

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: Alejandro Surname: Cardenas Tobon

Address: 428 Petticoat Ln. Postcode: E1 7EB

Email Address: [REDACTED] Tel. No. (optional): [REDACTED]

Commenter Type: Resident of Middlesex Street Estate (yes)

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: [REDACTED]

Date: 03/10/2023

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: JULIAN Surname: THORNTON

Address: 428 PETTICOAT SQUARE Postcode: E1 7EB

Email Address: [REDACTED] Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate YES

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

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Signature: [REDACTED]

Date: 04-10-2023

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Laura Chan

Address: 443 petticoat square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I object to establishing police use of part of the estate as it will add to the traffic, noise and anti social nuisance for the estate residents.

Co locating police within a residential estate is wrong.

Comments for Planning Application 23/00882/FULL

Application Summary

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Case Officer: Pearl Figueira

Customer Details

Name: Mr Roger Way

Address: 18A Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy resulting from the raising of the level of a very high percentage of the Podium

Increase in noise, vibrations and fumes experienced by residents resulting from the installation of various items of plant at first floor level close to residential units and the Podium

Increase in risk to residents (especially children, the elderly and those with mobility issues) resulting from the reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking

Further deterioration in the architectural quality of the estate resulting from the encasement of one of the characteristic chutes and the change from a single level Podium

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Cristian Medeiros

Address: 623 Petticoat Square London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I think we need space to create a community gym to help quality of life.

From: [REDACTED]
To: [REDACTED]
Subject: FW: 23/00882/FULL
Date: 16 October 2023 10:11:58
Attachments: [image001.png](#)

From: Mark Lemanski
Sent: Friday, October 13, 2023 6:33 PM
To: Figueira, Pearl
Subject: Re: 23/00882/FULL

THIS IS AN EXTERNAL EMAIL

Dear Pearl,

I am writing regarding the above planning application.

I strongly object to the proposed appropriation of parts of the Middlesex Street Housing Estate for a police station, and the associated redesign of commercial and residential amenity spaces at basement, ground, first floor and podium level, as well as changes to Gravel Lane, all of which will reduce public and residents' amenity space and have detrimental effects on safety and wellbeing.

Undercroft:

The proposed undercroft would be ugly and unsafe for pedestrians and cyclists, with long corridors with dead corners, lack of visual permeability throughout, and no pedestrian priority routes amid a steep increase in car traffic. Any proposed change should give clear priority to pedestrians over cars, with improved visibility. Visual permeability needs to be increased, with no barriers and dead corners, and careful positioning of bins. Bin areas, bulk collections areas and cycle stands should be positioned to be as accessible, safe and visible as possible, not

squeezed into available left over spaces. Pedestrian corridors need to have visual permeability to adjoining spaces to help residents to be and to feel safer. They should not have a double use to transport wheely bins on a regular basis.

Only two parking spaces for disabled users are shown at ground level, which is insufficient according to the London Plan.

The presented layout is of poor quality, in that it tries to pack maximum amenity into the smallest possible footprint without consideration for design, thereby exacerbating the negative qualities of the nested layout of the estate, adding new long corridors and unsupervised corners that will make this feel less safe than it is at the moment. The proposed semi public use would make access control of the undercroft almost impossible, so the space will not only feel but also be a lot unsafe.

Basement:

The proposed basement layout would be so convoluted that it would be labyrinthian and unsafe. It does not seem to comply with Safe By Design guidelines.

Podium:

The proposed level changes to the podium would decrease available amenity space, substantially reduce amenity space for residents (by creating extensive 'buffer' spaces along the perimeter and taking up space for steps and ramps) and be less accessible to less able-bodied residents. Existing mature and well loved planting and green areas are shown to be removed and replaced with new planting. Seedlings would take decades to mature. Residents shouldn't first be subjected to loss of amenity for the duration of the building works, which is bad enough, to then miss out on visual amenity, birdsong etc for five years or more. Existing plants should be retained where possible, and new plants should be of mature stock, so that amenity and biodiversity isn't impacted more than necessary. The current extent of planting needs to be at least retained. Layouts and materials would not harmonise with the architecture. Diagonals and curves are very incongruent to the considered and confident structuralist and brutalist language of the estate. They introduce a language at odds with the estate's design ethos, which like the planter design on Artizan Street, just adds a confused sense of clutter. The design should either be sufficiently different from the estate's original architecture, and introduce a really organic natural design, or it should be harmonious and strict.

Gravel Lane:

I am dismayed that the quality of Gravel Lane urbanistically and economically would be entirely disregarded. The ground floor shop units are an important part of the architectural identity of the estate, and the feel of the wider area. The active frontage is essential for what Jane Jacobs coined 'Eyes on the street', which is essential to a safe and welcoming urban environment, especially in a location struggling with anti social behaviour and criminal activity including drug use. The proposed film will form an anonymous frontage (as demonstrated by the wellbeing centre around the corner) regardless of what 'artwork' will go onto it. The shops are of essential quality not just on gravel lane, but also with regards to the permeability and attractiveness of the wider area, which the Aldgate Bid so desperately tries to improve. The presented proposals run counter to these efforts and any good urban design practice. The proposed public realm design is poor: The proposed public seating in what would be an unsupervised streetscape would invite anti-social behaviour. And the trees in planters are a repeat of the trees in planters on Harrow Place, which died and were removed last year.

Comments specific to cycle storage:

Current cycling regulations at the end of these comments, which stipulate that cycle storage need to be close to entrance points at ground level, convenient, easier to access than cars, supervised, safe, and easily accessible for residents of all ages and abilities. The proposed design does the exact opposite.

To use the proposed basement cycle storage, residents would have to push their bicycle (incl any shopping and maybe a young child on bikes) through four sets of doors, many of which one leaf only and opening towards you, some heavy fire doors, none automated. And navigate a lift. This is impossible. Even with fully automated doors, which are bound to break. The proposed cycling storage is practically unusable.

Upright cycle storage as shown should be avoided, as less able bodied residents and children will be unable to use them.

I think that the number of guideline compliant cycle spaces is insufficient. Under current standards, the London Plan stipulates a minimum of 1 bike parking space per studio/1 bedroom unit, and 2 spaces for larger dwelling types. The majority of the 234 flats of the estate are 2 bedrooms or more, which translates into a requirement of well over 300 bicycle spaces. The London Plan also says that 'Consideration should be given to providing spaces accessible to less conventional bicycle types, such as tricycles, cargo bicycles and bicycles with trailers.'

The proposed location would be inferior to the current location in almost every single criterium. Even if the basement was redecorated and equipped with better lighting and CCTV, this would not make it safe or compliant.

Comments on design generally:

The proposals display little understanding of the existing architectural qualities. The 20th century society issued a letter underlining for example the particular quality of the existing bin chutes (attached), one of which the architects have again proposed to box in. The design of the undercroft does not at all respond to the original careful architectural design, which features high quality in-situ concrete including rounded corners and waffle ceilings, decorative brick facing, self coloured robust materials. Instead they propose cheap panelling and partitions that will not withstand the movement of bins, and will look shabby in no time. The podium design is entirely alien to the original podium design and the surrounding architecture.

The design quality is too low overall. Could good designers from the GLA's architecture and urbanism panel be selected to take on the detail design of these proposals if they get the go-ahead despite residents' opposition?

Comments on safety: Safety would be a huge problem, predominantly in the basement, but also for the Ground Floor and all communal areas. A large number of people would be given access to the Ground Floor, and therefore the communal circulation areas of the estate. Access control would be more vulnerable, as any gates would be more likely to fail through increased use, and access by unauthorised members of the public, which has already been a huge problem in the past, would increase.

What is currently a relatively escapable and easy to overview area will become really risky, with long corridors, poor visibility corners, limited alternative escape possibilities, access given to a large number of people, and perimeter safety compromised. This runs counter to all recommendations in Safe By Design. The proposals would make Middlesex Street estate less safe for residents and visitors.

Comments on applicable standards:

Because the proposed changes incl change of use are substantial, the guidance contained within the current London Plan, which provides a sound framework to provide residents with a good standard of amenity provision, should be applied.

The regulations in the London Plan translates current laws and policy (for example with regards to climate and transport, or disability discrimination) into workable guidelines based on statistic averages. In developing cycle and parking numbers, CoL officers have used their own methodology, which seem to be pulled from thin air, based on specific counts rather than statistical averages. This is a inadequate methodology, a) because the numbers are artificially low through low availability of parking permits and high prices (in the case of f car parking spaces) or bicycle parking (unsafe, not covered by insurance, people keep bikes in storage units instead) and b) it does not take account of future use.

If bicycle numbers for example are below average, CoL should respond by thinking what you could do to promote cycling in line with the City's/London's/UK's climate policy and active travel obligations.

Comments on consultation:

I would also like to comment on the consultation, which was poor. Many events were visited by only a handful of residents. There is huge consultation fatigue on the estate, due to the number of projects happening, and also due to the disregard of residents' views during recent 'consultations'. Residents are regularly presented with design options that will all detrimentally affect the estate, there is never an option to retain the status quo or request a better design. The City of London regularly instrumentalises flawed and leading processed to claim that any design taken forward was developed in consultation with 'residents', which is misleading and in my view unethical.

In this case, the decision to declare elements of the estate as 'surplus to housing requirement' in the first place was made without adequately assessing current and future spatial requirements of residents and businesses, and therefore based on an overly optimistic and misleading representation of the extent of 'housing requirements'. For example, in response to the obesity and environmental crisis, other CoL housing estates have more attractive secure and safe bicycle storage incl repair facilities, and cater to the rise of cargo bikes, which will become much more common and take up a lot more space than standard bikes. The games court area on the podium is causing noise disturbance but is essential as play provision for older children as required in the London Plan. A relocation to the ground floor was requested by residents but was not considered in the housing estate's space requirement.

How much space would be needed to re-provide even the existing, deficient amenity for estate residents and businesses has never been considered with sincerity, as evidenced by a CoL officer's inability to answer even basic queries regarding parking provision breakdowns, or pedestrian and vehicular circulation at a walkabout. The 'surplus requirement' decision was never based on actual requirements of residents and businesses, but on the spatial demands of allocating a police station.

The cumulative corrosive effect of the reduction of amenity provision over time (communal kitchen, accessible estate office, etc) was not considered, not were uses that will be needed in the future (car club spaces, cargo bikes spaces, delivery spaces etc), or even new uses that would benefit the estate and wider area

We are also concerned that the impact of any use as a police station would further exacerbate the the number of vehicles arriving at and leaving the estate, some with alarms, which will place an acceptable burden on residents, and this burden has not been openly and transparently investigated and communicated.

