

**Proof of Evidence for Covent Garden Community Association
re Loss of Amenity as a result of the development, in operation and during prior works**

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My name is Angel Daden.

I am a resident of Pendrell House, where I have lived for the last 12 years. I am a lone parent and my daughter lives with me.

Pendrell House is located on New Compton Street, behind the building that is currently the Odeon cinema.

My flat is on the Third Floor on the corner of our block, which is less than 14 metres from the corner of the Odeon building. This is the view from my living room window:



I am worried about several aspects of the proposed development, including:

- loss of natural light,
- disturbance all the time from the hotel operations,
- ruining the garden,
- loss of privacy,

As well as disruption from the works for a long period.

Any extra floors on the Odeon building would have a direct impact on our living room, which is the only space in the flat that can enjoy a good amount of natural light. The rest of the flat, bedrooms, hallway, bathroom and kitchen all need the lights on during the day most of the year. The living room is the saving grace of this flat in that respect. We love living here for that fact. Two new stories on the Odeon building would take away most of my sunlight and leave my living space cold and dark in all but the highest part of the Summer.

I'm not the only one who would be affected. 4 other family flats and maisonettes are on this corner and all would be overlooked and made dark.

My flat faces the Odeon and is directly overlooked by it. The windows at the back of the Odeon seem to be used as offices, so they don't affect us. It's the same with the office building that overlooks us on New Compton Street, which causes no noise and has no opening windows.

Things would be completely different here if the building was turned into a hotel, with all the deliveries and collections and activity late into the night and early in the morning. It should be noted that this little enclave back here acts like an acoustic drum. The noise bounces around from the buildings like a cave so that it is amplified. Therefore it cannot be over emphasised that the noise aspect both during build period and when up and running would be awful for this area and for everybody in this building.

With a big bar on the top floor there would be people looking out at us and lights on all the time. This would be difficult to bear for the families living on my side of the building.

We also look over the Phoenix Garden that has worked so hard in the last decade, and particularly in the last 8 years, to bring about a wonderful education centre in the garden. Now if the proposals go ahead the light will be blocked to the point of impacting the garden so much, the shade will mean the beautiful garden that all the locals enjoy will be marred.

Children in this area get very little chance for a bit of nature with their garden-less home environments. This little bit of wildlife is amazing for families in this area who can't travel out of town. Come and see for yourself this little gem of a community garden and realise for yourself the way the extra floors would block the sun and turn this garden into a dark shadowed area in which the nature will stand less chance of flourishing. The office workers also enjoy the garden, though of course times are a little different right now. To take away the small amount of tranquillity this community in the heart of London enjoys is cruel.

The works period would also bring pollution, noise and increase the poor air quality, making life more difficult for us and for the children growing up in this area. The St. Giles playground will be affected by access issues and more families may avoid using this facility given all the disruption and building works.

Let us also not forget that this is a listed and historic building and adds character and history to the area. The proposed development does not bring value to the area, given the amount of similar facilities available. We have many hotels, restaurants and bars.

I feel very strongly that this is a terrible thing and personally I do not know whether I could raise my child amongst all that disruption and with the lack of light, no privacy and then having to live with the unending noise.
