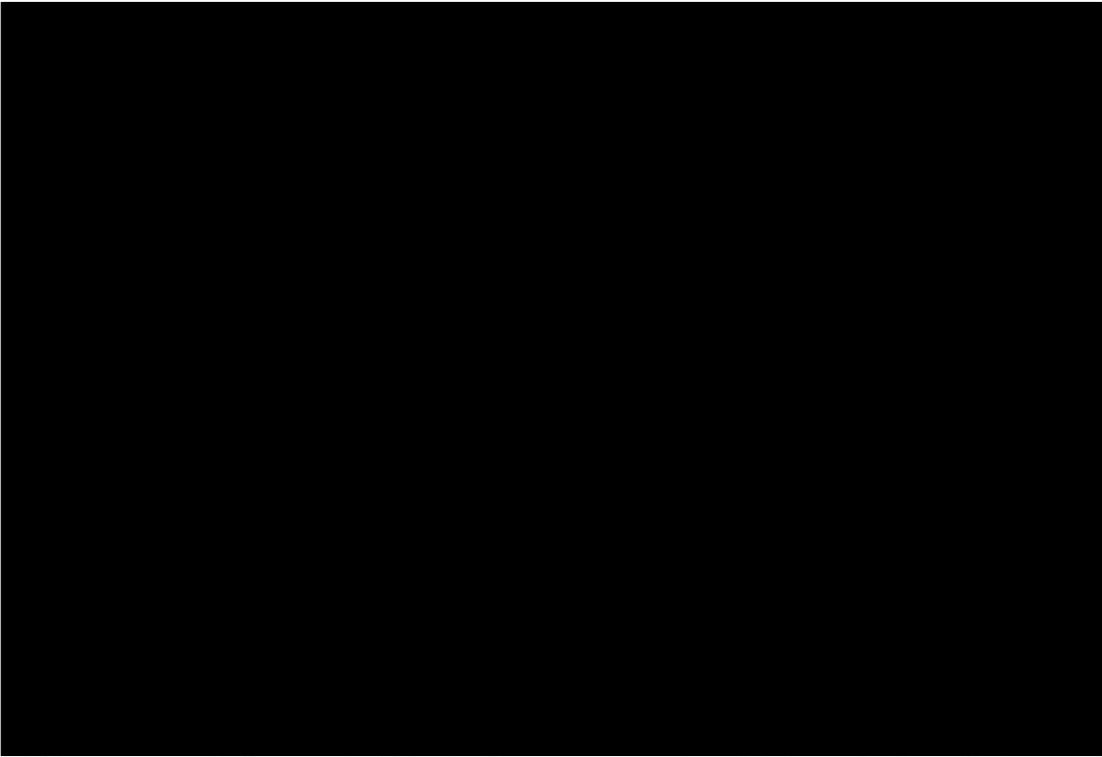
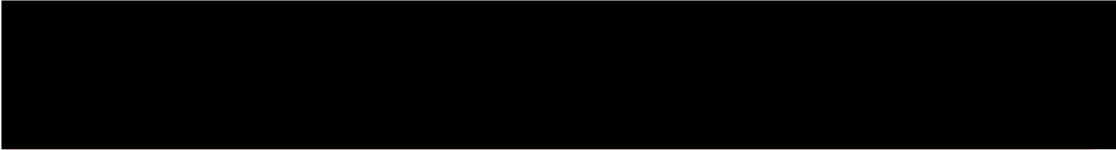




Subject: Re: Land at the former Maria Fidelis School Starcross Street London - objection to planning application



Application ref: 2021/3796/P

Dear Mr Marfleet,

As per the letter sent by my neighbour, Henrietta Billings on the 4th September requesting an extension of time to respond to these plans, as a local resident I would like to register my objection to the proposals in their current form for the following reasons:

The Maria Fidelis site was originally planned to be used as a co-working office site with green space allocations to try to mitigate the impact of the loss of the St James Garden space in the area due to HS2. This was then revised and the council decided to approve the site to become a two storey CSC, which we, as residents objected to and were overruled. The design of the two storey CSC was at least modern and used solid materials that would enhance the presence of the beautiful Maria Fidelis site.

Now to add insult to injury, we're advised that an additional five storeys will be added to the site, using cheap shipping containers and horrible vinyl to further impede on the wellbeing of residents in the area, that are already effected by the mass construction in the area.

The HS2 block & CSC centre will cater for up to 2,500-3,000 staff, on a site that originally had been allocated for small businesses only.

The green space will become negligible and unusable for anyone considering there will be an addition 3,000 people in the area daily.

Therefore this site has become nothing but a dumping ground for HS2 and Camden Council, without anything being done to actually invest, protect or reconstruct the neighbourhood and benefit the residents.

This new site location is complete disregard to the residents of Euston and will cause further significant impact on the area that already suffers from anti-social problems.

Although already highlighted by myself and other residents many, many times, there's no recognition of the stress already endured in this area including on-going noise, pollution and disruption from major HS2 works in the immediate vicinity, the increase in rubbish, drug users and anti-social behaviour, including sexual assaults taking place on Starcross Street. This development again glazes over the issues we're experiencing and does not offer any suggestions as to how this proposed development might help mitigate this stress if the building is located here.

I must hugely object to the HS2 building being located at Maria Fidelis.

The justifications for it's location are not good enough and alternate sites must be further considered.

The scale of the building is overwhelming, it will be taller than Maria Fidelis and the design makes it into nothing short of a monstrosity.

Attempting to make vinyl clad shipping containers into architecturally designed modernist development has completely and utterly missed the mark. Even after many hours of wasted collaboration, those in charge of the design (that haven't even visited the area) **defy** residents opinion of how the design and pitching of the top level **DOES NOT** fit into the area. A flat roof was demanded by the local resident attendees and again the final plans provide pitched vinyl that does not fit in with the flat roofing of Starcross Street and Maria Fidelis, nor does it even come close to representing a handful of sloped roofs of George Mews. It is out of character and defies logic.

The planning statement states the development will be the 'front door' to HS2 Euston HQ from the Hampstead Road yet the main lift well, the highest part of the building will be on the Starcross Street side of the building, where there is the most impact to residents. I do not believe the fire strategy has this requirement and it is again at the opinion of the designers. It should be relocated to the Hampstead Road side and set back to create as less visibility as possible to yet ANOTHER level that is higher than Maria Fidelis.

Even though we asked for the design of the low-quality, 7 storey shipping containers covered in horrible vinyl to be at least plain black, we were told that would be too hard. Yet the application is for a temporary 10 year permission, it is noticeable that the design is not higher quality or more sustainable (eg solar panels, rainwater retention, non mechanical ventilation) at a time of acute climate crisis. I attended a consultation by the applicants on the design of the proposal - this focused on the design and colour of the vinyl wrap rather than the design, or height/massing of the building.

There has been no report into the noise control of the building, which was originally provided for the CSC site, nor has it been advised how restricted the use of the roof level will be and it is not clear how noise - particularly at night - will be controlled in this densely populated residential area.

Ultimately, it is nothing short of cruel to choose this site for such a monstrosity of a building, in an area that is already under undue construction strain. If that is then overruled, then the least that can be done is a proper modern design for this site that is not appalling to the eye and for the council/HS2 to have some ownership of protecting the residents here by increasing the levels of security, and investing in the area instead of just drowning us in buildings, noise, pollution and construction.

Regards
Anna Stokes