

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2255/P	Vivien Conacher	06/06/2022 18:40:29	COMMNT	<p>I am a long-time resident of Great Ormond Street with very real concerns.</p> <p>The proposed hospital redevelopment plan completely ignores the real people who live here, our right to see sunlight and the sky, to enjoy peace and well-being as we live and work in our homes. Nobody has even bothered to consult with us in our homes, to assess the REAL impact to our living and working lives, to even confirm the numerous assumptions printed in abysmal "Daylight & Sunlight Report" - where it has been deemed "acceptable" that post-renovations, no rooms in the buildings facing the hospital will meet BRE guidelines for daylight, and will need supplementary electric lighting to be usable during the day, as there are other buildings in central London where this is the case so there is "precedent".</p> <p>If the present hospital site is not large enough to accommodate the growing needs of their important work, how can it be a feasible solution to impose a gigantic building that dwarfs everything around it, blocking sunlight to all our homes? The proposed development is completely out of proportion with the narrow streets and buildings surrounding it, including many historical grade-listed homes. This development risks ruining our neighbourhood completely.</p> <p>I wish to comment that the hospital is NOT more important than the residential buildings in the area, the work undertaken inside the hospital walls is not more important than the work being undertaken in other buildings locally, and the very real, deep-rooted local community who live here MATTER! This proposal shows complete contempt for local residents, and this proposed redevelopment will make it unbearable to continue to live and work here! Specific concerns outlined below:</p> <ol style="list-style-type: none"> 1. Primary site access route via Great Ormond Street, loss of parking, & blockage of our driveway - I strongly believe that Great Ormond Street (and Lambs Conduit Street) are too narrow to allow site access to large/heavy construction vehicles without causing severe local disruption and danger to local pedestrians/cyclists and the young children living in our street and our building. I also run a not-for-profit organisation and our team regularly needs to load equipment in and out of vehicles from the back of our building - accessed via our driveway. I have huge concerns that the increase of large vehicles on-site would make our driveway a turning circle making our access incredibly difficult which will have a hugely detrimental impact on our ability to run the organisation effectively during the construction. I am also hugely concerned about the loss of parking and access for deliveries for the residents in our building (particularly disabled parking) during the redevelopment. Plus the one-way plan will add huge delays onto any car journey in the direction Kings Cross/Euston as we will have to loop around the one way roads. I do not believe there are resident driveways on the wider Guildford Street side of the hospital, and I would like to understand why this access point has not been considered as an option instead of site access via Great Ormond Street? 2. Air & noise pollution - I work from home and Great Ormond Street is already a busy street with significant noise and pollution - this would only be worsened by multiple construction vehicles, emitting exhaust whilst waiting in the narrow street for access to the site. 3. Damage to our lower ground business address (under street level on Great Ormond Street) - our building is an old one, and our business address is in the lower ground level - I have huge concerns that repeated access by multiple, heavy construction vehicles on Great Ormond Street will cause damage to our building, and our lower ground space. No structural/impact assessment has been undertaken for the lower ground spaces on our side of Great Ormond Street. 4. The huge scale / height of the new design and loss of natural light for the buildings opposite. In our flat (opposite the hospital), our living / working spaces face Great Ormond Street Hospital. Our building's shared central stairway, narrow galley kitchen and bathroom face the other side and have small / clouded glass windows. When we sit in our living/working spaces - we can see the sky above the hospital building, and we have natural light from our windows - which is important when you work from home as we do. The new design will completely dwarf the entire frontage of our building, cutting out natural light, views of the sky, increasing

Application No: **Consultees Name:** **Received:**

Comment: **Response:**

our energy costs for running electric lights, plus we will be completely overlooked by the imposing new building so will have almost zero privacy in our homes! Must we retreat into complete darkness to live our lives? I realise the tall council building behind our block of flats is probably being used as a yardstick for the height of the proposed design, but please note that this building does not span the length of the street, or face the living spaces in our block of flats. It is only our communal stairway, kitchens and bathrooms that face this building, meaning it has minimal impact, unlike the proposed building plan.
