

Comments Form

Name... Emma Foxall

Address... 20 Aspen House

Email address... [REDACTED]

Telephone number... [REDACTED]

Planning application number... 2014/5840/P

Planning application address... Grafton Terrace / Maitland Pl

I support the application (please state reasons below)



I object to the application (please state reasons below)



Your comments

I think it is a good idea to replace the old, expensive
to maintain block; Aspen House. Also to use under used
spaces for additional housing. I like the idea of raising
the profile of the estate by a new community facility.

My only concern is the number of units within the
proposed development, + whether the estate can sustain
an additional 70+ families. Especially in light of the
reduced open space/parking etc.

Overall, better made, more desirable council homes can
only enhance Camden's reputation and will be better
for all residents.

Please continue on extra sheets if you wish

60a Grafton Terrace
London
NW5 4HY

Planning Applications

Camden Town Hall

Judd Street, London
WC1H 9JE

RE: Application Number: 2014/5840P

Site Address Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park, containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages

Proposal Provision of 112 residential units with replacement TRA Hall, multi-use games area to replace existing, with associated landscape improvements and other associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace.

Dear Sir or Madam,

I wish to strongly object to this application for the following reasons. I conclude with a summary.

Loss of character in my community/context of home

I currently own a maisonette (60a Grafton Terrace), which overlooks the garages belonging to a social housing estate; because of these low-rise garages for many years I have been able to enjoy a sweeping sky scape with lots of trees in the background.

I can watch the change in seasons through this huge sky area and hear birdsong. The open space and light that floods in to my South Facing (front) flat I feel, sets the character of my flat.

The proposed development is a towering, single long block, which will entirely cut this area off. The box-like units will block me in and change, not just the character of my flat but equally the quiet Victorian terraced street itself. Why was no attempt made to mirror the terrace in terms of families living in flats similar to they are on the side of the street I live in. The proposed flats do not in any way mirror the uniformity of the street, not in height or design.

Currently I live in a flat, which borders on a social housing estate. With the new development my street effectively becomes a part of it. I believe this will forever

change its character and the value of property in it. The proposed development will result in extra noise, more vandalism and crime; a build up of density in terms of people living here, which were not living here, traffic and noise and the value of my property and properties surrounding it will be compromised.

External Appearance

I object and disagree strongly to the developer's plans stating that the development 'repairs' Grafton Terrace. I do not feel the modern buildings are in 'rhythm' with a Victorian terrace.

I believe the surrounding streets have taken the lowest priority in terms of being considered throughout this project. Indeed the residents of Maitland Park have been consulted for years. I sadly believe **developers were manipulative in their desire to win over social housing residents and have conveniently ignored neighbouring residents who live in surrounding streets and will be just as, if not more affected by this development. I know there have been late attempts for talks between all parties but this was an afterthought helped and mediators by LibDem councillors. In hindsight the planning and man-management of this development and communication was very poor. This raises major concerns for the entire building and planning.**

The fact remains this street is a uniform Victorian terrace. The proposed houses (which have been reduced from 6 to 4 story's since vehement opposition from almost all the local residents, whose campaign is called "Save Grafton Terrace" for obvious reasons) remain one story higher than the uniformity of the terrace. They still appear to be in blocks and being so modern in design are not at all sympathetic to the rest of the hundred or so Victorian houses.

The final block, which is proposed to replace the existing social hall, feels too high and too dense. This hall is opposite a Victorian almshouse, which is a focal point as you come up the street from the East.

How the architects have seemingly ignored the design of this building and attempted to claim the new building is in sympathy with the turrets and gothic design of this building is beyond reason. I feel opposite the beautiful almshouse building this new building and the pub, this built-up block is not remotely in keeping with a very pretty Victorian terrace.

The project needs more thought in terms of being in keeping with a terrace. As it stands this new development will spoil not add to this pretty 19th century street.

Design and layout/Loss of daylight/ sunlight and privacy

I live at 60a, which is directly opposite the garages that are proposed to be demolished and replaced with blocks of flats. Above these garages I presently look

out onto areas of green trees and feel very much like I can see the 'park' of Maitland Park.

More importantly I look out onto a sweeping skyline, which is all sky. The proposed building will cut out.

The proposed buildings will entirely change this. I will be entirely cut off from the surroundings and green park that I have enjoyed until now. This will entirely change the characteristics of the street.

Overlook

When I attended the meetings at the Community Hall I was told balconies would not overlook my house. The flats ALL have street facing balconies that will look over bedrooms where my son and I sleep, and which are street facing and my living room, also street facing.

Noise/nuisance

I am concerned the balconies in the summer will have windows open and this will result in noise. Also I am concerned the Community Centre in its new size and capacity will not be soundproofed and in summer with doors open, and people smoking on the street. Will become even noisier than it is presently.

I am also concerned the proposed replacement TRA hall will not be manned. I think this will attract people hanging around and more crime.

Traffic and parking issues

Planners are being ostrich like about parking issues. There will be utter chaos. It is already impossible to park at weekends.

The corner of Grafton Terrace and Maitland Park swells by up to 150/200 cars when there is a party. This occurs almost every Friday and Saturday night from spring through summer. There are so many cars I can only think that many visitors are not local. It is impossible for residents to park at weekends currently.

With an added 112 flats, many of which will have cars and vans for their work, I don't see any parking areas. THERE WILL BE ADDED CARS AND VEHICLES and I feel it is foolish to claim that these will not be granted parking permits. At some point residents in the 112 flats presumably will be granted this necessity. What about the residents who need cars for work?

Refuse issues

I currently live opposite three large black bins, which are used by residents of Maitland Park. There is a problem with dumping rubbish, not just black sacks but old

chairs, mattresses, sinks, wood, carpets and general food refuses every day. I have informed the council about this because it does attract rats and foxes. If flats will be built in the area where this is the refuse area allocated and the bins allocated already do not contain refuse from the existing flats the 112 extra residents need an area for refuse which is much bigger.

SUMMARY

- I feel the project to build 112 residential units in an exceptionally small area, and put more units above a busy TRA hall, is way too ambitious in terms of scale and ill advised overall. It is sheer greed to attempt to get 112 units in this area. **It will not work.**
- Attempting to cram so many box-like units into this space will ruin a quiet street, which borders on a social housing estate. With the new development this will effectively become a part of it.
- I believe this is an ill advised ruse to make a large profit on land considered infill for private flats, using the claim you are creating more social housing. The units look very cramped from the inside.
- The project will allow a pretty Victorian terrace to morph into a towering, ugly, box like development. This project is very unpopular with neighbouring residents and has been fought at every point. The fact it has been reduced from an appalling 6 story's to 5 story's shows the ambition and greed of developers.
- This development will result in this quiet street becoming built-up and noisy.
- There has been an ostrich-like attempt to manage traffic and parking especially with regard to the TRA hall which swells by several hundred during summer parties, which go on all weekend.
- I also believe to build units on top of the community hall, which will have to be manned 24/7 to stop noise, vandalism, crime etc., is ill advised.



Julia Robson