

Application No: 2023/5339/P	Consultees Name: Natalia Malejka	Received: 24/02/2024 21:23:07	Comment: OBJNOT	Response: To whom it may concern, We wish to make the following observations on the Planning Application 2023/5339/P and Listed Building Consent Application 2024/0286/L for '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.' Glazing replacement We have no objections and are in support of the replacement strategy of glazing with vacuum glazing providing sympathetic design execution and installation is provided against the listed building. We do however wish that further more detailed information is provided on issues of design, maintenance and performance as follows: -Glazing G-values and Reflectance values to ensure these do not change the appearance of the elevations -The weight of the glazing panels to ensure smooth operation of sliding door is maintained and clarification that the existing frames can hold the new weight. -Should glazing or doors fail are warranties provided for replacement and repair. Proposed heat emitters We have the following concerns regarding the proposed heat emitters: The submitted proposal is for a high temperature distribution network (gas based) resulting in small sizes of heaters required. In the future the central heating system is to be retrofitted to meet Camden's Net Zero Carbon goal and a low temperature system (such as an air source heat pump) is installed than not only the distribution pipes will be inadequate but also the size of the radiators will be insufficient to heat the flats. Would this mean the proposal is wasteful and should be future-proofed as by the time these are installed we will be less than 5 years away from the 2030 deadline? The system proposed and the sizing of the radiators seems to assume residents will have their individual heaters on for most of the day and night (15-18h), which with current prices is unlikely to happen and fuel poverty might be exacerbated and tenants left in unheated flats. Irrespective of the above, to fully understand the compromises to the listed layouts, further dimensional information on wall mounted heaters and plinth heaters should be provided. Space heating from a point source may not be enough to combat mould should heating be controlled by individual residents. This combined with the space constraints provided by on wall/plinth heaters suggests underfloor heating may be a more palatable solution for some and more sympathetic to the existing layouts. Whilst we understand this solution may not be feasible due to keeping residents in-situ during installation, is this a solution that could be considered as an option for other residents. Proposals seem to include installation of heat emitters above baths. We are concerned that a number of flats have been retrofitted with showers which cannot be fitted with the proposed emitters. Has an alternative
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location been considered for these scenarios?

Skirting details

The proposed skirting boards, which are to conceal the new flow and return pipes for heat emitters result in the loss of the heritage-wise important bull-nose detail of the existing skirting. Whilst we appreciate that it is a sacrifice made in order to distribute the heat with little alternatives, we are concerned the projecting nature of the proposed skirting will impact the sliding door and prevent those from closing fully. Could a floor distribution network or underfloor heating be a possible alternative?

Furthermore, not all residents had their electrics upgraded rerouted via the trunking. In cases where the electric wires still run beneath the skirting board there is going to be a clash with proposed pipework and fixing battens for the new skirting and existing socket locations.

Asbestos

We are concerned about the risk of uncovering and disturbing the asbestos floor tiling still present in most flats. Please confirm measures taken in identification of hazardous materials and mitigation in contaminating the surroundings at the scale of the installation to 520 flats.

Consultation with residents

The reports reference consultation with residents, however no formal report, beyond the single page, outlining all comments made during the pilot projects, and people's concerns regarding works are not documented. A missed opportunity here during a consultation period was not displaying any of the proposals at the tenant's hall for all to see and understand. As new residents to the estate we found it very surprising how little cohesive information long-standing tenants had been given and how few were aware of the disruption the works will cause to their homes. We appreciate there were pilot projects to help residents understand the impacts on their homes, however the flat types chosen did not extend to the most common type of a flat on the estate - the 1-bed, which will also be the one most spatially impacted. We think a more engaging, thorough presentation and consultation process could help tenants understand current and future positions and bring them with Camden on the much needed retrofit journey

We are looking forward to seeing this progress in detail further.

