

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3403/P	Michel Foex	07/08/2019 16:20:53	OBJ	<p>C1: The proposed relocation of the commercial refuse store from the ground floor facing Bonny Street (with direct access to the street) to the basement. Commercial refuse is collected several times a week, even daily and in the revised configuration the collection service operators would need to enter the building via the Secondary Commercial (tenant) entrance, walk along the corridor and either use the tenant cycle lift or walk down a first set of stairs and turn to use the secondary tenant stair to access the tenant lobby in the basement and hence into the commercial refuse store.</p> <p>They will then need to move the commercial refuse across the tenant lobby, use the tenant cycle lift to return to the ground floor and exit the buildings and load the refuse cart. The process then needs to be repeated to return the empty bins to the basement refuse store and for operatives to exit the premises.</p> <p>The time required to carry out this operation as compared to the previous layout will ensure the refuse cart stays at idle in the street for far longer than previously, taking up an entire lane on Bonny Street, blocking the west bound traffic. The hours of collection ensure additional noise early in the morning in a residential street compared to the Consented scheme.</p> <p>It is likely that within a short space of time both refuse operatives and tenants will seek to modify this process in order to make it more efficient (in time taken and effort) and reduce the intrusion of operatives into more secure tenant spaces (i.e.cycles store and alongside the tenant ground floor WCs). Tenant lobby and lift areas will need to be cleaned after each refuse collection as leaking bins deposit liquids on floors and operatives wet/ dirty feet tramp in and out. The possibility of leaving refuse outside the substation door after an evening/ night clean or early morning clean should be considered probable. This would be a nuisance on the pavement; both physically blocking the pavement as well as environmental concerns. Wheelie bins on the pavement even for a short period of time are not desirable.</p> <p>The relocation of a set of tenant WCs from behind the entrance to Residential Block B to a consolidated location adjacent to the Secondary Commercial Entrance and now with direct access to the Bonny Street facade does ensure additional Nett Lettable Area (NIA) is created within the demise lines. However the quality of some of that new space is questionable (size and configuration of space bounded by residential area walls and access to daylight) and its overall value questionable. The consequence of such moves places a use (WCs) alongside street level facade. That location would be far more effective if used as a Commercial Refuse store area. The efficiency of operation of a refuse store with direct street access is orders of magnitude greater than the proposed solution in terms of time spent collecting refuse, minimising time spent by operatives and idling trucks. The benefits of this would be improved conditions for the street and residents as well as the easiest solution for the refuse collector (and hence lowest cost to tenants).</p> <p>Furthermore a swap between the location of the proposed substation and the refuse store would place the quieter substation next to the residential property in Morgan House and move the refuse store, accessed several times per week, further away from them. Basically keeping the commercial refuse store where it is on the Consented plans.</p> <p>In terms of impact to neighbours directly opposite site on Bonny Street the minimisation of collection time is important in terms of quality of life on this residential street.</p> <p>It is interesting to note that within the comparison document this change has been covered in a very</p>

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generalised and broad alteration (tagged C1 on the plans) with no mention of the relocation of the Commercial Refuse store in the notes alongside the plans. Such a change to the operation of the building, which affects neighbours, should be tagged and detailed. No mention of this alteration has been made on the elevation drawing.

R12: The Bonny Street/ Camden Street facing terrace on level 5. The size of the communal terrace is significantly increased and access is now level from block C. The increased size may attract greater, more intense use. The overall size of the roof of block B on which this terrace is located should be used to create a far larger buffer zone between the terrace and Bonny Street and block A. There would be little impact on the overall desirability of this terrace (it gets the best summer evening sunlight) and yet this increased privacy would benefit good neighbourly relations with existing properties.

R10: The creation of a large canal facing communal terrace, with associated garden room and adjacent tenant gym. The intensification of residents' facilities in the area will increase the external noise generated. This may well affect the residents in Morgan House and the adjacent rEgents Canalside development. As with R12 the overall size of the roof top on which the terrace is located suggests a greater buffer zone between the communal terrace area and the boundary line could be created with little or no effect on the desirability of usefulness of the new terrace. The additional buffer zone would reduce the acoustic impact on the neighbours as well as any visual privacy concerns that will inevitably arise.

R13 and R14. The creation of a residents lounge and associated external space. No indication is made of how the facade will open onto the terrace nor its nature, especially facing Regents Canalside. The intended use of the Residents lounge will inevitably cover its use as a residents' rentable space for specific resident events (such a private parties etc) and so the impact of these events and their use of the terrace must be considered and shared with stakeholders. Consideration of noise impacts as well as perceived loss of privacy to the upper (private) levels of the homes at the eastern end of Bonny Street must be shown in the revised scheme.

The desirability of such a prominently located space is undeniable and is a considerable asset to the overall development (views over the canal and south/ southwest over Camden and to London) and it is probable that this space will be well used. The impact of this use should however be minimised for existing residents.

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