

Comments for Planning Application 2014/5840/P (Land bounded by Grafton Terrace, Maitland Park Villas, and Maitland Park)

I object to the application for the reasons stated below.

1) The height of the proposed building on the corner of Grafton Terrace is too large relative to the height of the houses in Grafton terrace.

The proposed block on the corner of Grafton terrace is too bulky, does not fit in with the scale of the terrace. In terms of the balance and feel of the terrace it appears ugly and overpowering. The overall impression is that Grafton terrace is treated as the back of the development to which little design attention was paid.

2) The design of the frontage does not fit in with the design of the houses in the street.

The principal and original part of Grafton Terrace (houses with even numbers 30-60 on the right hand side) was built in the early 1840's. The buildings have a unique frontage with a variety of angular planes, curves and decorations reminiscent of the Palladian. These houses are a major source of the feeling of harmony and balance in the setting of the street.

Although these houses directly face the proposed development, this has completely ignored in the proposed design, which has a slab-like front with intrusive plinth-like balconies, communicating a distinctly alien design feeling to the street. Moreover the roof design is uncharacteristic of the 'sloping roof with facade' design adopted by the rest of Grafton Terrace.

3) The aesthetic of the development ignores the heritage value of Grafton Terrace.

The terrace with its elegant width, early Victorian 'semi-Palladian' architecture on the right hand side and charming Alms Houses at the end is unique, and should be conserved as part of London's Victorian heritage. Even more so when you think that number 46, where Karl Marx once lived, has many well preserved original features.

Bearing this in mind, and noting that 46 Grafton Terrace is a **Schedule 2* listed building**, any proposed design should reflect the scale and balance of the terrace, rather than dominating the view and drawing all attention towards itself.

4) No positive provision has been made for parking for the residents.

According to the staff at the planning consultation meeting, no provision for parking will be made for the new development, and that the incoming residents 'will not be issued with parking permits'.

From the point of view of the incoming residents, it is clearly frustrating to have no parking provision. It is going to be unpleasant and stressful for all residents in the area.

What will happen is that, at 6 o'clock in the evening when there is no parking restrictions, 40 or so extra cars (belonging to the residents of the development) will appear from nowhere, looking for somewhere to park.