Any decision making process with such extensive repercussions on residents' wellbeing should

have been the subject to a proper options and impact appraisal. I think that the absence of such an appraisal, the lack of engagement with residents' feedback, the absence even of a schedule of existing amenity provision shows a blunt disregard for residents' interests. I think that this fundamentally flawed consultation process should be sufficient grounds to reject the proposals.

In summary, 1. The proposals would make the estate less safe, because

- residents would have to cross a heavily congested vehicular area without clearly demarcated pedestrian areas to access bins
- many more people would be given access to the estate incl its communal circulation areas
- perimeter access to the estate would be much harder to control with frequently opening gates, which is bound to exacerbate occurrences of rough sleeping, drug use and theft, which have already been a problem in the past
- the proposals would create an inert facade along Gravel Lane that would provide almost no passive surveillance
- vulnerable people incl children would be expected to store bikes in the basement, where no-one will hear you scream. Many of the more vulnerable residents incl children are already scared of entering the basement.

2. The proposals would make the estate less child-friendly, because

- children would be unable to access bike storage safely. The proposed location is detrimental to all current guidance.
- The play provision for older children has now been closed for two years in breach of policy. Some residents are opposed to the re-opening because of noise. The undercroft is the only realistic location to re-provide the ball games area and allow the City to fulfil its obligation to provide play space.
- see also 1.

3. The proposals would make the estate less less accommodating of less able-bodied residents, because

- it would make access to the bins more difficult (more doors, more cars to navigate).
- it would make access of car parking more difficult (as two lifts will be used by police, resulting in much longer routes with additional doors etc).
- It would make access to bicycle storage for anyone but the fittest almost impossibly difficult. (I have been disabled for two years, and was often hardly able to open one heavy door with one arm whilst navigating my bike and shopping through with the other. The proposals would add doors and elevators that would allow only the fittest to access bike storage). Cargo bikes and bikes for less able-bodied people could not access this location at all, which again would be in breach of policy.

4. The proposals would make the estate less communal, because

- the undercroft currently serves as an informal meeting place, which also serves to make it feel relatively safe despite its sorry state. (early co-housing designs places bin storage in central locations in recognition of its importance as frequent informal meeting points).
- they would take up the only space that could be used to compensate for lost amenity space.
- they would take up the only space that could accommodate the ball games area and resolve the conflict between young residents who want to play and old residents who do not want the noise from a ball games area.

5. The proposals would make living on the estate more stressful, because

- building works would follow the extremely disruptive installation of a heating system and could coincide with the construction of a high rise building next door. The accumulative effect of building works on residents is never considered.
- noise pollution through gate operations would worsen. even the existing shutter means that residents cannot leave windows open at night without being repeatedly woken. Another gate would add more noise, at much increased frequency.
- the garage alarm malfunctions, complained about for years, are already a nuisance, this would likely worsen.
- even the police are unable to assure us that vehicles would leave without sirens switched on, at all times of day and night.

6. The proposals would make the estate less beautiful, because

- the undercroft is an intentionally dramatic and well considered design. The concrete waffle ceiling is typical of its time, as can be seen in the Barbican Centre, and appreciated by any architect or designer who has ever visited the site.
- the ground floor amenity space would be further fragmented into long corridors lines by cheap partitions, as is already demonstrated by the estate office/library.
- Gravel Lane would become an inert, blank facade, instead of the urban contribution as which it was intended, and which any urban design guidance would describe as valuable.

Excerpts from cycling storage guidance:

Numbers:

Residential development should provide dedicated long-stay parking space for cycles in accordance with the London Plan and guidance in the London Cycling Design Standards:

One long-stay space per studio or one bedroom (one-person) dwelling

One and a half long-stay spaces per one bedroom (two-person) dwelling

Two long-stay spaces per two or more bedroom dwelling.

In addition, for developments of between 5 and 40 dwellings at least two short-stay cycle parking spaces should also be provided, with at least one additional space per 40 dwellings thereafter. [In addition, cycle parking for business employees and visitors needs to be considered.]

Location: In line with the London Cycling Design Standards, cycle parking should be conveniently located, secure and accessible to all. Communal cycle stores should have an appropriate mix of stand types and adequate spacing and facilities for larger cycles to be accessible for all.

Designing to encourage cycling:

Cycle parking should take full account of London Plan Policy T5 and the London Cycling Design Standards (LCDS) and be integrated into proposals in ways that enable residents and visitors of a development to access it by bicycle. As such, cycle parking should generally be prioritised over car parking space in terms of delivering overall quantity requirements and in terms of convenience of location for residents.

Cycle parking should also be designed to be secure and well-located. This can include placing parking where people feel safe e.g. visible, well-overlooked and well-lit areas. Internal long-stay

cycle parking areas should have access for residents only. Cycle parking should be close to the entrance and access should avoid obstacles such as stairs, multiple doors, narrow doorways and tight corners. [It should certainly avoid steep ramps, see below]

Parking should be located at entrance level, within, or adjacent to the circulation area. Developments should also provide cycle parking provision for visitors in line with the London Plan requirements.

London Cycling Design Standards

8.5.3 Residential cycle parking

A lack of cycle parking in residential areas was identified by the London Assembly in its report Stand and deliver: cycle parking in London (2009) as a significant factor discouraging people from taking up cycling as a mode of transport. Where cycle parking is provided within buildings, guidance in section 8.2.1 above should be followed.

This includes providing level access, and avoiding multiple and narrow doorways.

Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street.

With best wishes,

Mark Lemanski

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Public Realm Design
& Communication

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Amy Banim

Address: 449 petticoat square London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Darren Jones

Address: 422 petticoat square Middlesex street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: Again all the planned works are to the detriment to the residents catering for people who do not live on the estate

Comments for Planning Application 23/00882/FULL

Application Summary

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Case Officer: Pearl Figueira

Customer Details

Name: Mrs Iris Jones

Address: 422 Petticoat Square Middlesex Street Estate LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Police bases should not be located on residential estates, the disruption, noise pollution, stress that it will cause residents is not acceptable. The spaces that have been allocated no longer for housing purposes could have been used for the residents. But residents were not asked about this until it was already decided that it was going to be a police base.

Comments for Planning Application 23/00882/FULL

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Case Officer: Pearl Figueira

Customer Details

Name: Mr Edward Hall

Address: 222 Petticoat Square Middlesex Street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I am Chair of the Petticoat Square Gardening Club and we have spent ten years creating a garden that all the residents enjoy.

I am devastated that you intend to destroy our efforts.

If you need more space, why don't you dig down?

If you go ahead we request that you build a large lockable green house that we can use for the plants that we want to save.

Ted Hall

Note: from Margaret O'Brien, 621 PSQ

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: [redacted] Surname: [redacted]

Address: 621/1, P.S.Q. [redacted] Postcode: E1 7AF

Email Address: [redacted] Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

No. NECESSARY TO RAISE LEVEL OF PODIUM

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: [redacted]

Date: 6-10-23

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: ROBERT Surname: FOX + JULIA FOX

Address: 229 KETTI COURT SQ Postcode: E1 7FA

Email Address: [REDACTED] Tel. No. (optional): [REDACTED]

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I am disabled and I use a mobility scooter

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: [REDACTED]

Date: 7/10/2023

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

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Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Astrid Kirchner

Address: 18B Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy

Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium

Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)

Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

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Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Dr Alex Bayliss

Address: 44 Northcote Road London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am a leaseholder on the Middlesex Street Estate. My principal objection to this scheme is the proposal to raise and re-line the podium. This is yet more disruptive works coming on top of the extremely intrusive heating works that are still ongoing. In my view, the amenities offered to residents in no way compensate for yet more disruption and noise. The proposal to allow the City Police to opt out of the central estate heating system on the Estates and install air-source heat pumps is, quite simply, scandalous. No such opt-out for a greener alternative has been offered to leaseholders or residents. In my view, participation in the central heating system (and a proportionate contribution to the cost) should have been the first condition placed on the new lease. As usual, this consultation comes too late when too much is a fait accompli. Things being decided at an earlier stage when the consultation documentation did not provide full information on the impact of the proposed works. The decision on the new heating system is a similar case in point.

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: E Surname: YOUNG

Address: 21D PETTICOAT TOWER Postcode: E1 7EF

Email Address:  Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: 

Date: 8/10/2023

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: Edward (Ted) Surname: HALL

Address: 222 Petticoat Square Postcode: E1 7EA

Email Address: [REDACTED] Tel. No. (optional): [REDACTED]

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

As Chair of the Petticoat Square Gardening Club,
I am concerned that 10 years of hard work
will be destroyed in the process.
If you do go ahead we need to discuss how
we can save the plants that will be
expensive to replace!

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: [REDACTED]

Date: 8/10/23

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: GERRY Surname: CURRAN

Address: 15B RETREAT TOWER Postcode: E1 7EF

Email Address: _____ Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature:  Date: 8/10/23

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: SOO Surname: CHEONG
Address: 7B PETTICOAT TOWER Postcode: E1 7EL
Email Address: [REDACTED] Tel. No. (optional): [REDACTED]

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

We already have too much noise in our neighbourhood and we need to have some peace and quiet.

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

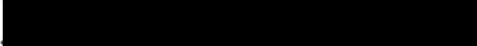
Signature: [REDACTED] Date: 8-10-23

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: Suly Surname: Gomez

Address: 19A Petticoat Tower Postcode: E1 7EF

Email Address:  Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature:  Date: 8 / 10 / 23

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mrs Samapti Bagchi

Address: 4 A Petticoat Tower, Middlesex Street Middlesex Street LONDON

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:N/A

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Sean Lee

Address: 14a Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment:1. Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy.

2. Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium.

3. Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues).

4. Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate.

5. Noise pollution for continues 20 months according to the construction period. This is a direct impact over 200 residential units daily life with no mitigation action to all affected residential units.

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: Luc Adriana Surname: Tobin Velez

Address : 428 Petticoat Sq. Postcode: E1 7EB

Email Address:  Tel. No. (optional) : 

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy

Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium

Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)

Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature:  Date: 09/10/2023

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COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: CATO Surname: ASSASSI
Address: 22 C Petticoat Tower Postcode: E1 7EF
Email Address: [REDACTED] Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

*Pro for further space
for - comment -
AND Respect people -*

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: [REDACTED] Date: 09-10-2023

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Abby Schofield

Address: 22b petticoat tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other
- Residential Amenity

Comment: Not only do I oppose the police presence on the estate and use of surplus space, the proposed change to the podium is upsetting. The landscaping change will be months if not longer of disturbing noise, which has already been non stop due to the heating and hot water works on the estate.

