

Parnjit Singh

From: Marylou Carr <[REDACTED]>
Sent: 18 February 2022 18:32
To: David Cleary
Cc: Planning Planning
Subject: Re: Application 2021/3225/P

[REDACTED]

Dave we both looked through it and appears thoughtful and balanced

Thank you

Sent from my iPhone

On 18 Feb 2022, at 18:14, David Cleary <[REDACTED]> wrote:

Dear Sir/Madam

As local residents living very close by the proposed Murphy's Yard development, we are grateful for the opportunity to comment on this planning application. We have studied it carefully, including attending an event in York Rise where an model of the development was presented, and asking questions. We feel the developers have made an effort to reach out to local residents and have been transparent about their plans, which is commendable. We would like to begin by saying we are not against the development of this site. It is underexploited at present and we think it is naive to believe that in today's conditions the status quo is an option. We think there are benefits that development of the site will bring: some affordable housing, jobs, income and rates which the council needs. We think that a sensitively planned redevelopment will benefit the neighbourhood and accept the social and economic reasoning behind the plan. But we have deep misgivings about the scale of development proposed. While much of the planning looks sensible, we feel it is fatally flawed by the inclusion of (by our count) 8 unacceptably tall buildings, which will have such obvious negative consequences that we wonder whether this is a conscious opening gambit by the developers, where they submit deliberately exaggerated proposals knowing they will be knocked back, but that the baseline then set ensures that any compromise still results in a level of density that keeps profits high.

We are very worried about the following consequences of such high-rise development:

- Longer construction time, with the inevitable disruption this will cause to residents
- Increased traffic pressure, particularly on Gordon House Road. This is already a traffic bottleneck. It is the only route available for emergency vehicles to the Royal Free Hospital from this area; even with no car ownership in the residences, the commercial and construction traffic will be very considerable and it is literally the case this could cost lives as ambulances struggle though it
- The visual impact, as helpfully shown by the developers own models, will be dramatic. We personally, because of the angle of our flat relative to the development, will not be affected by it. But it will have an immensely negative impact on the view to London from the Heath,

and the view up to the Heath from Kentish Town. We love arriving at Kentish Town tube or overground and seeing the green space up the hill. This will go.

- The shadow. This will directly affect us, particularly in the winter months. The Parliament Hill Lido, where one of us swims every day, will be in shadow.
- The climate change impacts. Such large buildings have proportionately large embedded carbon. We find it difficult to believe that this will be a carbon neutral development, and have not been able to find good information on the project's carbon footprint – one of us works for an environmental organization and has looked without success.

In Lissenden Gardens we live on the fourth storey of a five storey building. Where we previously lived, in Clerkenwell, in a new build about a decade old, we lived on the fifth storey of a six storey building. Both are high density urban settings. We believe a limit of about 8 storeys at Murphy's Yard would still, given the size of the site, result in high density residential and commercial development, with reasonable economic return, but be much more in keeping with the character of the surrounding area. It would also be much more responsible in climate change terms. As I write, the wind is howling from Storm Eunice. We respectfully submit that revising the proposals to eliminate the high rise buildings, perhaps compensating elsewhere by adding a couple of storeys to building planned with less than 8 storeys, is the best way forwards.

Once again we express our appreciation for the opportunity to comment.

Yours sincerely

Dr. David Cleary
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