Kind regards
Natalia Malejka and Ashley Tosh
23D Rowley Way

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2023/5339/P	Sarah Batey	25/02/2024 18:30:40	OBJ	<p>The proposed works would severely and irreversibly harm the interior of all 520 flats on the Alexandra & Ainsworth Estate. The application for Listed Building Consent should therefore be unconditionally refused for the following reasons:</p> <p>The residents of the A&A Estate have not been consulted properly, and as a result the issues below have not been addressed by Camden.</p> <p>The original heating system contributed to the streamlined design of the Grade II* listed flats, and prominent ducting replacing the skirting boards would not be a sensitive adaption. Neither are plans to replace and insert a heater into the plinth in the living area, which is an essential component of the original protected interior.</p> <p>We want assurances that Camden will limit and compensate for any damage caused to the interior of leaseholders' properties by the works, which will inevitably be extensive and very costly.</p> <p>We are concerned that the expensive vacuum glass proposed to replace the current window glass will not be appropriate for the existing old and warped timber frames (my type B2 flat windows have large gaps). The security of the proposed glass is also a concern, as this type of glass is prone to breakages. This is in addition to the cost of replacement for leaseholders if breakages do occur.</p> <p>The same heating system as is proposed for the A&A estate was installed in Highgate New Town, which has been inconsistent and unreliable (as documented in Max Fordham report). It is currently extremely difficult to have Camden/GEM follow up very simple repairs in our estate. The issues that HNT have experienced are much more extensive, complex and recurring; requiring technicians to attend regularly. We are not prepared for this level of disruption to our daily lives, caused by something that we will have to pay a very large sum of money towards to install. Our concerns with the HNT heating system have been dismissed on the basis that the HIU system in our estate will be very different, however we have not been shown any examples of how our heating system will be installed to perform without the same issues.</p> <p>The HIU manufacturer recommends that the HIU's are serviced once a year by a technician in order for them to maintain performance, however Camden has no plans to carry out regular maintenance. The manufacturer does not recommend HIU's be installed in bedrooms, due to the noise that they emit.</p> <p>The current heating system is designed to prevent mould growth and condensation, which is a potential issue with introducing radiators that has not been addressed by the proposals.</p> <p>Despite the 'Phase II' proposal, it is not guaranteed that the new pipework and radiator system will be compatible with future energy source options, which will run at a lower temperature to the current boilers. These proposals could end up being much more costly and disruptive, if the new system has to be replaced again anyway.</p> <p>Camden has committed to aiming "To improve energy efficiency and achieve Carbon Zero through retrofit". These proposals would lock one of the largest estates in Camden into burning fossil fuels for another 10-15 years, which is not acceptable.</p> <p>I therefore strongly object to the application for Listed Building Consent 2023/5339/P.</p>

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2023/5339/P Anna Langer 25/02/2024 22:58:11 OBJ

I strongly object to the planned replacement of the existing estate-wide heating distribution infrastructure and associated works in the interior of the flats.

The proposed works sound like a huge disruption for myself and all other residents of Rowley Way, in the form of loud construction noise for the years (!) to complete the works. The quality of life in the estate would be diminished greatly with a constant activity of construction, not to mention health issues which could arise from construction especially for the many children, the many elderly and vulnerable people living in the estate. The element I do appreciate would be to update the windows to double glazing and insulation of the building to reduce heat loss, but I am against the addition of radiators and HIUs in the flats which would mean an unknown time of installation works, causing lengthy disruption to our daily lives. Especially in the one bedroom flats there is no place to go where it is quiet if there is construction. How is one supposed to work from home when the flat is being outfitted with the proposed new pipes, trench heaters, radiators, HIUs etc.?

The Alexandra & Ainsworth Estate is world famous for its pure architectural vision and its groundbreaking ideas about communal living. I'm concerned that following the proposed heating installations this iconic building and cherished home and community for so many people, which also serves as a design inspiration for international architects and is valued as a location for film shoots etc. would lose its protected status as a Grade II* listed building. Not only would the planned years of construction severely diminish the quality of life on the estate but it would also inevitably change the original design and look of the buildings as well as the interior of the flats, which are smartly designed with their heated walls and compact layout and therefore leave no space for visible radiators, pipes etc. It is a shame Camden Council does not have the vision, creative confidence and expertise to lead the update of the heating system with a similar passion and courage to its original creators and step into the future with a well designed heating upgrade which can provide a sustainable and long lasting energy supply. The building is so unique, it needs a truly future oriented and smartly designed upgrade (ideally in dialogue with the residents), not some old fashioned radiator system. How do we even know it would work? At the Whittington Estate for example radiators were installed about 6 years ago, which have not worked properly since.

The proposed new system also plans to continue to use the current old boiler, which regularly breaks down, causing loss of heating and hot water for the whole estate. There is no benefit to connecting individual radiators to that old boiler if the same problem continues. The boiler is gas powered which is unsustainable. When upgrading a building to make it fit for future generations Camden should think of smart and green solutions, otherwise in a couple of years another expensive and disruptive upgrade has to be done. No one here in the estate believes a generic new system will actually work well, given Camdens track record of not being able to maintain this estate and its current heating and hot water system well enough over the decades.

To conclude, I'm not entirely against an upgrade of the current heating and hot water system which regularly fails, but it needs to be done with a clear vision for a sustainable future and protection of the design and historic value of this building.

A lot of residents have lived in the estate since it was built in 1978! This place is home to their families, sometimes over generations. Any heating upgrade should also be done with respect to the practicalities of the daily life of its residents and consideration of the emotional value the building holds for its many hundreds of residents and its power to foster community.