

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Karen Hampson	08/02/2024 12:23:53	OBJ	<p>This application and its connected fellows are wrong in every part . I ask that these applications be refused. The planned works are massively intrusive and potentially dangerous. They will irrevocably spoil this estate and impact in a negative way on the quality of our lives. They will damage our homes . The estate will lose its listed building status. The proposed works don't meet Camden's own environmental Policy. The proposed new system is already old fashioned . Isn't 'green' and is failing on all other estates where it has been installed . Why will Camden not consider a properly designed system using the latest technology for this designed star of an estate. Please listen to the TRA</p>
2024/0091/L	MARIA GABRIELA AMARAL	08/02/2024 21:32:44	OBJ	<p>Objection</p> <p>The proposed works would severely and irreversibly harm the building externally, and in all listed interiors.</p> <p>This application for Listed Building Consent should therefore be unconditionally refused.</p> <p>I also object to the change of the cold water supply. What is the reasoning for this? I object to this and to the fact that there is no maintenance plan for these tanks or reasoning to change the cold water supply.</p> <p>I also object to the fact this planning application is devoid of a summary explaining the actual plans. The description is not enough and lacks clarity. What does removal of redundant pipework mean? The current pipework that is currently serving the estate? Or pipework that is not being used currently?</p> <p>Please respond</p>
2024/0091/L	Anet Dsouza	08/02/2024 18:45:52	OBJ	<p>I refuse the implementation of this plan as this is not a good plan &amp; it won't help the residents apart from costing us more. This plan is not good for our property/ Estate. Camden is just fooling us to charge us more. I refuse the installation of new heating system as per this plan.</p> <p>Thank you</p>
2024/0091/L	Anet Dsouza	08/02/2024 18:46:01	OBJ	<p>I refuse the implementation of this plan as this is not a good plan &amp; it won't help the residents apart from costing us more. This plan is not good for our property/ Estate. Camden is just fooling us to charge us more. I refuse the installation of new heating system as per this plan.</p> <p>Thank you</p>

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2024/0091/L	Mr Simon Heuberger	08/02/2024 15:44:00	OBJ	<p>I, Simon Heuberger, of property address, 64B Rowley Way, London, NW8 0SH (Property Reference: 6642) object to the proposed: Replacement of the existing estate-wide heating distribution infrastructure including removal of redundant pipework; installation of two new sub-plant rooms; installation of cold water storage tank rooms; replacement of existing site hoarding and installation of new replacement infrastructure pipework.</p> <p>The proposed works would severely and irreversibly disfigure the exterior of the buildings along with the interior of 518 flats of the grade 2* listed Alexandra Road Estate Rowley Way London and properties.</p> <p>The original design of the estate heating and hot water service responded to Camden's brief to provide:</p> <ul style="list-style-type: none"><li>• heating for all without any risk of condensation, mold and damp,</li><li>• a comfortable, minimum flat temperature maintained by the pipes in the walls distributed from the central boilers.</li></ul> <p>I understand that the heating and hot water system requires maintenance, upkeep and modernisation, and that these upgrades might compromise the grade 2* listing.</p> <p>However, the proposed replacement of the existing estate-wide heating distribution infrastructure including removal of redundant pipework; installation of two new sub-plant rooms; installation of cold water storage tank rooms; replacement of existing site hoarding and installation of new replacement infrastructure pipework, alongside the other proposed major works to the heating and hot water system do not warrant the compromises to the Rowley Way Estate and properties listed status.</p> <p>The application for Listed Building Consent should therefore be unconditionally refused.</p> <p>Camden Council might consider this an opportunity to research alternative major works, for example, to increase the insulation, before new solutions and equipment is installed. These alternative major works might warrant compromises to the Estate's Grade 2* listing.</p> <p>Many thanks for the opportunity to present my objections.</p>

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2024/0091/L	Stephen Staples	09/02/2024 02:26:02	OBJ	<p>I am the leaseholder of a maisonette (type A2) on the top two floors of A block on the Alexander &amp; Ainsworth Estate. I object to this application and consider that it must be rejected.</p> <p>The estate is a masterpiece showcasing the best in architectural and environmental design by two of the best designers of the 20th century, Neave Brown and Max Fordham. The proposals by Camden are called an Upgrade but I can see no way that the proposed works upgrade any aspect of the estate. They do not upgrade the architecture of Neave Brown and his team at Camden nor do they upgrade the environmental services which were so skilfully incorporated into the design by Max Fordham. The work of both designers is downgraded by these proposals. The proposals are not an Upgrade but a Downgrade. The estate deserves better than this.</p> <p>The proposal to use gas boilers to heat water serving radiators would not be acceptable in new housing being built today as even the latest gas boilers do not meet the Government's fossil fuel reduction targets. To propose this system in a building which fully warrants its 2* listing is an appalling and retrograde step. The need for these extensive works to the estate have been caused by neglect of both fabric and services by Camden. I appreciate that Camden are subject to constraints imposed by central Government but these proposals will require even more maintenance. Evidence from other estates e.g. the Whittington, suggest that similar proposals there have resulted in many more problems than currently experienced at Alexander &amp; Ainsworth.</p> <p>I can see no benefit to residents of the estate nor to the Borough of Camden if these proposals are carried out. It is imperative that that Listed Building is refused to prevent a huge waste of money by Camden, a degradation of environmental services for residents, the spoiling of one of the finest pieces of residential design of the twentieth century and the prolonging of the use of fossil fuels in direct opposition to Government policy.</p>

