

Application No: Consultees Name: Received:

Comment:

Response:

The elderly, disabled and those on benefits and families will be severely affected
Insufficient thought given to insulation of flats for heating retention
Personal security not properly assessed during the period of the work and over its phases
Provision to us from National Heritage the consideration of the effects of proposed works
There has been a total lack of continuity planning on your part

I believe that both the applications are wrong in essence and principle
In conclusion, I request that both of the planning applications be denied

Printed on: 29/01/2024 09:10:05

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Jane Burrows	28/01/2024 11:53:35	COMMNT	We need our own individual heating system. As a tenant I want to be able to control my own needs. This estate is too large to have a shared system.

Application No:	Consultees Name:	Received:	Comment:	Response:
2024-0091L	Bahrije Llapashtica	28/01/2024 15:55:08	OBJ	Camden Council

Reference:
Proposed works at Alexandra and Ainsworth Estate, Rowley Way, London NW8

I write to categorically object to the planning applications for the Alexandra and Ainsworth Estate (hereafter referred to as 'the Estate') as they are interrelated. My objections follow on from the following:

I am aware that the planned installation of a new heating and hot water system is similar to that which had been installed at the Whittington Estate six (6) years ago, a Heat Interface Unit (HIU). The problems faced by those residents are well documented and have been widely reported in the press

I would contend that you and your Contractors, Gem, have not shown an aptitude to dealing with the vagaries of the system in place at present on the Estate, ie Alexandra and Ainsworth, nor would it seem the new one at Whittington. I can but expect just as much disruption, in fact perhaps more than the Whittington has faced.

In light of this, I set out below the problems already being faced at the Estate to highlight my dissatisfaction with your intention to impose a new system:

Background

My name is Bahrije Llapashtica
My flat number is 2 [REDACTED]
I have lived on the Estate for 13 years
Maintenance of the heating and hot water system on the Estate is very poor
There are frequent problems related to provision of hot water and heating to the Estate
Repairs related to hot water and heating disruption are invariably untimely
In some instances immersion heaters are used while also paying you for hot water
Paying for the privilege of lack of heating with refunds continually ignored
Some residents have neither heating, hot water or both for months and some for years
Maintenance of the system in place at present continues to be inept or non-existent
My experience with Gem as the heating engineers have been proved to be very unreliable

What Camden has not done

A lack of consultation with residents regarding the imposition of the new system
There is no demonstration of consideration of our thoughts and views as residents of the Estate
Those who have seen the new system have not seen them in operation
Insignificant analysis of the effects of increased gas usage and the effect on the climate
My understanding is that the HIU emits a constant intrusive background noise
I do not believe that the HIU will deliver a marked change to our present problems
I understand that the radiators and pipes will be obtrusive
The job is likely to cause severe disruption to our routine for months
The level of dust and health and safety of residents has not been properly assessed
Insufficient conveyance to us of the noise level that the work is likely to create
Redecoration will be required following the work, but no proffer for it has been made