Police have no place on a residential estate, and I believe that if we have to have this police presence on the estate, they should use what is here already and not make any structural changes to the building.

The podium space we have is a little oasis in the middle of the city, and these works would not only put it out of use for months, but also destroy what is already there, such as the gardening clubs plants. This will also be detrimental to people who live on the ground floors of the square, as they are now level with the podium. The changes will affect mobility, light and accessibility to these residents.

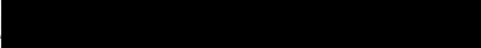
Overall I strongly oppose both the police base and the raised podium works and I hope the City put the needs of the residents at the top of their thoughts when this is being discussed.

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: IAN Surname: HAROG

Address: 459 PETTICOAT SQUARE Postcode: E1 7EB

Email Address:  Tel. No. (optional): _____

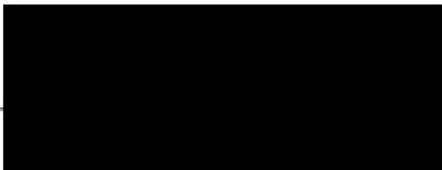
Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
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I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: 

Date: 16th October 2015

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: VICKY Surname: STEWART

Address: 10c PETTICOAT TOWER Postcode: E1 7EE

Email Address: [REDACTED] Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- ① Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- ② Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- ③ Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)
- ④ Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

① Cont'd: the usable area, in square metres, will be much reduced by the steps & ramps.

② Cont'd: I rigorously oppose any action on the first floor which will increase noise or pollution at podium level on the grounds of health and mental distress.

③ Cont'd: I regularly enter and cross the ground floor car park. At a) present I feel safe, from a vehicular point of view, to using this space, but if it is crowded I will not feel safe. b) Will outside contractors have ample space to access/load/offload their vehicles — and park safely — it seems

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Cont'd →

Signature: [REDACTED] Date: 10/10/23

④ Cont'd: Although the integrity of the estate has been eroded by decisions made in the past by the City of London Corporation there is still a lot left which is of architectural merit and the estate is still recognisable as a good example of late 1960s/early 1970s Brutalist architecture of the 'Podium & Tower' model.

These plans will erode yet more of the features which are integral to the original architect's (E.G. Chandler) design.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Julian Bailey

Address: 13C Petticoat Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:the placing of heating plant / extractor fans into Artizan Street location fails to understand the noise corridor of Artizan Street and the closeness to residential properties whose window and balconies are directly above this area. This will create noise, vibrations and fumes into these properties. Already we experience vibrations and noise from the estate's own heating system. The plant should be in a location where the noise , vibrations and fumes is underneath the Police property - in the basement or ground floor carpark area by Gravel Lane. There should no increase in noise, fumes or vibrations in residential properties or the Podium area

Already we have seen an increase in traffic and loading at the entrance to the estate by the Police who are currently already on the Estate. and this has lead to a congested entranceway. With a reduction in space in the ground floor carpark for trade and other visiting vehicles due to the Police compound, this will increase the congestion in this area and the entranceway, with an increased risk to personal safety in those areas to pedestrians.

The Podium was not included in the initial consultation about areas on Middlesex Street Estate

being surplus to housing requirements, but the current plans are changing the Podium

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: JOLIA Surname: JACOPIA

Address: 62 BETHNICOTT ROAD Postcode: E1 7SE

Email Address: [REDACTED] Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: [REDACTED]

Date: 11-10-23

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: MARGARET Surname: UPTON

Address: 11d PETTICOAT TOWER Postcode: E1 7ED

Email Address: _____ Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate


Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
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- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

When these questions were asked door to door I think I was more neutral simply because I didn't realise how much a lot of it would impact on the day to day lives of the residents on the podium level.
Also the gardening club will lose all they have cared for and cultivated.

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: 

Date: 11th October 2023

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Thomas Cole

Address: 441 Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: The works will be noisy and disruptive. Residents will lose access to the podium for periods of time. The podium is lovely already, and the works will result in loss of mature plants which will take years to replace. It's not right that these works, which are needed only to benefit the police, will cause losses and disruption to residents while providing little benefit.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

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Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Jasmine Liew

Address: 7b Petticoat Tower City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: We have experienced so much noises and disturbances from the past few years from COL projects or constructions. It's time to put a stop at this and focus on resolving the current issues. An upgrade or a new project is not going to solve these nuisances themselves. It might bring more harm than good.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Ms Josephine Jago

Address: Flat 223 Petticoat square Middlesex street London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

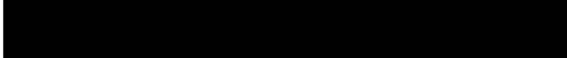
Comment: The upheaval and noise will cause distress

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: GOPAL Surname: Bagchi

Address: 4a Petticoat Tower Postcode: E17 EE

Email Address:  No. (optional): _____


Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- ~~Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)~~
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: 

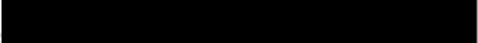
Date: 12/10/2023

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: LINDA Surname: FALLON

Address: 401 PETTICOAT SQUARE Postcode: E1 7BS

Email Address:  Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

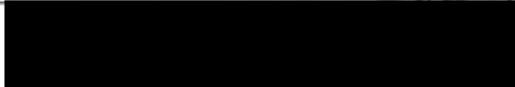
These works would result in a poor outlook to our estate & the use of the podium will be restricted for many residents. The increase of noise & pollution is unacceptable for our health & well being. The podium should be a safe & pleasant environment to relax & play.

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature:  Date: 12/10/23

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: Philomena Surname: Lewy
Address: 208 Petticoat Square Postcode: E1 7EA
Email Address:  Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

Destruction of the gardens and bird Sanctuary is unacceptable. The noise will destroy the peace + quiet for years to come. Raising the podium will destroy the privacy of the residents on the podium. It will make the podium difficult to use and dangerous to the disabled and children. I oppose raising the podium 80% or at all.

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: 

Date: 12 October 2023

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: Samapti Surname: Bagchi

Address: 4a Petticoat Tower Postcode: E17 EE

Email Address: [REDACTED] Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- ~~Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)~~
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: [REDACTED]

Date: 12/10/2023

COMMENT ON POLICE BASE AND PODIUM CHANGES PLANNING APPLICATION

23/00882/FULL - Middlesex Street Estate, Gravel Lane, London, E1 7AF

First Name: Sanchila Surname: Bagehi

Address: 4a Petticoat Tower Postcode: E17EE

Email Address: _____ Tel. No. (optional): _____

Commenter Type: Resident of Middlesex Street Estate

Stance: Object Support Neutral

Comments:

- Raising the level of a very high percentage of the Podium will result in loss of amenity, increased risk to users (especially children and those with mobility issues) and a reduction in privacy
- Installation of various items of plant at first floor level close to residential units and the Podium will result in increased noise, vibrations and fumes experienced by residents both in their homes and when on the Podium
- ~~Reduction in space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking will increase the risk to the personal safety of residents (especially children, the elderly and those with mobility issues)~~
- Encasement of one of the characteristic chutes and the change from a single level Podium will result in further deterioration in the architectural quality of the estate

I understand that the Planning Department will make my comment available online to the public but will not reveal my e-mail address, telephone number or signature.

Signature: 

Date: 12/10/2023

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Felice Livornese

Address: 12 a Petticoat tower London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: Disruption to my business at 1 -5 white kennett street LA PIAZZETTA BISTRO BAR

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Lucinda Martin

Address: 209 Petticoat Square LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I simply do not understand why the destroying of the podium, as it is, is necessary.

I understand that the water membrane is now pretty much useless and that it has to be replaced. However, there are definite feelings that although the CoL has declared the run of shops on Gravel Lane as surplus to requirements, the same does not and should not apply to the podium. I understand that the surveyors, etc. have said that the raising of the height of the podium in parts is necessary for the insulation required by building regulations, but both jobs, surely, can be done from underneath?

Many people on the estate, but particularly those, like me, who live on the podium, are deeply upset by these plans. Eric and Ted, the gardening club stalwarts, have laboured for more than a decade to make the space as lovely as it is and are aghast at all their hard work and care potentially being ripped up. Despite the promise of the planting being replaced 125%, we all know that gardens take time to mature, and it will be years before it will resemble anything like it is now.

I am relatively new to the Square, but I love it as it is and will be devastated to lose such a rare and peaceful mature space (never mind the horror and disruption of the actual work).

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr JUAN CASTILLO

Address: 6D PETTICOAT TOWER PETTICOAT SQUARE LONDON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:- The majority of neighbours are against the project. The Corporation conducted a door-to-door survey and over 70% of residents were against it. The Corporation refused these results and continued with the project anyway against the resident's opinion.

- For the last 5 months the level of noise has been unacceptable due to the heating installations, which are due to continue for a year. If this project is approved residents will suffer from increased noise, and vibrations, which will lower considerably the quality of life in the state.

- Reduction in space available will increase the risk to personal safety

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Peter Rawlinson

Address: 9b Petticoat Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I live on the Middlesex Street Estate.

I object in the strongest possible terms.

The consultation has not been undertaken in a transparent way. I have no faith that our views will alter a decision that seems to have been made behind closed doors months ago.

None the less I voice my objections:

This is a housing estate. I don't want to live above a police station - so their original base can be sold off for yet another boutique hotel or million pound apartments. It will diminish the residential and quiet nature of the estate.

The works to the podium will cause massive disruption and noise. So called improvements will not compensate. If the COL think Improvements / maintained is needed this should come from existing COL budgeting and should not depend on application gain money like this proposal.

The plant works will cause inevitably cause new additional noise and long term maintenance will

build in new noise and disruption to our peace going forward.

I have no faith that traffic will not pose new problems. Blue lights will be run. The location is completely unsuited to this use. If an armed unit or other emergency unit is called at 3am this will happen. It should happen on Bishopsgate not a residential street such as those surrounding our homes.

We have experienced so many piece meal 'improvements'. So much noise and dust. Each with different engineering and architectural approaches. The initial vision for the estate and podium us being destroyed and this application will make matters worse.

I believe that the COL has already made its decision - but I look forward to being supplied and some faith restored.

Peter Rawlinson
9b Petticoat Tower
Middlesex Street Estate
London
E1 7EE

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Jessica Sallabank

Address: 23A Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I would like to welcome the police to come to the estate but the current designs of their base are not in the interests of residents.

The raising of the Podium, the restrictions in access to and from the estate and putting cycling parking in the basement are all bad ideas.

New corridors and windowless passages will make the basement and the ground floor car parks less open and I will feel reluctant to walk alone down there, no matter what lighting or CCTV is put in.

I am concerned about the increase in traffic, sirens in and around the estate and the lack of parking, turning and loading spaces being provided for residents.

