
From: Patrick Marfleet
Sent: 02 August 2022 09:23
To: Planning Planning
Subject: FW: GOSH Planning Application 2022/2255P
Attachments: Usage Pattern at Coram.odt

Please upload to the above

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Senior Planning Officer

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The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

Sent: 16 July 2022 18:27
To: Patrick Marfleet <Patrick.Marfleet@camden.gov.uk>
Subject: GOSH Planning Application 2022/2255P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Patrick Marfleet,

I am the Deputy Chair of the Board of Trustees of Coram's Fields and I am writing after a conversation with Edward Jarvis. Coram's Fields is a charitable trust which owns the 7 acres of park, the surrounding buildings and football pitches and administers them for use by children. The Trust provides a wide range of services and activities for children, paid for through grants and contracts with Camden Council and many grant giving bodies. The Trust has no assets other than its estate and has to fundraise cover development and maintenance of its property.

We feel are extremely concerned that the process of delivering the proposed new building for GOSH will impact negatively on Coram's Fields during the period of demolition and construction. The only entrance to Coram's Fields is on Guilford Street immediately opposite Guilford Place and we have considerable misgivings about the increase in heavy traffic and the pollution during the three years of demolition and construction. We understand that this concern is not a valid subject for objection but can be considered and addressed by the Construction Management Plan.

We met recently with some representatives from the project team who explained the proposed traffic routing. I have also examined the planning application. From this I understand that ALL demolition and construction traffic will be routed from the east along Guilford Street turning into Guilford Place. ALL

ambulance traffic, including blue light ambulances will also arrive at Guilford Place via Guilford Street East and West before entering a single carriage way Great Ormond Street and turning into Powis Place. These ambulance will serve both GOSH and the Royal London Hospital for Integrated Medicine.

Thus there will be a substantial and worrying increase in the traffic past our entrance, where there is a zebra crossing. Our catchment area is wide and includes both the Tybalds Estate and the Bourne Estate to the South. The use of the Park by residents of the Tybald's Estate is likely to increase because of the agreed plan for densification. The park has a rule that that no adult unaccompanied by a child is able to enter the park. We therefore has a greater number of unaccompanied children at a younger age than a normal public playground.

Pollution from traffic is already high. Very recently after a tortuous and lengthy exercise we succeeded in installing a large electricity sub-station to eliminate the use of diesel for the large events held on parts of the Park. Camden Council assisted in the process and made a major financial contribution. Undoubtably even with the use of some electric vehicles pollution will be substantially increased.

Coram's Guilford Street frontage is lined with relatively insubstantial Grade II listed buildings and we are also concerned that the increased and heavy traffic flow may damage these structures.

We have not undertaken a comprehensive survey of numbers using this park but I am attaching a list of activities and uses through week with approximate numbers. You will see from this that the Park is a regularly and heavily used local resource. When we met with the GOSH team we suggested that GOSH undertake a survey of the park usage to ensure that they and the planning authority were fully aware of the implications of the increased traffic. This would enable serious consideration to possible mitigation measures which will clearly be needed to ensure the safety of the children and parents.

The GOSH team indicated that it was intended to manage the traffic flow to the site to ensure that it flowed smoothly, without stacking up. Presumably part of this system could include cessation of deliveries at the times of greatest pedestrian park traffic. We would also ask that serious consideration be given to the installation of traffic lights at the zebra crossing, as there are considerable numbers of cyclists and motor cyclists using the route.. Any further mitigation such as uses of electric vehicles where possible would be appreciated.

We also suggested that a condition survey of the buildings fronting Guilford Street be carried at GOSH's expense to protect our position in case of damage during the construction period.

If you would find it useful we would be happy to show you Coram's Fields in action,

With regards,