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Maria Mourato	28/01/2024 14:53:06	OBJ	<p>Camden Council</p> <p>I am Maria Mourato I live at [REDACTED] I have lived here for 32 years.</p> <p>I object to this application on the grounds of what it will mean to the eventual heritage value of our Grade II* listed buildings. There are many parts to this application that have not even been mentioned to the residents of this estate and I never heard of! What are cold water storage tank rooms? What are the two new substations?</p> <p>You need to realise that although we may need a different heating system what Camden has gone back to again is an old-fashioned radiator system run by gas boilers! This is not a system worthy of this building, it is environmentally unfriendly, will cause irreparable damage to the listing, destroy our listed interiors and will not work. It will create fuel poverty and damp! We have seen what happened at the Whittington which is still ongoing six years later. You need to stop and properly listen to the residents. Camden cannot afford what they plan because the aftermath will be financially crippling for them and we residents will end up paying for this massive mistake giving you and us a living nightmare for years to come.</p> <p>There is still time to get the right system. Yes to double glazing now. Insulate various parts of the buildings which can be done now without the building looking any different. Replace some of the pipe work. Maintain the boilers properly. No HJUs. Then we look at the internals and a system befitting the world problems bringing us into the 22nd century.</p> <p>We do not believe Heritage England has any idea of the changes Camden want to do. We want a conversation with them and you should too. Camden should be putting themselves forward as a leader in retrofit for listed buildings such as ours NOT a council that plunges us into a plethora of wasted money and absolute misery.</p> <p>I object most strongly. Camden needs to get this right FIRST TIME and start thinking outside of the box. We have time to do that if the glazing etc is fine first. People with no heating, little heating or no hot water they just need to be dealt with on an ad hoc basis until we are all agreed!</p> <p>Thank you</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Adrian Bucher	27/01/2024 15:13:23	OBJ	<p>I am writing this message in strong opposition to the two planning applications intended for the estate. Though two separate applications, they very much relate to the same issue and so will be spoken about together. While residents have indeed experienced issues with heating and hot water, the solutions being proposed by the council are problematic for a variety of reasons including (but not limited to) being environmentally unsustainable; having been brought about by largely disregarding the views and preferences of those on the estate that have been working on the issue for many years; and ultimately introducing a situation which inevitably will not only fail to fix the issues, but actively harm the living standards of residents. From a financial perspective, this proposal is destined to fail. What is being proposed is tens of millions of tax-payers' money to be spent on a system that cannot and will not be able to heat homes properly or anywhere near as evenly as the present system (even with its faults) due to the inability of Camden's proposed system to avoid draughts, condensation, and (therefore) black mould; as well as the hesitancy and outright inability for some residents to afford even the most basic of heating with the seemingly never-ending energy price increases. For anyone that has ever lived in the estate, it is clear why this is an important issue due to it being built using concrete. I would rather not be sentenced to having poorer health in my own home. Compounding this issue is that, what Camden council are proposing isn't even fixing the present problem - simply putting shiny new equipment while the underlying infrastructure, where the issues lie, remains the same. This is absurd. The present issues will continue to persist meaning that Camden will continue to spend money and valuable resources on maintenance trying to fix the present issues that will persist (not to mention any new ones that may arise) - but the only difference is that millions will have already been wasted on implementing this doomed proposal. It is puzzling as to why anyone would waste this much money on a system that is worse - and one that nobody wants. The only reason that I can think of as to why anyone would want to implement this is from the perspective of the council that wants to shift even more costs to residents. I (perhaps naively) hope that this isn't the case as the council are supposed to help the people of Camden instead of making their lives harder. However, that's how life seems to go more and more these days. Furthermore, speaking to neighbours, it becomes clear that the council has a bad reputation as far as maintenance of the present system is concerned. If the council cannot be relied upon to fix the present system, then there is no guarantee that the future maintenance of an inferior system can be depended upon. In fact, it would be foolish to think that this would change. The amount of work and disruption that this would cause is also unimaginable - not just when the actual work is being done (issues like property being left unlocked all day, furniture moved, the noise, the mess, etc.) but once the work has been completed (layout of properties will be completely changed that will, in several cases, need further work). This will have significant financial implications for residents - for which I'm sure that the council will absolutely not volunteer compensation. What of properties with older adults? Younger children? People with disabilities? Pets? People who work from home? People who work late shifts? It is impossible that these groups were not considered when this planning application was submitted... but it just feels like someone just doesn't care. This last remark may seem harsh, but is not without grounds. No one that I have spoken to wants this new system. The Tenants and Residents Association, who have tried to work with the council on this for years (even being consulted via a workshop), have had their views all but disregarded - and they are people who actually live here, which, I recently found out, is not the case with employees of Camden council. How can such a significant change be proposed by people who don't even live here? I also understand that the council have also hid behind the estate's listed status to avoid doing work in previous years but then decide when it does or does not apply. I cannot believe that the council seriously intends to add external piping to the building. We accept that there are present issues - but what is being proposed in the planning applications makes absolutely no sense. I, along with many other residents, firmly object to these plans by the council.</p>

Application No:	Consultees Name:	Received:	Comment:
2024-0091/L	Kanita Llapashica	28/01/2024 15:27:45	COMMENT

Response:

Camden Council

I am Kanita Llapashica

I live at [REDACTED]

I have lived here for 13 years.

I object to this application on the grounds of what it will mean to the eventual heritage value of our Grade II* listed buildings. There are many parts to this application that have not even been mentioned to the residents of this estate and I never heard of! What are cold water storage tank rooms? What are the two new substations?

