

## **Guidance to residents who wish to object to the redevelopment of 1 Silk Street**

It's important that as many residents as possible submit their own objections to the 1 Silk Street plans. Please make sure your objection is submitted before 12<sup>th</sup> November.

The BQA Silk Street Campaign team will be submitting a comprehensive document prepared by professional advisors that will make detailed reference to policies, process issues, and technical data.

Your objection should be written in your own words, not a copy and paste format. You don't need to reference planning policies.

There are four key points you may want to include (in any order you wish!):

- **Height** - The new building is too tall for a site that sits outside of the area designated by the City as the place for tall buildings. As such it breaches the city's own policies, the London development plan, and it harms our neighbourhood.
- **Loss of daylight and sunlight** - you can talk about how the height and scale of the building will impact daylight and sunlight levels - both for your home and the neighbourhood
  - You can say that you think the development will have an “unacceptable major adverse daylight and sunlight impact” for high number of flats
  - If you think your flat will suffer a significant impact on its daylight and sunlight you should mention which rooms you think will be impacted - particularly if you have a living room, kitchen, or study that will be impacted
- Mention the impact of daylight on Silk Street itself - making it dark, canyon like

**NB** - “Daylight and sunlight” are issues that the planners have to consider. Some flats (we are analysing precisely which ones) may also have their legal “Right to Light” breached by the development were it to be approved. We will be contacting those flats separately shortly with further communication you can send on Rights to Light. For now in the planning consultation you can just use the terminology “adverse loss of daylight and sunlight” in your objection.

- **Damaging your “Residential Amenity”**  
Residential amenity is the term used in planning to cover a range of issues that we are entitled to as residents. The goal here is for you to describe a cumulative list of negative impacts that will damage the enjoyment and benefit you get from

living in your flat.

Depending on where you live you may want to mention a combination of the following points ( in addition to the loss of daylight / sunlight) :

- Will you be overlooked by offices / balconies
  - There will be additional noise from deliveries and people on the public space in front of the building
  - The risk of anti-social behaviour from the new tunnel and public space
  - Increased light pollution in the evenings from the office windows
  - A sense of enclosure - you might feel encroached upon, enclosed, by the increased proximity of the building to your block
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- **Damaging the Barbican as a heritage asset** - You can describe how the height and bulk of the building creates unacceptable impact on the views and environment of the Barbican - which is a grade 2 starred listed site.
    - Talk about the importance of the Barbican to the heritage and culture of the City and beyond
    - Talk about how it overshadows, smothers or damages the feel of the Barbican as a destination
    - You might want to highlight that 1 Silk Street is part of a conservation area that also includes the Brewery

You can make as many objections as you like to the scheme. The deadline is 12th November but valid comments can be made after that. If possible please object by the official date.