



Established in 1971

COVENT GARDEN COMMUNITY ASSOCIATION

Website: www.CoventGarden.org.uk

Facebook: [TheCGCA](https://www.facebook.com/TheCGCA) Twitter: [@TheCGCA](https://twitter.com/TheCGCA)

Nick Baxter
Regeneration and Planning
London Borough of Camden
Floor 2, 5 Pancras Square
London
N1C 4AG

Dear Nick,

Re. 2018/3590/P at Aviation House 125 Kingsway London WC2B 6NH (external works including doors to access 1st floor flat roof, over-cladding of balustrading etc. to 1st and 4th floor roofs for use as terraces).

Covent Garden Community Association (CGCA) objects to this application on the grounds that it brings former quiet roof spaces into intensive use by office tenants. This would be over-intensification on a site that backs onto 30 flats at Holland & Thurston Dwellings and 40 flats at Aria House. Many of these flats are occupied by families with children.

Below we show pictures of residential units in relation to the flat roofs that are proposed to be adapted for use as terraces through the alterations applied for under application ref. 2018/3590/P.

The applicant is 'WeWork', a serviced office company whose business model is short term rental of desk space and communal social areas. The large, refurbished building at Aviation House will therefore be occupied by hundreds of different tenants for short periods of time. Such tenants are typically difficult to manage, because they are self-employed or work for very small companies with no common procedures, and they do not stay long to understand the residential nature of the neighbourhood. If the roof spaces are allowed to be used, they will be occupied constantly because these tenants will have a variety of different schedules.

We are further concerned about this particular applicant's ability or willingness to manage anything in the interests of their neighbours as a result of the truly eye-watering disregard that they have had so far. After the meeting with senior council officers, councillors and residents at Dragon Hall on 17/09/2018, the planning authority is in no doubt about the failure of the site and its contractors to adhere to any regulated hours of work or considerate behaviour. Such breaches continue, day and night.

If, however, the planning authority were minded to consent to aspects of the application despite objections then we ask that it would at the very least be subject to strict conditions on hours and type of use:

1. The hours of use of both terraces to be no more than 9am to 5pm Monday to Friday only. The applicant has offered 8am to 6pm Monday to Saturday, but this is not acceptable to families living all around for obvious reasons. Any breach should lead to use of that terrace being suspended for 1 year.
2. The Western end of the 4th floor terrace (5 metres in length) to be sectioned-off so as to be out of use, and planting of no less than 2 metres in height to be installed there. The reason for this is the close proximity to Holland & Thurston flats, and overlooking of the communal outside space used by families at Aria House.

Covent Garden Community Association, continued...

3. The 1st floor terrace to have planting installed throughout. The reason for this is the deep, enclosed space that it occupies, causing every sound to echo and carry to the flats at Aria House alongside.
4. The 1st floor terrace to have no smoking permitted at any time. The reason for this is the proximity of residential windows in the enclosed space.

Thank you for consideration of these matters, which have serious impacts on the health and wellbeing of our community. It is a community already under huge pressure from commercial interests and we ask you not to act in any way that would increase this pressure.

Yours sincerely,



Amanda Rigby
Vice-Chair



Overhead view of proposed 4th Floor terrace:

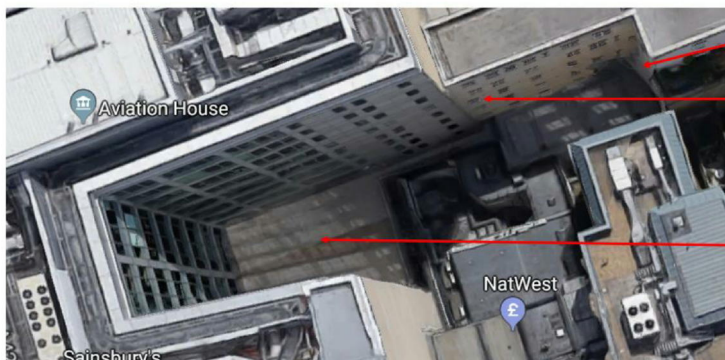


Holland & Thurston Dwellings, overlooked by proposed terrace.

Communal roof garden of Aria House flats, overlooked by proposed terrace.

Proposed terrace on flat roof with access from 4th Floor of Aviation House.

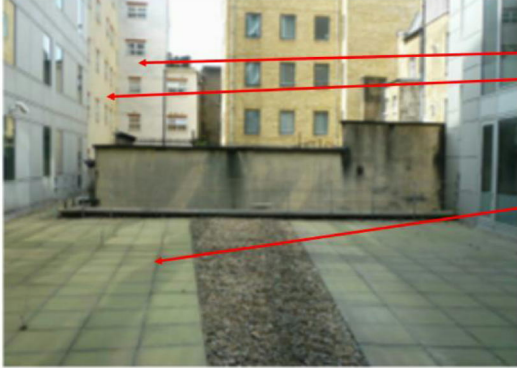
Overhead view of proposed 1st Floor terrace:



Aria House flats, affected by sound from proposed terrace in enclosed area subject to sound amplification.

Proposed terrace on flat roof with access from 1st Floor of Aviation House.

Applicant's view from 1st floor proposed terrace:



Aria House flats, within close sight of, and affected by sound from proposed terrace in enclosed area subject to sound amplification.

Proposed terrace on flat roof with access from 1st Floor of Aviation House.