You need to realise that although we may need a different heating system what Camden has gone back to again is an old-fashioned radiator system run by gas boilers! This is not a system worthy of this building, it is environmentally unfriendly, will cause irreparable damage to the listing, destroy our listed interiors and will not work. It will create fuel poverty and damp! We have seen what happened at the Whittington which is still ongoing six years later. You need to stop and properly listen to the residents. Camden cannot afford what they plan because the aftermath will be financially crippling for them and we residents will end up paying for this massive mistake giving you and us a living nightmare for years to come.

There is still time to get the right system. Yes to double glazing now. Insulate various parts of the buildings which can be done now without the building looking any different. Replace some of the pipe work. Maintain the boilers properly. No HUs. Then we look at the internals and a system befitting the world problems bringing us into the 22nd century.

We do not believe Heritage England has any idea of the changes Camden want to do. We want a conversation with them and you should too. Camden should be putting themselves forward as a leader in retrofit for listed buildings such as ours NOT a council that plunges us into a plethora of wasted money and absolute misery.

I object most strongly. Camden needs to get this right FIRST TIME and start thinking outside of the box. We have time to do that if the glazing etc is fine first. People with no heating, little heating or no hot water they just need to be dealt with on an ad hoc basis until we are all agreed!

Thank you

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Jacqueline Comber	28/01/2024 13:48:28	COMMENT	Camden Council

Reference:
Proposed works at Alexandra and Ainsworth Estate, Rowley Way, London NW8
4 2023/5338/P (new heating plant and distribution pipework)
2 2024/0091/L (Listed building consent)
2024/0285/L

I write to categorically object to the planning applications for the Alexandra and Ainsworth Estate (hereafter referred to as the Estate^s) as they are interrelated. My objections follow on from the following:

I am aware that the planned installation of a new heating and hot water system is similar to that which had been installed at the Whittington Estate six (6) years ago, a Heat Interface Unit (HIU). The problems faced by those residents are well documented and have been widely reported in the press.

I would contend that you and your Contractors, Gem, have not shown an aptitude to dealing with the vagaries of the system in place at present on the Estate, ie Alexandra and Ainsworth, nor would it seem the new one at Whittington. I can but expect just as much disruption, in fact perhaps more than the Whittington has faced.

In light of this, I set out below the problems already being faced at the Estate to highlight my dissatisfaction with your intention to impose a new system:

Background

My name is Jacqueline Comber

My flat number is [REDACTED]

I have lived on the Estate for 43 years

Maintenance of the heating and hot water system on the Estate is very poor

There are frequent problems related to provision of hot water and heating to the Estate

Repairs related to hot water and heating disruption are invariably untimely

In some instances immersion heaters are used while also paying you for hot water

Paying for the privilege of lack of heating with refunds continually ignored

Some residents have neither heating, hot water or both for months and some for years

Maintenance of the system in place at present continues to be inept or non-existent

My experience with Gem as the heating engineers have been proved to be very unreliable

What Camden has not done

A lack of consultation with residents regarding the imposition of the new system

There is no demonstration of consideration of our thoughts and views as residents of the Estate

Those who have seen the new system have not seen them in operation

Insignificant analysis of the effects of increased gas usage and the effect on the climate

My understanding is that the HIU emits a constant intrusive background noise

I do not believe that the HIU will deliver a marked change to our present problems

I understand that the radiators and pipes will be obtrusive

The job is likely to cause severe disruption to our routine for months

The level of dust and health and safety of residents has not been properly assessed

