WC2H 8DG	05/02/2018 19:25:57	OBJNOT	<p>I am writing as chair of the committee of trustees of The Phoenix Garden, situated on the other side of New Compton Street from the proposed development.</p> <p>The Phoenix Garden objects to the proposed development for the Odeon Shaftesbury Avenue, particularly in regards to the 10m increase in height & the resulting overshadowing, the change of use & rooftop bar and aesthetic/materials.</p> <p>The Phoenix Garden is adjacent to the proposed development and is an amenity space for people and a habitat for urban wildlife; it is a Site of Local Importance for Nature Conservation and received an award of special recognition from the European Ecological Gardening Awards in 2015. The garden is an important local community resource and receives 65,000 visits per year.</p> <p>Overshadowing</p> <p>With the proposed development increasing the height of the building by 10m and being located to the south, there are implications for the Phoenix Garden due to overshadowing. The garden provides habitat for a range of urban wildlife, including a wide range of invertebrate species – these are likely to be negatively impacted by the increased overshadowing and loss of sunlight.</p> <p>The garden is a patchwork of shade and sun through the year as a result of the neighbouring buildings and we manage the garden to maximise on the areas of sunlight to provide habitat. The New Compton Street southern end of the garden, the area to the front of the garden building, sees sun return to the garden in March and this powers the return of insect activity in spring. These areas are key in the garden to provide the warm sunlit conditions at ground level necessary for many invertebrate species. These conditions are not available elsewhere in the garden due to tree cover and building shade.</p> <p>From the sunlight modelling provided, it is clear from the March analysis that the proposed development would extend shaded cold conditions to a greatly increased area and to much later in the year. While for amenity purposes this may be acceptable, we believe this will detrimentally affect a number of species, particularly bee species (list below) and it is likely we would lose them – most are found nowhere else locally.</p> <p>The recently constructed community building was designed to provide both rooftop propagation area and brown-roof habitat to increase biodiversity. With the present elevation of the Odeon these facilities receive adequate sunlight and have worked as planned. With the proposed increase of 10 metres in height the building will be completely overshadowed except for a brief window in high summer and this will be detrimental to our plans.</p> <p>Design and Change of Use</p> <p>We feel that there are elements of the design that are not in keeping with the locale.</p>

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The design & access statement implies that it will transform the area by increasing footfall and solving anti-social behaviour - this is false and does not take into consideration that the 'back-streets'; New Compton Street/Stacey Street/Phoenix Street, are quiet residential 'village streets' and spaces for important yet informal community interaction. The proposed development brings no benefit to the local community.

We have recently been through the planning process to construct a new community garden building and, being in the 'Denmark street conservation area, were challenged to use appropriate materials and to be in keeping with the nature of the area. We note that the proposed additional stories are in materials not in keeping with the existing building of stone and brick, and the 'glass box' additional floors transform the rear of the building into a standard 'luxury apartment' style building - the rear of the building has been designed with a 'front-of-house' sensibility that is inappropriate. In particular, we feel the metal-screening glass proposed, by enabling hidden observation of community activities to be inappropriate overlooking a community garden, a children's play area and by enabling the direct observation of residents in their private homes.

We would note that the Access & Design statement notes that the design is 'stepped back' as neighbouring buildings. We do not believe this to be the case; the elevation views in the Daylight, Sunlight and Overshadowing Report: P1232/25 + P1232/31 show that any step-back is minimal compared to neighbouring buildings and the proposed development will be a dominant monolith towering above the garden. The reduction in sunlight and blocking of views of the sky to the south will radically alter the ambience of the garden and the sense of enclosure will be greatly increased. For garden visitors, many who describe the garden as 'a quiet oasis', and the benefit to the well-being of visitors of the perception of peacefulness provided by views of an open sky and quiet space is very apparent. That these views of an open sky will be blocked by the development is of great concern and will likely impinge on the enjoyment of thousands of garden visitors.

We have concerns as to the change of use, in particular the rooftop bar and we would note that details of the rooftop bar; height, layout, materials, proposed management etc are not in place. We would like to see more details of these these and the proposed management plan; hours, music, noise etc. We have concerns that the bar dominantly overlooking the garden will negatively affect the perception of peacefulness and we have lots of experience of outdoor drinking venues blighting the lives of residents locally and have strong concerns that this will be repeated here.

We are concerned that the construction phase will be extremely detrimental to the garden's activities for the duration. We organise and manage a range of community events and activities throughout the year; volunteering, social events etc. and generate income to support the garden through commercial hires. We believe the construction phase will be detrimental to the community events and especially for the commercial activities necessary. The loss of expected income for the two year period is likely to

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severely affect the charity.

We have concerns as to the effects of such large scale works and excavations directly on our new building and visitors. We are concerned as to any damage to our new building arising from the excavations, both from vibration directly arising and from vehicle movements – during the construction of the garden building it became clear that Phoenix Street carries constant heavy goods traffic and any increase of this will be extremely problematic and dangerous for pedestrians.

Note: Bee Species

We have recorded over ten species of bee resident at the garden, these are;

Hairy-footed flower bee

Red Mason bee

Blue Mason bee

White-faced bee (Hylaeus sp.)

Tawny Mining bee

Wool Carder bee

Buff-Tailed Bumblebee

Tree Bumblebee

White-tailed Bumblebee

Nomada Bee
