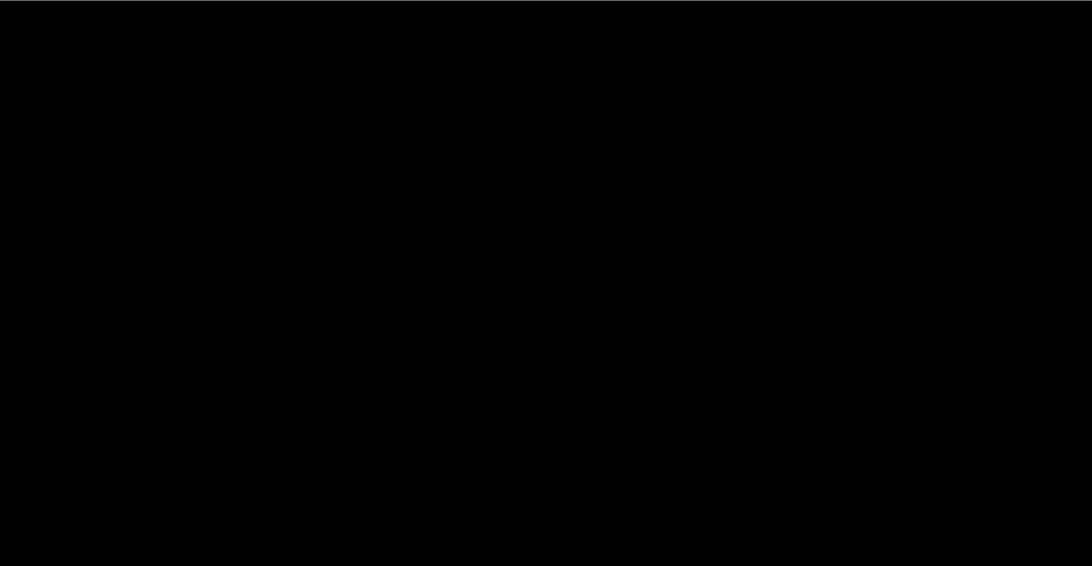


Kate Henry



From: [REDACTED]@Bowarts.com>
Sent: 18 August 2023 14:44



Subject: Re: Meanwhile uses planning application objection

Hi John,

Please find my responses to relevant questions in red below - should you require more detail please do let me know and I can do that for you straight away.

Further to my comments / objections to the proposed change of use to Cartmel (and Langdale and Coniston) I would just like to reiterate and add to them.

~~1. The application should not be a blanket one as leaseholders are still resident and technically own their properties so I do not understand how legally a change of use can be made for those units.~~

2. Security will be further compromised by giving non-residents access to the building without any control or id checks.

Bow Arts have a rigorous selection policy that includes a face to face interview as well as a photo ID held on record of any licenced occupant. This coupled with on site managers and strong partnership with relevant council teams allow us to effectively manage our tenants. Bow Arts have a 28 year history of managing successfully integrated meanwhile projects and place the safety of existing residents at the heart of decision making. Any concerns about our tenants should be shared with our team who will take necessary actions.

3. In Cartmel we have an ongoing issue with lift breakdowns which is exacerbated when people jam doors open to move larger items of furniture and the like. This has a detrimental effect on block residents as we have just endured a 6 week breakdown obviously impacting on daily life and existing health issues.

Bow Arts can impose restrictions on the use of lifts and we do not anticipate any bulky items being installed. This was not an issue during the pilot phase in Langdale.

4. Cartmel and its environs have already been neglected in terms of maintenance and gardening. Increased rubbish and possible defacing of the building could occur bearing in mind there will be no control of who the increased footfall will belong to.

5. Thought should be given to the timing of the application given that as well as leaseholders there are a number of tenants still awaiting rehousing and the added stress, health impacts and strangers passing flat windows which look directly onto the walkways causing residents to be fearful on a constant basis.

6. No doubt the car park access will also be impacted by vehicles supporting the scheme so causing further inconvenience to residents.

Bow Arts have not offered parking to any of our artists, nor will we require this. Many of our occupants are local residents and in the pilot scheme the most used mode of transport was by foot or public transport. There were no parking allocations made or requested for the 17 flats in the pilot.

Just as a footnote as I write this there appears to be some activity in Flat 14 next to mine(15) as if it is already being readied for its proposed new purpose BEFORE any application has been approved which indicates it has already been rubberstamped before the required consultations have taken place which is totally unacceptable.

Presuming this was voids team clearing an already decanted flat which would be standard move regardless of end use - but will leave for Housing Officer to respond

Joss Taylor
Head of Enterprise and Placemaking
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