Application No:	Consultees Name:	Received:	Comment:	Response:
				<p>Insufficient conveyance to us of the noise level that the work is likely to create Redecoration will be required following the work, but no proffer for it has been made The elderly, disabled and those on benefits and families will be severely affected Insufficient thought given to insulation of flats for heating retention Personal security not properly assessed during the period of the work and over its phases Provision to us from National Heritage the consideration of the effects of proposed works There has been a total lack of continuity planning on your part</p> <p>I believe that both the applications are wrong in essence and principle In conclusion, I request that both of the planning applications be denied</p>
2024/0091/L	Karl da Costa	28/01/2024 13:22:46	COMMENT	<p>I fully object to this. The heating has worked well for the 20 years I've lived here - Not a single problem. There has never been an issue with damp or mould because of this. It will now be replaced with a cheap system that is bound to break regularly (as at the Whittington Estate). It will mean ugly radiators put into these beautifully designed listed homes.</p> <p>Camden should wait until a more sustainable solution is widely and cheaply available. This is short sighted.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Shannon Green	27/01/2024 15:46:45	OBJ	<p>I am a new resident to the estate and am dismayed to hear of these proposals. Having come from a different council estate in Islington the situation on the Alexandra and Ainsworth Estate is significantly better despite our old residence being on a newer system. I do not believe the implementation of a similar system here will do anything to resolve the issues that many have and in all likelihood will create more issues.</p> <p>Having done my own research I see that the current system is well past its expected service life, why then knowing this day was coming for many many years have the council failed to do anything? We are now at a point where the council is using the urgency of the matter to try and enforce a universally unpopular plan.</p> <p>These buildings were wonderfully designed to give all of us a good amount of space within a unique and interesting structure meant to evoke the best of futurism and a world in which social housing is an equal and valued part of the community. These proposals completely ignore this intent instead focusing only on cost effectiveness for the council.</p> <p>There is simply no space for the internal work required in each flat under these proposals and it is not fitting that residents should have to deal with so much disruption and additional personal costs because the council did not plan properly.</p> <p>Furthermore I was shocked to hear the council propose such an unsustainable and environmentally questionable solution. Given the council's commitment to significant climate goals I just do not see how these two issues square.</p> <p>Finally I really think this whole situation shows a lack of leadership and imagination at Camden council. You have such a unique and wonderful site and community that has so much potential for innovative ideas and pilots schemes. Why not partner with the amazing minds at The Bartlett School of Sustainable Construction, what a project this would be for them and we could benefit from the world's most advanced knowledge on the topic.</p> <p>I really do hope to see a change in direction here, we expected a lot more from Camden council.</p>
2024/0091/L	Jane Burrows	28/01/2024 11:53:47	COMMNT	<p>We need our own individual heating system. As a tenant I want to be able to control my own needs. This estate is too large to have a shared system.</p>
2024/0091/L	Jane Burrows	28/01/2024 11:53:46	COMMNT	<p>We need our own individual heating system. As a tenant I want to be able to control my own needs. This estate is too large to have a shared system.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024-0091/L	Rajaa Almahmoud	28/01/2024 20:18:35	OBJ	<p>I am Rajaa Almahmoud I live at [REDACTED] I have lived here for 13 years.</p> <p>I object to this application on the grounds of what it will mean to the eventual heritage value of our Grade II* listed buildings. There are many parts to this application that have not even been mentioned to the residents of this estate and I never heard of! What are cold water storage tank rooms? What are the two new substations?</p> <p>You need to realise that although we may need a different heating system what Camden has gone back to again is an old-fashioned radiator system run by gas boilers! This is not a system worthy of this building, it is environmentally unfriendly, will cause irreparable damage to the listing, destroy our listed interiors and will not work. It will create fuel poverty and damp! We have seen what happened at the Whittington which is still ongoing six years later. You need to stop and properly listen to the residents. Camden cannot afford what they plan because the aftermath will be financially crippling for them and we residents will end up paying for this massive mistake giving you and us a living nightmare for years to come.</p> <p>There is still time to get the right system. Yes to double glazing now. Insulate various parts of the buildings which can be done now without the building looking any different. Replace some of the pipe work. Maintain the boilers properly. No HILUs. Then we look at the internals and a system befitting the world problems bringing us into the 22nd century.</p> <p>We do not believe Heritage England has any idea of the changes Camden want to do. We want a conversation with them and you should too. Camden should be putting themselves forward as a leader in retrofit for listed buildings such as ours NOT a council that plunges us into a plethora of wasted money and absolute misery.</p> <p>I object most strongly. Camden needs to get this right FIRST TIME and start thinking outside of the box. We have time to do that if the glazing etc is fine first. People with no heating, little heating or no hot water they just need to be dealt with on an ad hoc basis until we are all agreed!</p> <p>Thank you</p>
2024-0091/L	Jane Burrows	28/01/2024 11:53:45	COMMNT	<p>We need our own individual heating system. As a tenant I want to be able to control my own needs. This estate is too large to have a shared system.</p>