I am also worried about the loss of greenery and wildlife on the Podium shared garden, which is for residents and their families to enjoy. It will take years to grow back, if it does at all.

The police are taking up too much space, changing the architecture and amenities of the Estate and requiring the residents to put up with and be disrupted by their changes, when they should be more considerate and sensitive to residents who live here.

The fans installed since the police first moved into the estate have caused disruption and annoyance, and the new development is likely to increase this.

It seems like every decision signed off in good faith by planning committee has negative or unintended consequences for residents.

We should turn the tide on this, starting with this application. And really make sure the designs are as good and unintrusive as they can be, in order to benefit residents and the wider community.

Otherwise in future we may regret having the police as neighbours, if the changes they require come at such a cost.

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: Re: Comments from Middlesex Street Estate Residents Association on PLANNING APPLICATION NO 23/00882/FULL
Date: 13 October 2023 15:17:59

From: D Rose
Sent: Friday, October 13, 2023 12:26 AM
To: Figueira, Pearl [REDACTED]; Pln - CC - Development
Dc: [REDACTED]
Cc:
Subject: Comments from Middlesex Street Estate Residents Association on PLANNING APPLICATION NO 23/00882/FULL

THIS IS AN EXTERNAL EMAIL

Sent on behalf of Middlesex Street Estate Residents Association
[REDACTED]

For the attention of the planning officer.

Reference: PLANNING APPLICATION NO 23/00882/FULL

This is a formal response to the above application from the Middlesex Street Estate Residents Association (MSERA), a recognised tenants association representing social housing tenants, private tenants and leaseholders who live on the estate.

MSERA wishes to object strongly to the development, change of use and elements of the design of the proposed City of London Police (CoLP) Eastern Base in this location, and the exterior changes.

We represent the views of many residents across 234 properties on the Middlesex Street Estate (MSE), have examined the plans carefully and know the site better than anyone.

This proposed change of use - turning a large part of a purpose-built housing estate into an operational base for the CoLP - is unprecedented in its scale and implications.

As such, the proposed development should be considered very carefully, given the foreseeable impact on residents and some commercial tenants, including considerable loss of amenity and access, and risks to the community's rights as individuals to "quiet enjoyment of their homes," whether they be a social tenant, leaseholder or sub-letting tenant.

MSERA notes and appreciates the efforts to include residents' representatives in a Community Steering Group for the project and also that some of their recommendations and suggestions have been heard, and influenced the design.

However from the start, we believe the needs and specifications of the police have been prioritised over the needs and concerns of residents. Invasive and significant alterations to the internal and external architecture, access and amenities on the estate are being proposed, which we do not believe are reasonable, proportionate or justified.

The approved police occupancy is for a period of 20 years, yet the proposal will fundamentally change the architecture of the estate. Although not granted listed status, the MSE's architecture is recognised and admired by many as definitively modernist or brutalist housing, bearing comparison to more famous sites such as the Barbican, Golden Lane Estate and Trellick Tower (see Young, *The Council House*, ISBN: 978-1-914314-16-2). We believe this architecture and character is worth protecting, not altering with unnecessary and intrusive alterations for the benefit of the police.

Despite public pledges from the CoLP Commissioner to be "good neighbours," we dispute many of the claimed "benefits" to residents described in the proposal. We believe that the proposal is only necessary because of CoLP's own decision to relocate its headquarters to a new building in Fleet Street, and that the chosen site is a cheap and convenient option for the police, but far from ideal for the community.

It would quite obviously make far more practical sense for the force to have their own, purpose-built site for a base in the east of the City - or at least one that does not require change of use - rather than moving into this housing estate.

But if that policy decision cannot be reversed, we respectfully suggest that the priorities and impact of this application are tipped back in favour of residents who live on this estate, 24/7, rather than police occupants who will be based here for work, even if that work involves vital public service.

With reference to particular parts of the application and grounds for objection in the Corporation's own planning guidance:

1. The Podium and landscaping

a) Raising the substantial part of the Podium – a shared community garden - by around 45cm, is solely for the police's benefit and for residents will reduce our access routes, privacy as well as causing considerable disruption and potential loss of amenity (planting, ecology, quiet space, play areas, landscaping).

b) The CoLP does not have any obvious rights to intrude into the Podium area as this shared community garden has not been declared "surplus" to housing use, only the car parks below it. Yet the changes above the surface of the Podium and location of amenities such as the proposed community garden room, have been dictated by CoLP security concerns and legal advice.

c) The Podium was formerly public highway but is now considered a private garden for residents' use. But the legal status and liabilities for maintaining this area has never been formally clarified and we oppose such large-scale external alterations solely for the benefit of the police. We recognise that water-proofing and remedial works to the Podium may be necessary but the amenities in themselves, such as enhanced landscaping and community facilities, could and should be provided without a 45cm raise.

d) Furthermore the proposed raising of the Podium was only made public very late, after the areas below it were declared surplus. Neither residents nor councillors were aware of this knock-on effect when the car park was declared surplus.

e) It has since become clear that most of the raise is not required for insulation or waterproofing, as we were originally told, but to provide a physical void space or "stand-off zone" to protect the Commissioner and her officers, against risks up to including potential "corporate manslaughter" liability in the worst-case scenario of e.g. a catastrophic terrorist attack(!).

f) At the same time, it is suggested that the presence of the police will make residents safer, but the CoLP cannot have it both ways.

g) The City of London Corporation also has a duty of care to its social tenants and leaseholders, which are compromised by all sorts of implications raised by increasing the risks of terrorism, or physical threats, on the Estate, as well as the foreseeable issues with accessibility and protection against accidents with installing a large raised platform, ramps and steps.

h) We do not believe the proposed interpretation and application of police building standards to an existing housing estate is reasonable, necessary or proportionate. It also raises serious questions about security and how a private, enclosed garden that is the front door, amenity space and access path for many MSE residents can be less valuable than police interests or potential (and unlikely) legal liabilities in worst-case scenarios.

i) Residents are also concerned about the loss of plants, greening and wildlife from these changes. Although replacements are promised, the disruption will be considerable and levels of "nature" not returned to current state (if at all) for several years.

(Grounds for objection: policy and use, amenity, community facilities, means of access, overlooking, character and appearance, design, materials to be used, layout, density, design of the external appearance, impact on the historic environment)

2. Car parks, access and traffic:

j) Police parking and access is being prioritised over residents and commercial tenants, who are being relegated from the ground floor to the basement car park, solely to facilitate the parking of the police's "high top vans". This will result in a loss of both existing rights of way and available parking spaces for all other users of the estate. As an alternative to this proposal, we would support the construction or provision of alternative parking sites for their large vehicles, especially, which has required them to take over the Ground Floor car park, much to the detriment of residents' interests. If these cannot be provided then the Corporation should be required to provide alternative parking, electric charging points and/or drop off sites for residents, goods vehicles or visitors to the MSE in close and convenient proximity to the estate.

k) Drilling through concrete walls, installing expensive cycle lifts and creating new pedestrian access routes is also proposed, simply because the CoLP is not prepared to compromise on parking or arrangement of its occupancy. We believe this is unreasonable and unnecessary.

l) The proposed main access routes to/from the basement will create more blind corners and narrow turning and passing spaces, presenting both a serious inconvenience and a potential safety risk to drivers, cyclists and pedestrians. We predict this will increase (not reduce) vehicle congestion and risks both in and around the Estate (particularly at the junctions of Artizan St / Harrow Place and Cutler Street / Gravel Lane).

m) Residents do not accept that adequate or improved parking provision is being proposed in the basement, on the basis of two snapshot surveys and a track record of poor enforcement and issuing, availability of permits. We have long-term lived experience of demand for spaces or garages being demonstrably larger than the proposed supply of around 40 spaces, and the priority given to 240+ cycle spaces in an inconvenient basement location will likely result in many empty racks and wasted space.

n) CoLP and their contractors also regularly park in a way that blocks access routes in and out of the Estate, for example while loading and unloading confiscated vehicles onto large trailer lorries. Despite assurances that officers will receive guidance and be “good neighbours”, we have serious concerns about these negative impacts continuing, as well as more noise nuisance from sirens, accelerating engines up ramp access, etc.

(Grounds for objection: Highway safety, traffic implications and means of access, poor visibility, pedestrian safety, parking, noise)

3. Energy / Heating

o) The proposal relies on guidance and building regulations for new buildings or public infrastructure which again we believe is being inappropriately applied to retrofitting or change of use.

p) Entirely new systems and additional plant equipment, for heating, air conditioning, diesel generator, flues and louvres etc will increase – not reduce - the carbon footprint of the estate, in contradiction with the City’s Local Plan and climate change strategies. This will have an impact in terms of noise, vibration and air quality, as well as altering the site’s architectural character.

q) We find it ridiculous that CoLP are not considering contributing to or joining with the estate’s newly-installed communal heating and hot water system (even if they would also require emergency back-ups) as well as removing existing Gravel Lane commercial properties off the system. This is not only inefficient but increases the cost burden of the communal system on residents and leaseholders.

r) There is also no suggestion that they will create or contribute to local heat networks that are a cornerstone of the City’s suggested energy and climate strategies.

s) The addition of a new enclosed and bricked external chimney flue simply to provide an outlet for the back-up emergency generator (that would never be used except in the case of a total loss of power) is also disproportionate and unnecessary.

t) Residents also do not have confidence in the noise assessments of

plant etc which are based on snapshot site visits in April 2022, before background noise and regular disturbance dramatically increased in and around the site.

u) Residents have suffered regular and persistent noise pollution for more than three years as a result of fire alarm, sprinkler and ventilation systems installed as a result of the CoLP first occupying areas of the basement car park. The fire brigade was called out on dozens of occasions needlessly and issues with noise pollution have not been resolved despite frequent and regular complaints. Residents predict only more potentially unforeseen complications and negative impacts if separate systems are installed as proposed, solely for the benefit and use of the police.

