



Dear Rachel

I am writing to voice my concerns about and objections to the change of usage and scope of the proposed application for Boston House, 36-38 Fitzroy Square. The application has the potential to have a significant and detrimental impact upon both the character of the square and the lives of residents and other businesses in the square. The square is a quiet, mixed-use square with many residents present in the evenings and weekends. Currently businesses and residents follow a strict guide on scope and timings of events which have a significant impact on the rest of the square. The change of use to include the number of proposed students (initially 210 students which is similar number to the staff level in during Arup's tenure, up to 1200 eventually) would impact the square hugely in a negative way. Currently businesses tend to finish by 6pm so to allow classes to run until 10pm weekdays and over the weekend would seriously change the noise and nuisance levels for the rest of the square's residents. How many evening and weekend students would there be? The noise from students and staff leaving in the evenings and at weekend would create an unacceptable nuisance and the monthly licence social would add substantially to this nuisance. Antisocial behaviour on the square has been halted at personal expense by some residents and businesses by the hiring of a security guard. How would the college assure locals that no antisocial behaviour will return due to the excessive number of students. The square is a pedestrian zone - how many vehicles and deliveries will be required to service the business? While all residents and businesses have access to the gardens, an increase in footfall in the gardens due to the presence of so many students each and every day the school is open would damage the grass and aspect of the gardens for everyone else. I would hope that there would be a restriction put on times the students are allowed to use the gardens and to keep it to specific events such as graduation services which would be agreed with the Garden Committee in advance as per their guiding rules. Also, the gardens are open at lunchtimes to the public between May and September. They are closed to the public the rest of the year to allow the gardens to recover, grow and be a peaceful haven for the Frontagers. If a large number of students were allowed in all year round the garden would suffer and I would expect the committee would review being able to open the gardens to the public at all in order to preserve its condition. I see no provision in the plans for the extra bicycles and vehicles students and staff may bring. No bikes are allowed to be left on or around the square's railings and garden so provision would have to be provided elsewhere. The school should be closed by 8pm (but preferably 6pm) on week days and closed completely at weekends. My main objection to the current planning application is the scale of the student body and its impact on the other Frontagers' community. I would like to see planning conditions imposed that ensure Fitzroy Square retains its residential and peaceful character in the evenings and at weekends.

Best wishes
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