

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/6016P	Malcolm Curties	31/01/2019 14:19:08	OBJ	<p>i would like this development to be re-considered, due to the height and impact of the new hotel which will be in direct view from the rear of my property. [REDACTED] Warner Street and my terrace is at the rear of the property and looks out over the Ragged school. the development of the ragged school itself is in keeping with the surrounding buildings and will be an improvement. the new hotel within the car park however will provide the opposite. the building being 4 floors taller than ours will dramatically change the area and all of the upper floor balconies (hotel) will directly overlook our building. i also note that the daylight sunlight report did not look at the impact the new building will have over our building. this does not make any sense as this building will have enormous effect. at present the view from my terrace is across the car park and onto the corner of Summers Street and Eyre Street Hill. if this development is approved this will be lost and instead we will be over-looked by the balconies of the 153 room hotel. this building or the height requires to be completely redesigned. i would ask that this application is refused.</p>
2018/6016P	Jemma Paek	31/01/2019 17:59:47	OBJ	<p>While welcoming the addition of affordable housing included in this development, as a neighbour in [REDACTED] i strongly object to this application on the following grounds:</p> <p>Scale and overdevelopment: No. 16 is one of the Ragged Schools and thus identified in the Hatton Garden Conservation Area Appraisal and Management Plan as a Building that makes a positive contribution. The new development at eight stories is massive and will loom over our small building, blocking the locally significant view of the constellated tower from Summer Street. The proposed height - 8 storeys plus one plant floor making a total of 9 storeys - is completely out of scale with this historic area. Is there really a need for a 'boutique hotel' in this neighbourhood? The increased traffic engendered by the 24/7 operation of a hotel will most certainly negatively impact these historic narrow streets.</p> <p>Loss of light and overlooking: the VSC results in the Daylight Sunlight Report show that over half of the windows at 16 Vine Hill fail the BRE guidelines. In fact the actual percentage is far higher because the total number of windows includes those facing away from the development. The argument that the rooms affected are mostly bedrooms which dont require as much daylight is disingenuous. In these small homes, a bedroom may be used as a study or a nursery. According to the report, some of our windows will receive over 80% reductions in light and the majority of the other windows will receive reductions of 60%, significantly above the 20% guidelines. This surely cannot be acceptable for small homes.</p> <p>Security & noise: The shared rear courtyard is an area of concern, highlighted in the Design Out Crime Officer's comments. While recognising that courtyards are characteristic of the area, this could well be a source of both crime and noise if not properly secured/supervised. The little Ragged School building of 16 Vine Hill is especially vulnerable in this regard.</p> <p>Thank you for the opportunity to comment on this application.</p>

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2018/6016P	Bill Butcher	31/01/2019 12:11:05	COMMENT	<p>As a resident of [REDACTED] I object to the current proposals for the development of the Eyre Street Hill Ragged School site development.</p> <p>The issues I have firstly is that the height and bulk of the hotel. At 8 storeys plus 9th floor plant room violates the Hatton Garden Conservation Area Management Strategy that specifies 3-6 storeys, there would also be a detrimental impact to the rooflines and view of the Ragged School protected by the Strategy. It hotel would be taller than all the surrounding buildings, causing a drastic loss of light into many windows of both 1-10 Summers St., the hotel would be overlooking into all surrounding residential buildings.</p> <p>Eyre Street Hill is a narrow one-way relatively quiet street so the impact of a 153 bed hotel operating 24/7 in a this residential back street is totally unsuitable.</p> <p>Eyre St Hill has also been proposed to be two way to cyclists (though not vehicles) and Warner St is CSH6 from Farringdon to Kings Cross.</p> <p>Any change of use from a car park should only be allowed to a building complying with the Conservation Area criteria, the provision of quality employment could be achieved from an office/mixed housing development.</p>