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2024/0091/L	Rose Prevezer	09/02/2024 08:33:49	OBJ	<p>The proposed works would severely disfigure the exterior of the buildings and irreversibly damage the interior of 520 flats. Therefore this application for Listed Building Consent should be unconditionally refused.</p> <p>The minute this "Upgrade" goes ahead and the distribution pipework is attached to the boilers we will be at risk of mold - a situation currently avoided by the positioning of the heating in the wall. Camden intends to use the boilers until they fail yet describe the current system as "not fit for purpose" quoting repair costs of £200,000 p.a. No resident believes the boilers will last the predicted 15-20 years given Camden's repair record. Camden also has no control over gas prices. In 2023 and 2024 our heating costs rose by 318% (Camden's estimate) and show no sign of falling. Gas prices are notoriously susceptible to the slightest political upheaval. Camden is also currently under investigation by The Housing Ombudsman, (12/12/23) for its numerous handling issues with damp, mould, repairs and complaint handling.</p> <p>Camden tell us we will have control and be able to turn our heating down or off.. Turning off heating will create conditions for damp and mould. We also won't be able to turn the boilers off or on if we hit a warm spot in winter, or a cold snap in the summer. This cannot be described as control</p> <p>The boilers are not guaranteed and no contingency plan if, the boilers fail earlier than Camden's prediction. If they fail during the major works we could find ourselves with No boilers, No heated walls, no HIUs but an enormous pile of distribution pipework.</p> <p>None of the following has been discussed with residents:</p> <p>Camden says the works will affect both the interior, and exterior structure and adds that some internal walls, floorings, and ceilings will be stripped out, but give no details. In addition contractors will be working unsupervised! During Better Homes, unsupervised workers demolished several original kitchens "accidentally". Contractors will also be trying to make a profit. Two pilot flats took 10 weeks over 6 months in unoccupied flats. Camdens says the "Upgrade" work will take 10 days in a fully occupied flat. How is this possible?</p> <p>Environmental Impacts - Water management and Foul Sewage There is no intention to install: a Sustainable Drainage System;; re-use grey water; recycle any demolition or construction material: or harvest rainfall. Surface water with all the building contamination will be drained into the main sewer and Foul sewage will be disposed of by "other" or "unknown" methods.</p> <p>Biodiversity and Geological Conservation - The Listed Estate surrounds a Grade 2* listed Park and communal areas within a Conservation Area, which is open to the public. The whole area will be a building site for years.</p> <p>Emissions - No figures have been provided to demonstrate that NOx, Particulate matter or Green house gas emissions will be within government guidelines or better.</p> <p>Green credentials - Camden does not intend to mitigate fuel costs in any way by installing: an on-site community-owned energy generation; no Heat Pumps; no Solar Energy; no Passive Cooling Units and no green roof or anything else to offset the impact of this proposal. Camden's Urban Greening Factor is entered</p>

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2024/0091/L	Grzegorz Michal Murawski	08/02/2024 13:24:10	OBJ	<p>as 0.00!</p> <p>Summary - Residents have not been consulted over this Heating "Upgrade". We have just been told what Camden intends. We have had no opportunity to question their proposal. We have told them we don't want it several times. We still have far too many questions that have never been discussed let alone resolved.</p> <p>We urge the Planning Committee to halt this proposal immediately. The effort and cost required to ensure these boilers last until 2044 is disproportionate. The proposal will also saddle all residents with totally unreasonable heating costs for 15- 20 years along with two lots of Major Works costs for leaseholders. There is no sense in, or justification for, this proposal.</p>
				<p>The proposed works would severely and irreversibly disfigure the exterior of the buildings along with the interior of 520 flats. The application for Listed Building Consent should therefore be unconditionally refused.</p>

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2024/0091/L	Robert Hildebrand	08/02/2024 14:21:55	OBJ	<p>The proposed works would severely disfigure the exterior of the buildings and irreversibly damage the interior of 520 flats. The application for Listed Building Consent should therefore be unconditionally refused.</p> <p>I have owned my property for over 15 years and at different times my children have lived there.</p> <p>In the Details box above, in 'Development Types' it is written that these works are 'Residential Minor Alterations' when in fact these works are extremely major alterations, which will have an adverse effect on both the exterior and interior of every flat/house. Also in the Details box above in 'Description' no mention of the alterations to the interiors is written.</p> <p>The Estate has, until now, been a fantastic example of brutalist architecture.</p> <p>Whilst I and other leaseholders and residents understand the need to upgrade and improve the heating and hot water system, we all also agree that what is proposed in this application is a very big step in the wrong direction. In fact it is nothing more than a 'botch' job. Camden is proposing to replace all of the distribution pipework but to keep the existing boilers, which surely must be near the end of their life expectancy. They constantly break down and they consume enormous amounts of gas. Our heating costs have recently risen by over 300%.</p> <p>The heated walls are the best part of the heating system, not only in keeping the units warm but also in keeping them free of condensation, damp and mould.</p> <p>The fact that all of the heating is hidden is a fundamental aspect of the brilliant design of the estate. Camden are proposing to decommission the heated walls and replace them with radiators and exposed pipework. I have seen examples of this in a show flat and both the radiators and the pipework leading to them were very ugly. I can't believe that English Heritage would approve these changes.</p> <p>Now would be the perfect time for Camden to show its 'green' credentials to other councils and housing associations throughout the UK by replacing the boilers with air source heat pumps and using solar and/or photo voltaic panels (which could be out of site on the roofs).</p> <p>I also object most strongly to this application because, although promised, there has been no meaningful consultation from Camden with leaseholders or residents.</p> <p>I have spoken with many residents and I have not found one who is in favour of this application. I and many others would prefer to install our own completely independent heating system if our only other option was to accept Camden's proposal.</p> <p>I bought the leasehold interest of my house many years ago because I loved the design of the whole estate, both externally and internally. Camden will ruin this if they are allowed to proceed with these works.</p> <p>I urge the planning committee to refuse this application.</p>

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