(Grounds for objection: policy and use, noise and disturbance, hours of use, character and appearance, design, materials to be used, layout, density, design of the external appearance, impact on the historic environment)

4. Policy and Planning References:

v) Section 10, paragraph 130 of the latest [National Policy Planning Framework](#) states that planning policies and decisions should “ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development... create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” We believe all the current application tests many of these assumptions, based on the reasons above.

w) The core priority of the current [City Plan, published in 2015](#) and valid until 2026 and beyond, is “sustainable development” and identifies the Aldgate area as a Key Place with the following issues: the area “has significant potential for development but suffers from high traffic levels, pollution and a lack of street activity. Residents living on the Mansell and Middlesex Street Estates have lower levels of employment and poorer health than others in the City. Highway changes and regeneration are needed to improve safety, the environment and amenities, improve the health and well-being of local residents and provide further development and employment opportunities.”

x) It is difficult to see how the current application addresses most of these identified issues. In fact, it is likely to increase traffic levels, pollution, decrease “street activity” by closing Gravel Lane shops.

y) Furthermore, although the proposed indoor gym and other amenities may help improve health and wellbeing of local residents, we fear that benefits of the proposal could be offset by negative effects, such as complicating access to / from the estate and its amenities, and not contributing to positive highway changes and regeneration.

z) The CoLP’s own [City of London Policing Plan \(2022-25\)](#) also lists “compassion” as one of its core values, adding: “We will act with humanity and kindness, ensuring our people and communities are treated with care and respect. We will create a culture of belonging and mutual trust and respect.” We believe the current proposal undermines some of the spirit of this statement, given the above reasons.

(Grounds: policy and use, design, layout, density, design of the external appearance, impact on the historic environment, local, strategic, regional and national planning policies and statements)

Formal request to speak at the local planning authority committee meeting:

If this application is to be decided by councillors, please take this as notice that a representative of MSERA would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting. Please address any further correspondence to contact@msera.net

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From: [REDACTED]
To: [REDACTED]
Subject: Re: Comments on Planning Application 23/00882/FULL
Date: 13 October 2023 15:16:30

Please see attached for a response to the planning application from the Petticoat Square Leaseholders Association.

I can receive correspondence if you need to query anything.

Thank you

<image001.png>

October 13, 2023

To whom it may concern,

Comments on Planning Application Reference: 23/00882/FULL

Response from the Petticoat Square Leaseholders Association (PSLA), representing some 67 long leaseholders of properties on the Middlesex Street Estate.

1. The PSLA wishes to object to this proposed application, which proposes major changes to the architecture and use of the Estate without due regard for the impact and costs that will be passed on to residents and leaseholders.

2. The proposed internal and external changes could ruin the intrinsic character of the estate and its residential amenities for a period of at least 20 years, and likely more.

3. As individual long leaseholders our leases each contain descriptions of the building and property as definitively housing, with rights to use the parts of the building for all residents, including footpaths, driveways and estate gardens. These deemed rights of way and amenity will be removed or reduced by this proposal, in violation of the descriptions and terms in the lease.

4. Despite what is claimed about capital costs being covered, the proposals will also have estimated financial cost of thousands of pounds a year for leaseholders in the form of increased service charges: for maintenance, repairs of new facilities, car park manager and so on. The City of London Police are likely not to pay a set or annual "rent" for the future use of their occupancy as is the Corporation's convention, so we dispute the opaque funding arrangements over 20 years of this project.

5. The proposal would in effect see costs of police occupancy passed on to the service charge account when those "benefits" would appear to be of limited benefit to residents, disproportionately of value to the police, and therefore not represent value for money to either tenants and leaseholders on the estate.

6. At the same time, the police will make millions from selling off their old assets, moving to Fleet Street and, in a non-competitive tender, be gifted space on the estate by the Corporation that could have been used for more community benefit.

7. We dispute that the estimated £2.7 million value of "benefits" which the City has suggested come from this project. The largest part, the cost of the Podium and Roof Waterproofing is an estimated £1.5 million, which although arguably necessary, is primarily of benefit to the Police to keep the first floor car park area dry, insulated and soundproofed, and provide security protection to their area. It will result in negative effects for residents and loss of amenity and access, so should not be presented as mainly a "benefit" to residents.

8. The cost of running and maintaining the car park areas of MSE has never been recoverable from residents or leaseholders and should not be in future. Any charges applicable to these areas should not be passed on to residents, who are losing - not gaining - access and usage rights to the space previously declared "surplus" to Housing requirements.

9. The City of London Police are not connecting or contributing towards the communal heating and hot water system and removing commercial properties from it. This means that the cost share of this already expensive

and unpopular system will increase for leaseholders. This is unacceptable.

10. Also unacceptable is the proposed reduction in non-police parking spaces on the Estate, from (67 current, 34 in future, plus 2 disabled bays) and garages (potential 22 reduced to 14) in the ground floor and basement car parks. Planned provision of electric vehicle charging points is inadequate.

11. Residents should not be liable or suffer from any reductions in revenue to the parking account that will result from reducing the number of rentable residential and commercial spaces.

12. We dispute the City of London Police's right to determine the design and layout of the Podium including the proposed raise, location of community room, etc, as this area has not been declared surplus to housing use. There have been no amendments to the lease or statutory consultations regarding charging leaseholders for costs or long-term agreements relating to the podium, as such we dispute how any benefits or costs are chargeable to residents in this area.

13. We dispute that the large-scale structural alterations to the estate including removal of garages in the basement, installation of a police lift and a cycle lift and creation of narrow internal access routes is necessary or appropriate. The police should be more flexible and respectful of the layout and architecture of the estate.

14. In effect, the recommendation seeks to levy charges across all 234 properties on the estate for security and maintenance of communal car park areas which, by definition of their new design, will only be used by a minority of residents – and parts of which fall under the City's own responsibilities to provide access to disabled residents. A planning condition should be that service charges to leaseholders should be reduced overall because of this.

15. The City of London Police occupancy will be the primary reason for increased monitoring and security on the estate, and also the primary cause of excess congestion in the parking area and surrounding streets, which will require careful management. The Corporation and CoL Police should bear the costs of managing these consequences themselves and planning conditions imposed now to nullify or vastly reduce the cost burden on leaseholders and residents from any "car park management plan" or similar alterations brought about as a result of this proposal.

In addition here is a short summary of general objections, on various grounds:

- Overlooking/loss of privacy – raising the Podium offers a platform to anyone who wishes to snoop on nearby properties
- Visual amenity – external chimneys, heavy security gates and louvres next to the main entrance to the estate will detract from the estate's original design and create an unwelcoming impression.
- Adequacy of parking/loading/turning space – compromised massively by forcing residents and other users into a reconfigured basement car park, and reducing space in ground floor service area.
- Road access, Highway safety – negotiating blind corners, or one-in, one-out ramp into basement; increased risk for pedestrians using rights of way.
- Traffic generation – more police vehicles will increase traffic and congestion in the local area, not reduce it; with a negative effect on air quality which is already among the worst in UK. Police already have a history of blocking access routes off Artizan Street and Harrow Place with large vehicles.

- Noise and disturbance resulting from use – cars and motorbikes will loudly accelerate up ramps, police will use their sirens (despite any promises), heat pumps and diesel generators will produce noise and vibration nuisance to nearby properties.
- Hazardous materials – including diesel fuel, and such substances or materials that the police will store on the estate.
- Loss of wildlife, trees – due to landscaping of the Podium, it will be difficult to save or recover.
- Layout and density of building – Police specifications have been prioritised over residents, who will have to detour around the raised level of the Podium, car park access will be restricted and corridors for vehicles or pedestrians will be narrow and less safe.
- Design, appearance and materials – Police’s specifications have been prioritised over residents. Decking is not appropriate on the Podium, opaque glass frontages on Gravel Lane will reduce the appearance of activity and human interest and make the street less appealing.

Yours sincerely

The PSLA Committee

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Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Merrill Jenkins-Rose

Address: 6 Craven Avenue Ealing London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment: I am a grandmother of two young children who live on the Middlesex Street Estate and a regular visitor.

I have respect for the police but I do not see why they need to build a base in the middle of a housing estate and take over a large part of the car parks.

I understand the Podium shared garden, which is used for recreation by young and old alike, will be ripped up and replaced but with ramps and steps. This will create inconvenient detours and I believe will present trip hazards for toddlers, older people or those with mobility problems.

It seems so unnecessary and will annoy and frustrate everyone who uses the area, but particularly those who live immediately next to the shared space.

As someone who uses a car to visit the estate, the prospect of parking and maneuvering up and down ramps in the basement is also terrifying and does not seem practical or wise, whether you are using a car, bike or on foot. It is hard enough to navigate the one way streets, traffic and

pedestrians around the Travelodge and shops as it is.

I also have reservations about the disruption and noise this will involve, especially as my family who live on the estate have been disturbed and disrupted by all sorts of construction and upheavals in the last few years. They and other residents cannot seem to get a break!

I welcome the gym, a community garden room and a more accessible estate office as I remember when the previous office was on the podium and it was easier to "drop in".

However overall I am uneasy about the impact that this development may have on the estate I have known and regularly visited for 15 years.

Yours faithfully,

Merril Rose

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Jeffrey Boloten

Address: 425 Petticoat Square London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:* privacy issues

*loss of mature green spaces

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mrs Natalie Coughlan

Address: 7D petticoat Tower Petticoat Sqaure London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object. Raising the level of a very high percentage of the podium will result in loss of amenity and increased risk to children. Also the installation of various items of plant on the first floor level will increase noise. We have enough noise pollution on our estate as it is.

Reduction of space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking is a huge concern as it will increase the risk to personal safety of residents. With these proposals the residents have not been considered at all and I strongly object!

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Paul Coughlan

Address: 7D Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object. Raising the level of a very high percentage of the podium will result in loss of amenity and increased risk to children. Also the installation of various items of plant on the first floor level will increase noise. We have enough noise pollution on our estate as it is.

Reduction of space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking is a huge concern as it will increase the risk to personal safety of residents. I really worry for my young children and how this will affect them, especially my Autistic Son with these proposals the residents have not been considered at all and I strongly object!

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Sean Coughlan

Address: 7D Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object to these proposals. I am autistic and the noise created from the installation of various items of plant on first floor level and the podium will be increased. I also have asthma and fumes will also come from this which will affect me. Also the raising of the podium we will have less space to play which is not fair as we have no garden.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Craig MacVicar

Address: 22B Petticoat Tower Artizan Street London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly oppose the proposals as the work will be intrusive and noisy for residents. We have already had months of building work with the new heating system being installed. I think this further work would have a negative impact on residents' livelihoods. Also I believe that police have no place on a residential estate.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: lisa Hollick

Address: 221 Petticoat Sq Petticoat Sq LONDON

Comment Details

Commenter Type: Councillor/Ward Member

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: The proposal to change the purpose of the carpark is objected to because of the disruption to the podium. Already the fans from the car park are spoiling the peace and quiet we used to have outside our home. It is stressful living with noise pollution and these renovations (to accommodate the car park by highering the roof) are set to destroy sense of wellbeing for a considerable period of time.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Emily Coughlan

Address: 7D Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I strongly object. Raising the level of a very high percentage of the podium will result in loss of amenity and increased risk to children. Also the installation of various items of plant on the first floor level will increase noise. We have enough noise pollution on our estate as it is.

