

[REDACTED]

From: Paul Braithwaite [REDACTED]
Sent: 08 April 2013 19:28
To: David Simmons
Cc: [REDACTED]
Subject: Re: 4 St Augustines Road. Planning Application 2013/1210P

Follow Up Flag: Follow up

Flag Status: Orange

FYI This will only be referred to Members Briefing - the gateway to DCC - IF there are three or more objections to the plans - which is why I alerted you all.

Cllr Paul Braithwaite

On 8 Apr 2013, at 15:36, David Simmons [REDACTED]

Dear Mr Tulloch

Thank you for your letter of 25 March 2013 asking me to submit any comments I might have on the current planning application for this site. Below is an email that I wrote to the architects on 23 December 2012 about the proposed design and plans for the development following their presentation at the Irish Centre on 12 December 2012, which incidentally I cannot trace in the applicant's Consultation Responses on your website.

Begins

From: David Simmons [REDACTED]
Sent: 23 December 2012 16:14
To: [REDACTED]
Subject: 4 St Augustines Road

Dear Sirs,

Thank you for giving my wife and I the opportunity to view your plans for the site at the junction of St Augustines Road and Murray Street.

We live three doors up on the other side of the road and thus whatever is developed on the site will be clearly viewed in its entirety from our home.

The first thing that strikes one is the sheer bulk and uninspiring side elevation of the building. To be honest my first impression was that it closely resembles a Victorian workhouse in shape and size. Viewed from St. Augustines Road the building is an ominous structure. I quite understand the need for developers to make a return on their investment, but I have always hoped that whoever develops the site will show imagination in design that is either in keeping with the feel of the residential nature of this conservation area or is a modern take on the

current line and flow of it.

This building breaks the actual flow of the street line because it takes its height from No. 14 which is five houses further up this inclined street. The bulk of the design is further accentuated because the ground level at 14 is measurably higher than that at the site.

The view from outside the Nisa store is better but looking down St Augustines towards Murray street is where the problem with the design lies. Viewed from there one's eye follows the line of the buildings which drop down from 4 to three storeys for about 40 yards then one is suddenly hit this huge great lump tagged onto the lower row of houses. There is no gradual incline back up to what are effectively a height of 5 storeys; just this abrupt lump.

I do so hope that you will take the opportunity to revise your plan to adjust the flow of the line and make the building more interesting.

Many thanks for the chance to comment
David Simmons

Ends

Continues

Mr Tulloch

My objections to the bulk and design of this building still stand. The drawing on page 21, the contextual elevation on page 27 and the photos on pages 35 and 37 of the Design and Access Statement illustrate the point I am making in relation to the bulk of the building.

Design and Heritage

The design of the elevation facing St Augustines Road is described in the document as a "modernist, mannerist variation on the theme of the neighbouring façades". Modernist is rather stretching the point I'm afraid; It is the sheer brick bulk of the building that makes in anything but; the poorhouse/warehouse image still remains. I do think that more use of decorative hoods, sills and parapets and additional stucco rendering around the windows might go some way to giving the building a warmer feel, as might extending the stucco up another floor. As the D and A Statement points out, the street frontage of the houses opposite are wholly stuccoed as, incidentally, is a whole line of properties further up the even numbered side of the road.

The designers have justified the height of their building by aligning it to no. 14 St Augustines Road ignoring the fact that this house is at a higher elevation up the street. If the original builders had ignored the flow of the height of the street in this way then the buildings at the lower end of the street would have been several storeys higher than they are. The current design does not maintain the established rhythm,

height and flow with respect to neighbouring buildings. The Council Planners should consider this in their deliberations and need to take into account the effect that a building of this size will have on the surrounding conservation area

Parking and the Environment

One oddity appears to be that the actual planning application states that there is to be a space for one car on the site. I cannot see that on the plans unless it refers to the electric car space which appears to be actually on the road. It would be useful to clarify whether or not there is to be car-parking facility or any kind on the walled site.

Council planners need to consider the effect the application will have on the street environment. there are 25 bedrooms in these 9 flats. Depending on the number of adult occupants in each flat, one is looking at the possibility of up to another 21 motor vehicles seeking on-street parking spaces. If this number is added to possible 13 from the new development opposite (20074686/P) one is looking at a huge number of additional parking spaces required. Even half of that poses a real problem for parking in this conservation area.

One of the joys of walking and living in St Augustines Road is the soothing effect of the structure of this tree lined avenue, which is why local residents fought so hard to preserve the harmony of the buildings when commenting on planning application 2207/4686/P mentioned above for 3 St. Augustines Road, which is directly opposite the proposed building.

I am all for developing this site but please do encourage an imaginative design that adds to the style and essence of this conservation area.

Yours sincerely
David Simmons
9 St Augustines Road.
London NW1