

Dear Planning,

Please find below my comments regarding Ref: AWDM/0396/26. The website keeps coming up with an error and the instructions are to then email directly.

Please can you confirm receipt of comments. Thank you.

Demolition of existing buildings and construction of a three storey building comprising 27 1 bed apartments, secure cycle and bin storage and hard and soft landscaping and associated works.

Previous Decisions | Overlooking | Loss of privacy and light

- There was a previous plan with Star properties that included a sloping green roof and respect for the privacy to the flat behind the proposed building. The height of the building was reduced.
- In this new proposal it is 3 storeys high with windows for the lounge areas facing onto the flats directly behind - Bedford Row flats. This will absolutely impact privacy, light and result in the flats from the ground up in Bedford row being overlooked. We have already lost direct light from the extended top to the Debenhams building and privacy as the flats become occupied.
- This new plan is not sensitive at all to the buildings and the occupants that already exist. There is little from Craig Construction that shows any sensitivity to existing residents in the neighbourhood beyond perfunctory, lip service and any basic legal notification requirements. This plan is not adding to the cultivation of good planned housing for the following reasons:

Existing flats behind the proposed build (so Bedford Row flats that face West) will be impacted by:

- Closely being overlooked. Huge impact.
- Close loss of privacy with direct views into our rooms by the proposed new flats. Huge impact.
- Direct loss of light. Huge impact

These will all affect our physical, emotional and mental wellbeing.

Conservation Area

- This is a conservation area. This plan will negatively impact the open feel and character and design of the current buildings and have a significant negative impact on living standards for both existing occupants and proposed in the new build.
- This area has a river/stream/water running underneath.
- In the past, where development has aimed to build into the ground, this had to cease due to subsidence occurring in the whole of Bedford Row as a direct result of the build. Unsafe for existing properties.

HighWay Safety | Traffic | Parking

- This horseshoe road is narrow and lacks space and parking.
- Adding this huge number of flats will only add to the congestion and increase already damaging loads too much for the infrastructure. This is with people and vehicles.
- The new flats may not be allowed parking for a period of two years, but likely will be able to access parking permits in other ways and after that period is up (and Craig has left with all their monies) the new flats will be able to apply for parking permits. There is not enough space. Not everyone wants to or can ride a bike...

Design / Appearance

- Looking for sustainable living and design - where is the green roof? Where are the water and heating efforts? Where is the water collection?
- All the maps red line outline are currently incorrect and include a privately owned area of land. A fire escape belonging to the freeholder of 7 Bedford Row. Craig construction caused major delay to works on Bedford Row by taking the freeholder to court over this bit of land.
- Star properties had this bit of land outside of their boundary. Despite proof of ownership already being there, Craig tried to bully and negatively impacted residence resulting in residents needing to pay more for works. Craig continues to show the private land within their red line. This is incorrect and shows how little Craig cares about the impact on current local residents and the buildings and the conservation area. This current building design absolutely reflects this also.

Noise / Disturbance / Traffic / Smells

- There will be increased noise and especially with open windows. It is so close we will be able to hear TV/Music and conversation. There will be an increase in noise on the streets due to comings and goings.
- There will be an increase in traffic - now and in the future.
- The building work will be incredibly noisy and we have had enough already. Why not make a lovely green space in the middle of the town?

The whole plan looks and feels greedy and without concern for existing buildings and their occupants or the environment. This is surprising and disappointing considering what ideas and materials and values are around nowadays. There is an opportunity to be forward thinking which has seems to have been missed completely. There are so many flats being built in the area now. Why not build a little row of two storey two bed flats and make a lovely green space in the middle of the town? Give something back to the neighbourhood instead of keep taking, taking, taking.

Thank you for taking our comments into consideration

Regards

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