Reduction of space available to manage the arrival, parking and departure of vehicles with legitimate reasons to use the estate parking is a huge concern as it will increase the risk to personal safety of residents. With these proposals the residents have not been considered at all and I strongly object!

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Robert Valenta

Address: 18c Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I do not like the planning design of the podium at all, as it's done without a proper knowledge of our community. It's design to meet the Police requirements. Also, I don't feel there has been full transparency either, even though Com Com state so.

The Door Knocking exercise was done when most people are at work. The workshop event hosted by Com Com and the City was not advertised on any of the boards on the various estate entrances...why? As a result, a lot of residents did not know about it. I highlighted this poor approach to Com Com at one of their workshops

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Anne Kilroy

Address: 18d Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: It is a poor design and does not meet our community needs and spirit. The workshops and Door Knocking conducted by the City and Com Com was done while I was at work which is strange, so I feel things are being hidden from us deliberately

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Riley Kilroy Valenta

Address: 18d Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I don't want anymore construction noise on this estate. It's affecting my wellbeing as I got unilateral hearing loss with occasional tinnitus. It's hard with all the noise as it is, and the City does not care and does nothing about it. It's affecting my life badly.

What I have seen of the design, nothing has been done with teenagers in mind. I mentioned this at a workshop.

Please no more construction noise on the estate I grew up on

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

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Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Soo Cheong

Address: 7B Petticoat Tower City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Have been living here for over 12 years and have seen all the changes being promised by COL. Majority of those projects were just not beneficial to the community. I strongly object this project as this would not do good for us.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Sue Liew

Address: 7B Petticoat Tower City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:A big NO! We don't need more nuisances in this estate. We don't need a police car park based in the tower. High traffic, noises and more disturbances are not welcomed. We don't need more officers using the car park, blocking neighbours way.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Jean Liew

Address: 7B Petticoat Tower City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:NO! NO! NO! We do not need more nuisances and noises especially with the police facility. Have you thought about the traffic? Noise? Safety? The neighborhood?

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Yoke Liew

Address: 302 Petticoat square City of london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly oppose this project, I don't want any police facility or podium greens being damaged. It will cause lots of noise, safety issues and disturbance to us.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Chee Seong Cheng

Address: 302 Petticoat square City of London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: I strongly oppose this project, dislike police facility or podium greens being damaged. It will cause lots of noise, safety issues and disturbance to us.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Owen Bramley

Address: 23C Petticoat Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity
- Traffic or Highways

Comment:Reduction in space for parking and vehicle access amenity and safety. It is not clear that there is enough provision for secure cycle storage for all. Installation of plant at first floor level detrimental to use of the podium. Raising the height of the podium to resulting in loss of amenity.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Amy Chan

Address: 443 petticoat square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The podium works are unnecessary.

They will cause disruption to estate residents for a long time, without real tangible benefits over what residents currently have,

Plus the different levels in the new proposed podium is a real negative.

The police use of the estate is also really bad idea,

Because the city of london council is pretty bad at implementing any building projects.

They have a very bad record of getting anything right and this project will also be poorly implemented, with residents having to suffer the effects of the mismanagement

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Miss Kamila Lawcel

Address: 2A Petticoat Tower London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Unfortunately we are very unhappy with this new project. We have been lied by cooperation the police base ll be only for 2.5 years and won't affect residents. since beginning we been mislead. 14 residents lost rights to the garages in the basements and most of them never replaced. No compensation at all for our inconvenience. Lots of people used garage some of the had to rent another shed to keep bikes or car equipment. The gate was always broken even we paid on the time and we never had free garage due to inconvenience and against insurance policy!!! (Open garage)

Second thing lifting up podium it will ruin our children place to ride the bikes, make more difficult disable people.

My windows are right bellow flor level. any surface touching my windows will course the dump and mould in my place I am strongly unhappy!!!

Noise from fans which they been instilled in the basement for police closing so much noise and trouble and city of london do not do nothing g about this!! Imagine more noise coming from 1st , ground floor levels made by police!!!

Other thing purpose of police units at the moment is not clear. We been lied in to the face police

do not use basement for car spraying, so once they in they ll thing they are not touchable and they can do whatever. Been stoped by police of Tile-gating unfortunately it's them moved here and we just using our garage. Planing to have chairs and seating area outside my bedroom windows on the podium is also against the law I have a Human Rights to live in peaceful place!!!

The police cars blocking entry with lorry to collect bikes and broken cars from basement. Changing doors to be more secure for police will make more difficult exit for disable and old residents!!!

I am discussed and disappointed with the corporation how dear you let down all Residents in Middlesex street. shame

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mrs Gailie Anderson

Address: 433 Petticoat Square Middlesex St London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Plumbers, electricians, broadband providers, plasterers and large item delivery companies all need access to the ground floor parking in order to transport their equipment and tools to the lifts. There is no street parking on Middlesex St next to the lifts and metered parking on Gravel Lane and Harrow Place are always full. I have been flooded by the flat upstairs three times in the past 2 years and need to give tradesmen easy access to my property. Where are tradesmen going to park if the ground floor level is solely for the use of the police? Are there going to be any provisions for tradesmen? The ground floor carpark also has a cage for large item waste that can't fit down the rubbish chute. Are the residents still going to have access to this caged area? If not, where are residents expected to place their large items of waste?

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr damien vaugh

Address: 1 Antrim Road Belfast

Comment Details

Commenter Type: Other

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Residential Amenity

Comment:I am a leaseholder in Petticoat Tower, In principle I am in favour of the new eastern base being located at Middlesex Street Estate however I have some reservations . I would welcome a police presence as it would improve safety in the area and on the estate. The areas being proposed have been underused for many years despite attempts to find commercial or other uses. The police base would in my opinion be a suitable use for the premises. Unfortunately where I disagree with the proposal to disturb the podium in the process of making the premises below fit for purpose. The podium should be enhanced but not by raising the level by half a meter.

From: Mark Lemanski

Sent: Friday, October 13, 2023 6:33 PM

To: Figueira, Pearl <[REDACTED]>

Subject: Re: 23/00882/FULL

THIS IS AN EXTERNAL EMAIL

Dear Pearl,

I am writing regarding the above planning application.

I strongly object to the proposed appropriation of parts of the Middlesex Street Housing Estate for a police station, and the associated redesign of commercial and residential amenity spaces at basement, ground, first floor and podium level, as well as changes to Gravel Lane, all of which will reduce public and residents' amenity space and have detrimental effects on safety and wellbeing.

Undercroft:

The proposed undercroft would be ugly and unsafe for pedestrians and cyclists, with long corridors with dead corners, lack of visual permeability throughout, and no pedestrian priority routes amid a steep increase in car traffic. Any proposed change should give clear priority to pedestrians over cars, with improved visibility. Visual permeability needs to be increased, with no barriers and dead corners, and careful positioning of bins. Bin areas, bulk collections areas and cycle stands should be positioned to be as accessible, safe and visible as possible, not squeezed into available left over spaces. Pedestrian corridors need to have visual permeability to adjoining spaces to help residents to be and to feel safer. They should not have a double use to transport wheely bins on a regular basis.

Only two parking spaces for disabled users are shown at ground level, which is insufficient according to the London Plan.

The presented layout is of poor quality, in that it tries to pack maximum amenity into the smallest possible footprint without consideration for design, thereby exacerbating the negative qualities of the nested layout of the estate, adding new long corridors and unsupervised corners that will make this feel less safe than it is at the moment. The proposed semi public use would make access control of the undercroft almost impossible, so the space will not only feel but also be a lot unsafer.

Basement:

The proposed basement layout would be so convoluted that it would be labyrinthian and unsafe. It does not seem to comply with Safe By Design guidelines.

Podium:

The proposed level changes to the podium would decrease available amenity space, substantially reduce amenity space for residents (by creating extensive 'buffer' spaces along the perimeter and taking up space for steps and ramps) and be less accessible to less able-bodied residents. Existing mature and well loved planting and green areas are shown to be removed and replaced with new planting. Seedlings would take decades to mature. Residents shouldn't first be subjected to loss of amenity for the duration of the building works, which is bad enough, to then miss out on visual amenity, birdsong etc for five years or more. Existing plants should be retained where possible, and new plants should be of mature stock, so that amenity and biodiversity isn't impacted more than necessary. The current extent of planting needs to be at least retained.

Layouts and materials would not harmonise with the architecture. Diagonals and curves are very incongruent to the considered and confident structuralist and brutalist language of the estate. They introduce a language at odds with the estate's design ethos, which like the planter design on Artizan Street, just adds a confused sense of clutter. The design should either be sufficiently different from the estate's original architecture, and introduce a really organic natural design, or it should be harmonious and strict.

Gravel Lane:

I am dismayed that the quality of Gravel Lane urbanistically and economically would be entirely disregarded. The ground floor shop units are an important part of the architectural identity of the estate, and the feel of the wider area. The active frontage is essential for what Jane Jacobs coined 'Eyes on the street', which is essential to a safe and welcoming urban environment, especially in a location struggling with anti social behaviour and criminal activity including drug use. The proposed film will form an anonymous frontage (as demonstrated by the wellbeing centre around the corner) regardless of what 'artwork' will go onto it. The shops are of essential quality not just on gravel lane, but also with regards to the permeability and attractiveness of the wider area, which the Aldgate Bid so desperately tries to improve. The presented proposals run counter to these efforts and any good urban design practice. The proposed public realm design is poor: The proposed public seating in what would be an unsupervised streetscape would invite anti-social behaviour. And the trees in planters are a repeat of the trees in planters on Harrow Place, which died and were removed last year.

Comments specific to cycle storage:

Current cycling regulations at the end of these comments, which stipulate that cycle storage need to be close to entrance points at ground level, convenient, easier to access than cars, supervised, safe, and easily accessibly for residents of all ages and abilities. The proposed design does the exact opposite.

To use the proposed basement cycle storage, residents would have to push their bicycle (incl any shopping and maybe a young child on bikes) through four sets of doors, many of which one leaf only and opening towards you, some heavy firedoors, none automated. And navigate a lift. This is impossible. Even with fully automated doors, which are bound to break. The proposed cycling storage is practically unusable.

Upright cycle storage as shown should be avoided, as less able bodied residents

and children will be unable to use them.

I think that the number of guideline compliant cycle spaces is insufficient. Under current standards, the London Plan stipulates a minimum of 1 bike parking space per studio/1 bedroom unit, and 2 spaces for larger dwelling types. The majority of the 234 flats of the estate are 2 bedrooms or more, which translates into a requirement of well over 300 bicycle spaces. The London Plan also says that 'Consideration should be given to providing spaces accessible to less conventional bicycle types, such as tricycles, cargo bicycles and bicycles with trailers.'

