

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.

I own the leasehold interest of 20a Ainsworth Way. I have owned my property for over 15 years and at different times my children have lived there.

In the Details box, in 'Development Types' in the planning application 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.

The Estate has, until now, been a fantastic example of brutalist architecture.

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%.

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. 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.

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).

I also object most strongly to this application because, although promised, there has been no meaningful consultation from Camden with leaseholders or residents.

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.

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.

I urge the planning committee to refuse this application.

Mr D A & Mrs J M Thomas
Rowley Way NW8 0SJ

For planning Application 2024/0091/L

Objections and Comments

- The Estate is Grade II* listed
- In respect to Block B on looking at the drawings, it is intended to run LTHW F&R and CWS pipework up the gable ends of each block and across the roof from one end of the block to the other.
- The only visible plant currently located on the roofs are the cold water storage tank housings. The intention to run three large pipes across the roofs would be clearly visible and unsightly from the high level walkway in Block A. This would surely not be viable given the current listing.
- It is also intending to run the same distribution pipework up and into the lower B Block flats at the front elevation, which again would be unsightly. In addition to that throughout the Estate.
- The current proposal is totally irreversible and would not be compliant with any future Greener solutions going forward, being totally reliant on old boilers which are currently not fit for purpose.

The proposed works would severely and irreversibly disfigure the exterior of the buildings along with the interiors of 520 flats.

We therefore request that this application should be unconditionally refused in its entirety.

To Camden Council

Reference:

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

- **2023/5338/P** (new heating plant and distribution pipework)
- **2023/5339/P** Replacement of existing single glazing with double glazing and associated works
- **2024/0286/L** External and Internal works including replacement of existing single glazing with double glazing, removal of domestic hot water cylinders and installation of new heating interface unit, emitters and associated pipework.
- **2024/0091/L** replacement of the existing estate-wide heating distribution infrastructure including removal of redundant pipework, installation of two new sub-pant rooms, installation of cold water storage tank rooms; replacement of existing side hoarding and installation of new replacement infrastructure pipework

I am A. SATIA

I live on Ainsworth Way, NW8 at Flat number 10B

I have lived here for 34 years

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. 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 present system in place 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. Maintenance of the present heating and hot water system on the Estate is very poor and there are frequent problems related to provision of hot water and heating and our service from Gem as the heating engineers has been very unreliable. There is no demonstration of consideration of our views as residents of the Estate and insufficient analysis of the effects of increased gas usage and its effect on the climate has not been considered.

I understand that the HIU emits a constant intrusive background noise and I do not believe that it will deliver a marked change to our present problems. The radiators and pipes within the flats will be obtrusive and the job is likely to cause severe disruption to our routine for months and possibly years and the level of dust and health and safety of residents have not been properly assessed, nor conveyed. There is still time to get the right system in place. Yes to double glazing now and insulation to various parts of the buildings which can be done now without the building looking any different. Replace some of the pipe work and proper maintenance of the present boilers. We should then review the internals of the buildings with a view to creating a system befitting it while taking us into the 22nd century. No HIUs! We would also like to see continuity planning in maintaining the present system.

We do not believe Heritage England has any idea of the changes Camden proposes. 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 plunging us into debt and even more absolute misery for residents. I also object to the applications 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?

I believe that the applications are wrong in essence and principle

In conclusion, I am objecting to these planning applications.

Yours sincerely



Date: 5.02.24

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I am ANALAK Gebremoid

I live on Rowley Way, NW8 at Flat number 65E

I have lived here for 10 years

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. 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.

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I believe that the applications are wrong in essence and principle
In conclusion, I object to these planning applications and wish them to be denied.

Yours sincerely

[Redacted Signature]

Date: 03/02/24

To Camden Council

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

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- 2023/5339/P Replacement of existing single glazing with double glazing and associated works
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- 2024/0091/L replacement of the existing estate-wide heating distribution infrastructure including removal of redundant pipework, installation of two new sub-pant rooms, installation of cold water storage tank rooms; replacement of existing side hoarding and installation of new replacement infrastructure pipework

I am A. Khattoun.....

I live on Ainsworth Way, NW8 at Flat number 18A

I have lived here for 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 HIUs. 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!

Yours sincerely

Signed



Date:

5-05-24