

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/6016/P	Jonny Storey	12/02/2019 17:49:48	OBJ	<p>As a flat owner of nearby building on Summers Street, I feel the proposed property will have a huge impact on the surrounding area skyline and quality of life. I have pointed out my concerns below.</p> <ol style="list-style-type: none">1. Height and bulk of the hotel. At 8 storeys plus 9th floor plant room this violates the Hatton Garden Conservation Area Management Strategy that specifies 3-6 storeys. Also detrimental impact on rooflines and view of Ragged School protected by the Strategy. It is taller than all the surrounding buildings.2. Loss of light into many windows of both 1-10 Summers St and 16 Vine Hill, some greater than BRE limits.3. Overlooking into all surrounding buildings4. Unsuitability of a 153 bed hotel operating 24/7 in a residential area.5. Unsuitable location due to narrowness of streets, vehicle access being from Warner St via Summers St and Back Hill to the Clerkenwell Rd due to proposed closure of Eyre St Hill at Clerkenwell Rd to vehicles.6. Unsuitable location wrt cycling due to increase in traffic as Eyre St Hill is proposed to be two way to cyclists (though not vehicles) and Warner St is CSH6 from Farringdon to Kings Cross.7. Any change of use from a carpark should only be allowed to a building complying with the Conservation Area criteria. Provision of high quality jobs and capital value could be achieved from an office/mixed housing development.
