

From: Debbie Radcliffe [REDACTED]
Sent: 01 August 2019 19:25
To: McClue, Jonathan [REDACTED]
Subject: Submission by BRAG re Eastman Dental Hospital - 2019/2879/P

Dear Jonathan

I hope you will accept this submission from BRAG (Bloomsbury Residents Action Group) with regard to the redevelopment of the Eastman Dental Hospital, although I am aware the deadline for comments was 7 July. We felt it was important to canvas opinions from a variety of sources before making our final comments.

I am also aware that BCAAC have only recently had a final meeting with the design team, and I assume you will be accepting their delayed response too.

I would be grateful of confirmation of receipt of this email, since it is no longer possible to use the on-line comments form. Thank you.

Kind regards

Debbie Radcliffe
Chair, BRAG (Bloomsbury Residents Action Group)

Re: Planning application ref 2019/2879/P

BRAG (Bloomsbury Residents Action Group) was founded in 2016 to give support to local residents and amenity groups who do not wish their quality of life to be undermined by developments imposed on the local area.

We welcome the addition of a state-of-the-art Dementia Research Institute within the neighbourhood, and we understand that the architects are keen to create something they are proud of.

However, we do feel that the proposal is an over-development of the site, and will impact negatively on the nearby residential community, as well as the Calthorpe Community Garden, which is a popular and well-used community asset. For that reason, we cannot support the planning application in its current form.

We feel that the increased height of the building at the back is a major concern. As a nearby resident pointed out, "we don't want to live in a shadowy closed-in sombre city." This height and bulk will impact on the surrounding townscape and change the character of this part of the Bloomsbury Conservation Area.

We are also concerned about the impact of construction traffic during 7 years of demolition and redevelopment, as this will seriously effect how local people get around the neighbourhood.

Grays Inn Road is scheduled to be used by lorries accessing a number of local development projects, such as Camden Town Hall, that will be taking place at the same time as the Eastman. The redevelopment of Mount Pleasant is of course

another long term development project impacting on the immediate local area. All this construction work within a very dense residential area has a cumulative negative impact on pollution levels. This is not helped by the closure of certain roads forcing more and more traffic onto the TFL road network.

To summarise: BRAG objects to planning permission being granted for the redevelopment of the Eastman Dental Hospital until satisfactory arrangements have been agreed with the adjacent Calthorpe Community Garden.

We further note:

- The importance of protecting the Calthorpe Project as a community asset.
- The need for planners to scrutinise loss of light, especially for the Calthorpe Garden and residents of the New Calthorpe Estate.
- The need for horticultural evidence on effect of loss of light for Calthorpe Community Garden.
- The need to compensate Calthorpe Community Garden for the inevitable disturbance to its work during the lengthy construction period, as this will have a knock-on effect on the many local people who rely on this highly valued community asset.