

Planning Application 2023/5339/P

Replacement of existing single glazing with double vacuum glazing within existing douglas fir frame to dwellings around the Estate. Removal of domestic hot water cylinders within flats and installation of new heating interface unit, emitters and associated pipework within dwellings across the Estate.

Comments and Objections

Glazing

- The frames and glazing were replaced during the larger Major Works Project and it appeared at the time that the wood was not properly seasoned or primed. We live in a B Block upper B2 flat and our kitchen and rear bedroom windows are south facing and already showing signs of deterioration, we have no means of accessing the outside frames to apply Ronseal protection. As leaseholders and as per our lease we are not responsible for the frames, we would therefore not expect to be charged for such and doubt very much if the current frames would hold the double glazed vacuum glazing safely.
- We are also told that the current glass comes from China, as we are responsible for glazing, the chances of getting a panel cut to fit and in a reasonable timeframe would be therefore be without doubt questionable. Are Camden addressing this?

Removal of hot water cylinder and installation of new HIU, Emitters and Associated pipework

- Until this year, we have never had any issues or complaints with the current heated walls, (either in our current or previous A Block flat). Having lived here circa 45 years, this year has been plagued with boiler failures, a leak in the distribution pipework in the service road behind C Block contributing to this took several weeks to locate and to our knowledge is still awaiting repair. One of the three boilers has been out of action for a number of weeks now, also awaiting repair and without doubt the boilers fail nearly every weekend.

Drawings:- Mechanical Services Unit Type B2 Heating Layout Drawing No 3547-RW-B2-553 & Dwellings Type B2 - Proposed Internal Elevations Drawing No 3467-LB-336004

- We have reviewed the above drawings and would like to make the following comments/objections.
- We live in a B2 (A) flat and have no access panels to the central services riser in our kitchen or bedroom, these all being located in the adjoining B2 (B) flats. We therefore assume that you will need to cut out access panels in our kitchen and bedroom walls to access the service riser between us and the adjoining B2 (B) flat. This will therefore jeopardise fire containment and sound attenuation between our and the adjoining B2 (B) flat!
- You intend drilling up through the ceilings of the rear bedroom and bathroom into the the kitchen and lounge areas to run the LTHW F&R pipework. We still have the Asbestos containing Chrysotile floor tiles, how do you propose to mitigate contamination of the flat and probably many others with Asbestos dust during this process?!!
- During the above procedure you intend boxing in the upcoming pipework in the bathroom corner adjacent to the WC Cistern, this will require the removal of the WC and we have a fully tiled bathroom, how do you intend to address this?
- The proposed location of the radiators in the front and rear bedrooms does not fit the current furniture layouts.
- We do not want a tall vertical radiator running up the wall in the kitchen/dining area.
- Having visited two of the pilot flats we found the bulky trunking ugly and poorly fitted and not in line with the rest of the layout.

- How do you propose to maintain hot and cold water supplies during the change over from the hot water cylinder to the HIU's including sanitary supplies whilst in occupied flats?
- We are very concerned with the possibility of Black Mould being that there will be many areas through the flat with cold surfaces, which will inevitably led to condensation and inevitably Black Mould!!
- We are well aware of the issues caused on Whittington Estate where the self same system was installed some six years ago and the problems and grief they have endured and still are, to which Camden are still working to resolve!!
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To proceed with the work would cause relentless grief, disruption and irreversible damage to the exteriors and interiors of 520 flats and occupiers across the Estate.

We therefore totally Object to this Planning Application and strongly recommend it should be unconditionally refused in its entirety!

Mr D A & Mrs J M Thomas