

REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Please send in your comments by email to planning@camden.gov.uk, submit comments directly when viewing the application on the web ("view related documents - my submissions") or alternatively, fax your comments to us on 0207 974 1930 Please make it clear which CAAC you are representing.

Belsize CAAC

MAITLAND PARK ESTATE**ASPEN HOUSE SITE
GRAFTON TERRACE SITE**

BITAR HARDEY

Planning Application ref: 2014/5840/P

Comments:

 OBJECT NO
OBJECTION COMMENT

(Please tick as appropriate)

OBJECT

Placing about 112 dwellings on the above two sites represents gross over-development which compromises both the internal planning of the units, the external appearance of the buildings and the amenity of the adjoining Conservation Area.

Aspen Court - Social Rents. U-shaped Block.

The western wing of the proposed u-shaped Aspen Court is too close to the gardens to the rear of the Parkhill/Upper Park Conservation Area.

This elevation presents a huge 15m high x 46m long façade with 60 windows facing onto the back of four Victorian villas and their gardens. These windows will not only overlook, but will create artificial light spillage at night, overshadowing and loss of sunlight and privacy during the day.

Internally, the units are poorly planned. The corner entrance to some units means long dark corridors. Some entrance doors to units are too close to lifts and general circulation. While adhering to statutory requirements, some of the dwellings are impractical.

PTO

Name (block capitals only
- no signatures please)

Eliud EVANS BCAAC Date: 4/11/2014



Aspen Villa – Private Units.

This block cuts off Aspen Court from the communal landscape.

Grafton Terrace /Grafton Mews.

The proposed corner house is out of scale and character with the existing terrace of houses.

The bay window is a floor higher than the neighbouring ones.

Grafton Terrace. L-shaped Block.

The additional height on the street corner is awkward and the location of residential accommodation on top of the community facilities places too many restrictions (services and structure) on the hall's design.

The external image of the entire development is bulky and insensitive.

Finally, why are the blocks and circulation, between those who own and those who rent, segregated?