

Objections to the building on 13 Britannia Street

As a resident of Derby Lodge, I object to the proposed development at 13 Britannia Street. Derby Lodge was built in 1865, over 160 years ago. On 11th March 1994 it was listed as a grade II listed building. There needs to be some consideration about the river fleet that runs through the area. The proposed building causing great anxiety for the residents about the impact it will have on their lives. There are a variety of residents living at Derby Lodge, for example elderly, sick, retirees and some residents work nights. The building is presently undergoing external decoration, and there are some structural issues that are being addressed. The development will also drastically affect the natural day light, privacy, noise and the day to day residents' quality of life. I will make myself available to show you around, so that you can have first hand information of how the poor quality daylight affects Derby Lodge, especially the flats on the ground floor.

Main Objections are:-

An 8 story building will be much taller than Derby Lodge, and will definitely impact on residents privacy and most definitely natural daylight will be grossly affected. Your research should show that there no building of that height on either Britannia or Wicklow Street.

The intended height, scale and position of the proposed building with a roof top garden will definitely block natural daylight to adjacent flats. And most definitely the courtyard, this will reduce clients quality of life.

Light from the 8 stories block will definitely affect the courtyard, which is the only small place that we can seek some soles. As you can appreciate that the area is very congested.

Noise is a problem in the area, due to the constant renovation and building in the immediate area. Noise will also be a problem with students having permission to access the roof top garden and outdoor space, which can cause problems for resident throughout the day and evenings regardless to procedures that they should follow.

We reject that the building on 13 Britannia Street will improve safety in the area. The issue of safety was discussed in a meeting chaired by Camden for community safety, and it was denied that that building on Britannia Street will provide safety to the area.

Derby Lodge TRA hall shares a party wall with the proposed building, and it may not withstand the building impact. This is a serious cause for concerns, for the structure of Derby Lodge nearest the sight and the TRA hall. The drilling can also seriously affect the train lines of the Circle, Metropolitan and Thames link lines. It will also prevent us from holding meetings. Occasional access to a community space will not address the issue

In 2021 it was explained in a Camden structural engineering report that Derby Lodge has been compromised and that it needs £1.9 Million to fix.

Taking into considering the poor structural condition of Derby Lode, the pressure and movement of the new building will further exacerbate the poor condition.

The 8 story proposed building will not be in character with Derby Lodge, and the surrounding area. It will be out of line with the style and architect of Derby Lodge.

Two dates were given for planning application as 26th February and 09th March. However, the information on the street states 1st march. This confusion does not make it clear, as many people would have wanted to give their views.

The propose building will cause severe problems with parking and traffic in the area. There is not sufficient parking for residents, and we have been addressing this issue with Camden for some time. There will also be problems with delivery and utility service providers, and will cause further congestion in this busy area.

An 8 story building will cause a lack of daylight; this will definitely hampers our small garden in the courtyard, reduce air quality, and hampers our way of life. And will make the space unfit for use.

It is said that feedback have been positive, and meeting with residents have been amicable. However, we do not see this as a positive proposal.