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February 10th, 2018

Mr. Graham Stallwood
Executive Director Planning and Borough Development
The Royal Borough of Kensington and Chelsea
Kensington Town Hall,
Hornton Street
London W8 7NX



Ref:/PP/18/00329 Heythrop College Development

Dear Mr. Stallwood,

We do not consider that the building of a nursing home on this site warrants the immense disruption involved for the neighbourhood.

The nursing home appears to be the only net new addition, with the other elements - community hall, GP surgery, Draycott nursing - already provided on site or close by.

Even once it is built, we question whether the nursing home will be a beneficial addition for the neighbourhood as the development cost will probably make it too expensive for the use of any local residents. Is it just another development mainly for the benefit of foreign nationals like One Kensington Road?.

More specifically, we are concerned about the massive volume of extra traffic, noise and pollution along St. Alban's Grove and South End throughout the construction period, with lorries we were told at the consultation going through every ten minutes on weekdays for at least two years.

The experience of the Young Street development has been disruptive enough and this will be even worse. Currently, there is space for one vehicle at a time to pass along St Alban's Grove and the two way traffic is only possible with cars waiting for each other or finding a place to pull in and allowing the other car to pass.

The Heythrop lorries will effectively mean that the road will be closed to two-way traffic. Or else, the 18 parking spaces in St. Alban's Grove will be suspended for the duration of the works. This would be a serious loss of amenity for the area as a whole - quite apart from the direct impact that would be inflicted on the households and the College fronting St. Alban's Grove.

The extra traffic, noise and pollution will be very unpleasant for residents, and possibly dangerous too for the young people using the street, mainly the Thomas's schoolchildren, but also the Richmond College students. The Thomas's schoolchildren, for instance, use St. Alban's Grove to reach their refectory.

A further point is that the Ansdell Street/South End corner is "blind" and needs to be negotiated with special care from Ansdell Street even now with a low level of traffic. With the development building works, multiple hazards will be created such as to make it a "no-go" route as an exit southwards. However the traffic is managed, it will be detrimental to a large number of residents by obstructing this southern route.

We would urge you to reject this development as being completely inappropriate.

Yours sincerely,