The proposed location would be inferior to the current location in almost every single criterium. Even if the basement was redecorated and equipped with better lighting and CCTV, this would not make it safe or compliant.

Comments on design generally:

The proposals display little understanding of the existing architectural qualities. The 20th century society issued a letter underlining for example the particular quality of the existing bin chutes (attached), one of which the architects have again proposed to box in. The design of the undercroft does not at all respond to the original careful architectural design, which features high quality in-situ concrete including rounded corners and waffle ceilings, decorative brick facing, self coloured robust materials. Instead they propose cheap panelling and partitions that will not withstand the movement of bins, and will look shabby in no time. The podium design is entirely alien to the original podium design and the surrounding architecture.

The design quality is too low overall. Could good designers from the GLA's architecture and urbanism panel be selected to take on the detail design of these proposals if they get the go-ahead despite residents' opposition?

Comments on safety: Safety would be a huge problem, predominantly in the basement, but also for the Ground Floor and all communal areas. A large number of people would be given access to the Ground Floor, and therefore the communal circulation areas of the estate. Access control would be more vulnerable, as any gates would be more likely to fail through increased use, and access by unauthorised members of the public, which has already been a huge problem in the past, would increase.

What is currently a relatively escapable and easy to overview area will become really risky, with long corridors, poor visibility corners, limited alternative escape possibilities, access given to a large number of people, and perimeter safety compromised. This runs counter to all recommendations in Safe By Design. The proposals would make Middlesex Street estate less safe for residents and visitors.

Comments on applicable standards:

Because the proposed changes incl change of use are substantial, the guidance contained within the current London Plan, which provides a sound framework to provide residents with a good standard of amenity provision, should be applied. The regulations in the London Plan translates current laws and policy (for example with regards to climate and transport, or disability discrimination) into workable guidelines based on statistic averages. In developing cycle and parking numbers, CoL officers have used their own methodology, which seem to be pulled from thin

air, based on specific counts rather than statistical averages. This is an inadequate methodology, a) because the numbers are artificially low through low availability of parking permits and high prices (in the case of car parking spaces) or bicycle parking (unsafe, not covered by insurance, people keep bikes in storage units instead) and b) it does not take account of future use.

If bicycle numbers for example are below average, CoL should respond by thinking what you could do to promote cycling in line with the City's/London's/UK's climate policy and active travel obligations.

Comments on consultation:

I would also like to comment on the consultation, which was poor. Many events were visited by only a handful of residents. There is huge consultation fatigue on the estate, due to the number of projects happening, and also due to the disregard of residents' views during recent 'consultations'. Residents are regularly presented with design options that will all detrimentally affect the estate, there is never an option to retain the status quo or request a better design. The City of London regularly instrumentalises flawed and leading processes to claim that any design taken forward was developed in consultation with 'residents', which is misleading and in my view unethical.

In this case, the decision to declare elements of the estate as 'surplus to housing requirement' in the first place was made without adequately assessing current and future spatial requirements of residents and businesses, and therefore based on an overly optimistic and misleading representation of the extent of 'housing requirements'. For example, in response to the obesity and environmental crisis, other CoL housing estates have more attractive secure and safe bicycle storage including repair facilities, and cater to the rise of cargo bikes, which will become much more common and take up a lot more space than standard bikes. The games court area on the podium is causing noise disturbance but is essential as play provision for older children as required in the London Plan. A relocation to the ground floor was requested by residents but was not considered in the housing estate's space requirement.

How much space would be needed to re-provide even the existing, deficient amenity for estate residents and businesses has never been considered with sincerity, as evidenced by a CoL officer's inability to answer even basic queries regarding parking provision breakdowns, or pedestrian and vehicular circulation at a walkabout. The 'surplus requirement' decision was never based on actual requirements of residents and businesses, but on the spatial demands of allocating a police station.

The cumulative corrosive effect of the reduction of amenity provision over time (communal kitchen, accessible estate office, etc) was not considered, nor were uses that will be needed in the future (car club spaces, cargo bikes spaces, delivery spaces etc), or even new uses that would benefit the estate and wider area. We are also concerned that the impact of any use as a police station would further exacerbate the number of vehicles arriving at and leaving the estate, some with alarms, which will place an acceptable burden on residents, and this burden has not been openly and transparently investigated and communicated.

Any decision making process with such extensive repercussions on residents' wellbeing should have been the subject to a proper options and impact appraisal. I think that the absence of such an appraisal, the lack of engagement with residents'

feedback, the absence even of a schedule of existing amenity provision shows a blunt disregard for residents' interests. I think that this fundamentally flawed consultation process should be sufficient grounds to reject the proposals.

In summary, 1. The proposals would make the estate less safe, because

- residents would have to cross a heavily congested vehicular area without clearly demarcated pedestrian areas to access bins
- many more people would be given access to the estate incl its communal circulation areas
- perimeter access to the estate would be much harder to control with frequently opening gates, which is bound to exacerbate occurrences of rough sleeping, drug use and theft, which have already been a problem in the past
- the proposals would create an inert facade along Gravel Lane that would provide almost no passive surveillance
- vulnerable people incl children would be expected to store bikes in the basement, where no-one will hear you scream. Many of the more vulnerable residents incl children are already scared of entering the basement.

2. The proposals would make the estate less child-friendly, because

- children would be unable to access bike storage safely. The proposed location is detrimental to all current guidance.
- The play provision for older children has now been closed for two years in breach of policy. Some residents are opposed to the re-opening because of noise. The undercroft is the only realistic location to re-provide the ball games area and allow the City to fulfil its obligation to provide play space.
- see also 1.

3. The proposals would make the estate less less accommodating of less able-bodied residents, because

- it would make access to the bins more difficult (more doors, more cars to navigate).
- it would make access of car parking more difficult (as two lifts will be used by police, resulting in much longer routes with additional doors etc).
- It would make access to bicycle storage for anyone but the fittest almost impossibly difficult. (I have been disabled for two years, and was often hardly able to open one heavy door with one arm whilst navigating my bike and shopping through with the other. The proposals would add doors and elevators that would allow only the fittest to access bike storage). Cargo bikes and bikes for less able-bodied people could not access this location at all, which again would be in breach of policy.

4. The proposals would make the estate less communal, because

- the undercroft currently serves as an informal meeting place, which also serves to make it feel relatively safe despite its sorry state. (early co-housing designs places bin storage in central locations in recognition of its importance as frequent informal meeting points).
- they would take up the only space that could be used to compensate for lost amenity space.

- they would take up the only space that could accommodate the ball games area and resolve the conflict between young residents who want to play and old residents who do not want the noise from a ball games area.

5. The proposals would make living on the estate more stressful, because

- building works would follow the extremely disruptive installation of a heating system and could coincide with the construction of a high rise building next door. The accumulative effect of building works on residents is never considered.
- noise pollution through gate operations would worsen. even the existing shutter means that residents cannot leave windows open at night without being repeatedly woken. Another gate would add more noise, at much increased frequency.
- the garage alarm malfunctions, complained about for years, are already a nuisance, this would likely worsen.
- even the police are unable to assure us that vehicles would leave without sirens switched on, at all times of day and night.

6. The proposals would make the estate less beautiful, because

- the undercroft is an intentionally dramatic and well considered design. The concrete waffle ceiling is typical of its time, as can be seen in the Barbican Centre, and appreciated by any architect or designer who has ever visited the site.
- the ground floor amenity space would be further fragmented into long corridors lined by cheap partitions, as is already demonstrated by the estate office/library.
- Gravel Lane would become an inert, blank facade, instead of the urban contribution as which it was intended, and which any urban design guidance would describe as valuable.

Excerpts from cycling storage guidance:

Numbers:

Residential development should provide dedicated long-stay parking space for cycles in accordance with the London Plan and guidance in the London Cycling Design Standards:

One long-stay space per studio or one bedroom (one-person) dwelling

One and a half long-stay spaces per one bedroom (two-person) dwelling

Two long-stay spaces per two or more bedroom dwelling.

In addition, for developments of between 5 and 40 dwellings at least two short-stay cycle parking spaces should also be provided, with at least one additional space per 40 dwellings thereafter. [In addition, cycle parking for business employees and visitors needs to be considered.]

Location: In line with the London Cycling Design Standards, cycle parking should be conveniently located, secure and accessible to all. Communal cycle stores should have an appropriate mix of stand types and adequate spacing and facilities for larger cycles to be accessible for all.

Designing to encourage cycling:

Cycle parking should take full account of London Plan Policy T5 and the London

Cycling Design Standards (LCDS) and be integrated into proposals in ways that enable residents and visitors of a development to access it by bicycle. As such, cycle parking should generally be prioritised over car parking space in terms of delivering overall quantity requirements and in terms of convenience of location for residents.

Cycle parking should also be designed to be secure and well-located. This can include placing parking where people feel safe e.g. visible, well-overlooked and well-lit areas. Internal long-stay cycle parking areas should have access for residents only. Cycle parking should be close to the entrance and access should avoid obstacles such as stairs, multiple doors, narrow doorways and tight corners. [It should certainly avoid steep ramps, see below]

Parking should be located at entrance level, within, or adjacent to the circulation area. Developments should also provide cycle parking provision for visitors in line with the London Plan requirements.

London Cycling Design Standards

8.5.3 Residential cycle parking

A lack of cycle parking in residential areas was identified by the London Assembly in its report

Stand and deliver: cycle parking in London (2009) as a significant factor discouraging people from taking up cycling as a mode of transport. Where cycle parking is provided within buildings, guidance in section 8.2.1 above should be followed.

This includes providing level access, and avoiding multiple and narrow doorways. Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street.

With best wishes,

Mark Lemanski

.....

