

From: David Harrison
Sent: 29 November 2022 22:50
To: Planning Planning
Subject: Comments on 21 Bloomsbury Street Planning Application

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Application Number 2022/4361/P

21 Bloomsbury Street London Camden WC1B 3HF

Comments on Application from Bedford Court Mansions Limited

Bedford Court Mansions is a large leaseholder-owned freehold block, comprising 114 homes on the south side of Bedford Avenue adjacent to the planned redevelopment at 21 Bloomsbury Street, WC1B 3HF (21BS). Some long-standing residents remember the previous demolition and construction carried out on the site in the 1990's and the associated noise, pollution and disruption associated with that major project.

Bedford Court Mansions Limited (BCML) is the managing company established by leaseholders to own the freehold and I am writing to you on behalf of the board of directors to express our concerns about the impact on residents during the stripping out construction phase of this new 21 BS project. We are currently affected by construction vehicle movements for the 247 TCR project which all use Bedford Avenue for access to the site via Morwell Street. These activities are due to continue for another two years so it is very important that the 21 BS project doesn't overlap with 247 TCR and cause even greater heavy construction traffic impact on Bedford Avenue.

As a residential building, our principal concerns relate to disturbance from noise and vibration, particularly outside the normal working day when most residents are at home. We expect the contractor to adhere to strict working hours Monday to Friday with no work taking place at the weekends or on public holidays. On working days we would suggest that no work that can be heard from outside the site takes place before 9 am or after 5pm.

Appendix D Framework Construction Logistics Plan page 30/56 identifies Bedford Avenue as the only option for access and exit for construction traffic and mentions the following:-

*Parking bay suspension is required along the southern pavement on Bedford Avenue in order to accommodate a pit lane on the southern footway. (This will be updated following guidance from the principal contractor / Momentum have provided an indicative **pit lane** as required). The parking likely to be suspended is a motorcycle bay (which can contain up to 5 motorcycles) and at least one resident permit holders only parking bay.*

We hope that the impact of such a pit lane on the southern footway will take into account the presence of pavement vaults beneath which may be vulnerable to increased loading from construction traffic.

If more than one resident vehicle bay is suspended, we hope the developer will arrange with Camden Council provision of additional resident parking, for example on adjacent Bedford Square. Once agreement has been reached on vehicular movements we are also expect the contractor to ensure that the footpaths around the site will be kept clean and remain clear of obstruction at all times

We are keen to be involved in any Work Group established with local stakeholders to monitor and review the project as it progresses. Finally, we expect that individual residents / leaseholders from Bedford Court Mansions will also make their own views and comments on the 21 BS project to Camden Planning directly.

Kind regards
David Harrison
Chairman
Bedford Court Mansions Ltd