Public Realm Design
& Communication

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From: D Rose

Sent: Friday, October 13, 2023 6:37 PM

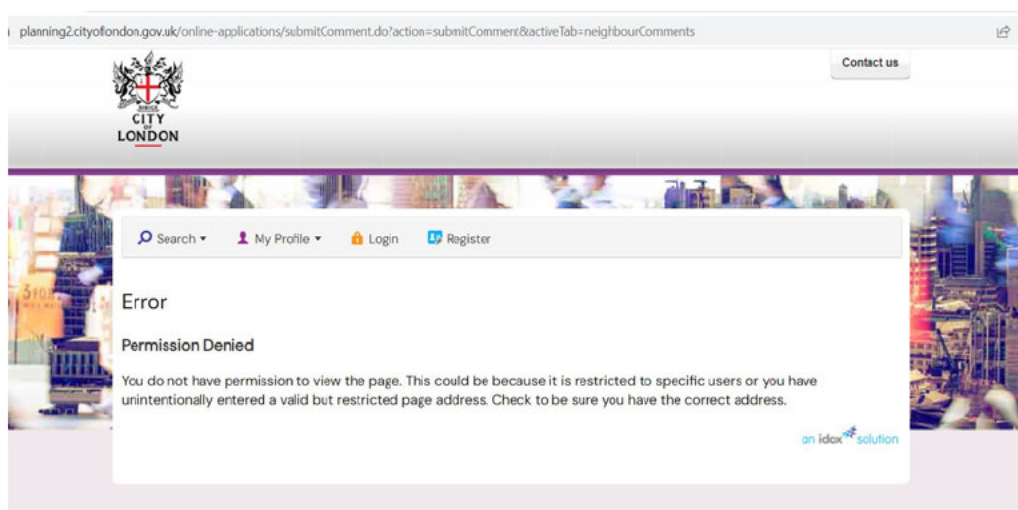
To: Figueira, Pearl ; [Pln - CC - Development Dc](#)

Subject: Issues with submitting comments on the planning application

THIS IS AN EXTERNAL EMAIL

Dear Pearl

I submitted my personal comments and objection to the planning portal last night but I have not had a confirmation or acknowledgement email from [REDACTED]. As such I tried to submit again just now but received the following error message:



If there was an error receiving my original submission last night or in case it can be considered, here is my restated comment below: If the earlier comment was received and is still being processed, then please prioritise that.

(NOTE - I tried to submit this earlier but did not receive an acknowledgement. Hence I am resubmitting and repeating some points I made, but pls disregard if earlier comment has been received and still being processed. Thank you).

From David Rose, 23A Petticoat Tower, London, E1 7EF.

I am a resident and leaseholder in Petticoat Tower and a member of the Community Steering Group for this project.

I appreciate that residents have been able to provide feed back and have some influence on the designs.

However I must object to the application on the following grounds:

PODIUM

- The Podium has not been declared as surplus to requirements yet approximately 80% of the Podium is being raised by 45cm because the Police say it is necessary
- Residents are concerned about loss of amenity and ecology and wish to save as many mature plants as possible by safe temporary storage while construction work is underway

NEW PLANT

- Concern that siting of plant, including air sourced heat pump and emergency power generator, at 1st floor level will cause vibration and noise disturbance to nearby residents
- Concern about venting of fumes and exhausts of new 1st floor plant

TRAFFIC MANAGEMENT

- Concern that insufficient space is provided for residents, commercial units, disabled, visitors, waste and recycling, and Police usage at ground floor level
- Concern about the risks to resident pedestrians, resident cyclists, and other pedestrians, e.g. City workers, when using the street level highway designated areas
- Particular concern about risks to pedestrians from vehicles exiting the basement car park

CYCLE STORAGE

- Concern that insufficient account has been taken of the ease of access to the basement level for the less able users

ESTATE ARCHITECTURE

- Raising of approximately 80% of Podium by 45cm is not in keeping with the design aesthetic of the estate
- Enclosing one of the characteristic bin chutes of the estate is unnecessary and not in keeping with the design aesthetic of the estate

CONSTRUCTION PHASE

- Concern about noisy work

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Mr Mark Lemanski

Address: 424 Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: I strongly object to the proposed appropriation of parts of the Middlesex Street Housing Estate for use as a police station, and the associated redesign of commercial and residential amenity spaces at basement, ground, first floor and podium level, as well as changes to Gravel Lane, all of which would reduce public and residents' amenity space and would have detrimental effects on safety and wellbeing.

I have sent a comprehensive objection to the planning officer in charge.

Comments for Planning Application 23/00882/FULL

Application Summary

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Case Officer: Pearl Figueira

Customer Details

Name: Mr Anthony Everton

Address: Flat 3c Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am objecting to these plans because of the noise and disruption their implementation will cause. I have various, significant health issues and have already found the noise and disruption caused by the replacement of the communal heating system to have been very stressful. I don't want any more noise and disruption.

Comments for Planning Application 23/00882/FULL

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Case Officer: Pearl Figueira

Customer Details

Name: Miss Molly McPherson

Address: 3d Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I am 11 and have just started secondary school and I was disappointed and worried to hear about the plans for the podium when my mum and dad told me. I think it will be noisy when the workmen are doing all of this. Me and my friends love playing in the podium, but we are worried that it will all be changed. We think we won't be able to play on the podium while the work is being done. Another thing that worries me is that there might be more drilling and banging when they start making part of our estate into a police station. How am I supposed to do my homework if there is lots of noise going on all around me?

Comments for Planning Application 23/00882/FULL

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Case Officer: Pearl Figueira

Customer Details

Name: Dr Sharon Tugwell

Address: 3D Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I do not see the designs for this project as having a net benefit for people who are resident on the estate. There will be yet more noise and disruption, but I personally feel the worst thing will be the significant changes required to the podium. It's upsetting that this will firstly be out of action for a considerable period of time and will entail the loss of some of the mature plants and flowers. The Gardening Club have put many years of effort into making the podium a little oasis that is much enjoyed by our family. Raising the height of the podium because of stipulations required by the City of London Police shows that it is they who are benefitting at the expense of the people who call the Middlesex Street Estate their home.

Comments for Planning Application 23/00882/FULL

Application Summary

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Case Officer: Pearl Figueira

Customer Details

Name: Mr Ian McPherson

Address: 3D Petticoat Tower Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment: Browsing through the comments made thus far, I share the concerns already made by many of my neighbours. It does rather appear that many of the changes proposed in these designs are clearly and explicitly for the benefit of our new neighbours, the City of London Police, and not for the people living on this estate.

I concur with others that the inevitable noise and disruption are very unwelcome. Within our own family, the issue we most object to is the raising of a very high percentage of the podium to accommodate needs dictated by the police. We can now presumably look forward to many months of this little sanctuary of established greenery being torn up and reconfigured. I feel so bad for the members of our long-established Gardening Club. I would like it noted that I strongly object to this loss of amenity and I think that raising the podium will pose increased risk to users of the podium, especially youngsters and people with impaired mobility. Reviewing the conceptual drawings, I also think this variable level podium will look rather ugly.

Living on the third floor, I also object to the installation of various items of plant on the first floor

because of the anticipated increase in noise, vibrations and fumes.

Can we assume that these plans will facilitate the City of London Police eventually being subjected to the same parking enforcement for their vehicles as any other citizen? It has been noted multiple times on the residents' WhatsApp groups that police now routinely park marked police vehicles on double yellow lines on Artizan Street despite repeated complaints. This is unacceptable in my view. Police need to be good neighbours and lead by example.

In the interests of balance, I commend the fact that the improved secure cycle parking proposed is much better than the current provision.

Comments for Planning Application 23/00882/FULL

Application Summary

Application Number: 23/00882/FULL

Address: Middlesex Street Estate Gravel Lane London E1 7AF

Proposal: Change of use of: (i) part basement, part ground and part first floor levels of six retail units and ancillary residential and ancillary commercial areas, to provide a police facility (sui generis) and ancillary residential parking and storage areas and facilities, and (ii) part ground and part first floor levels from gym use to community space (Class F2); and external alterations including: shopfront changes, installation of plant, erection of flue and louvre treatment, works to podium level and associated landscaping including erection of garden room, associated highways works to Gravel Lane and landscaping, installation of security measures; and associated works.

Case Officer: Pearl Figueira

Customer Details

Name: Janet Curry

Address: Flat A London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I strongly object to the proposal. My daughter and grandchildren live on the Middlesex Street estate, I have seen my daughter's mental health deteriorate as a result of the stress and impact these projects are having. The last thing they need is more noise. I am also concerned for the safety of my grandchildren with the extra traffic in and out of the car parks as a result of the police moving in. My grandchildren enjoy playing on the podium, the proposal takes this away from them and when completed they will have less space to play. Please take a moment to think of the impact this has on residents that live here.

Comments for Planning Application 23/00882/FULL

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Case Officer: Pearl Figueira

Customer Details

Name: Kevin Curry

Address: Flat A London

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity

Comment: I object to these proposals. I have family who live on middlesex Street estate and I visit on a regular basis. I have seen the impact the ongoing projects on this estate is having on residents in particular my autistic grandson and my daughter who works from home in these conditions. I think the less disruption the better. By digging up the entire podium for the sake of the police moving in is really not acceptable. This is a housing estate not a police station and the 2 should not mix in my opinion. I am Concerned for the wellbeing of my family. Please think of the residents for a change, they have to live here.

Comments for Planning Application 23/00882/FULL

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Case Officer: Pearl Figueira

Customer Details

Name: Mr Paul Braithwaite

Address: 221 Petticoat Square London

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: I object to the proposed destruction of the Podium

Our friends and neighbours in the Gardening Club have made the Podium a delightful and enchanting area since the Police moved into the basement evicting residents from their garages there has been constant noise from their ventilation fans not to mention the countless times alarms were triggered thus calling out the Fire Brigade dozens and dozens of times These problems persist today CoL take no responsibility as ever blaming contractors so God only knows how bad the future developments will be The destruction of the Podium cannot be underestimated how much this will effect all residents especially those of us on the Podium living on a building site for several years The Podium is not surplus to housing needs and neither are the other areas of OUR Estate disgracefully the Gardening Club were not even consulted initially I am worried about any future projects on MSE especially seeing how the heating project has been managed and still nowhere near completion The extra vehicle movements from ground and basement will be detrimental to an increasingly busy Harrow Place This is not WinWin for the residents as heralded by councillors Quite the opposite

Comments for Planning Application 23/00882/FULL

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Case Officer: Pearl Figueira

Customer Details

Name: Ms Sandra Mc Bean

Address: 8d Petticoat Tower london

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Residential Amenity
- Traffic or Highways

Comment:After reviewing the designs attached to the application, I cannot see how this proposal will benefit the residents of the Middlesex Street Estate. The Middlesex Street Estate was built as a housing estate. Housing developments can also be utilised to promote communities. The estate's design, which includes communal places such as the podium, emphasises this sense of community; it was never intended to be a military fortification.

Residents of the Middlesex Street Estate have been subjected to excessive noise levels as a result of the various City of London projects on the estate and construction nearby. These disruptions can have a significant impact on inhabitants' health and well-being.

Furthermore, the areas of the estate planned to be occupied by the City of London Police will result in the loss of the residential parking on the ground and first floor levels, thereby reducing the residential amenities of the estate. Additionally, the plans will result in partially obstructed access to homes on the podium level, and the constant foot traffic will be disruptive to those residents.

Therefore, I oppose the plans of the reformation of the podium area as they are a detriment to the residents of the Middlesex Street Estate.