

PROFESSOR **KEN GREENLEY**

6 : OAK VILLAGE - LONDON NW5 4QR

[REDACTED]

10 December 2014

[REDACTED]

Dear Eimear Heavey

I would like to comment regarding the planning application 2014/6697/P which is the proposed development at Kiln Place. My family have lived in Oak Village for 37 years, and we are very supportive to any initiative that improves our immediate environment. However there are a few issues that we would like to comment regarding this development.

- The footprint of Unit 1.1
- The height of Unit1.1
- The loss of the tree
- Future landscaping
- Building materials

THE FOOTPRINT OF UNIT 1.1

The position of Unit 1.1 occupies a site 15 metres forward of the historic building line of the Kiln Place site.

This has major implications on a variety of critical issues; the proposed building will cover the pavement at the west hand side of the entrance to Kiln Place. This pavement is heavily used by school children and pupils attending the local schools, commuters using the Overground station and the busses, and of course mothers with infants visiting the shops or the Heath.

The road will inevitably require a reduction in width. This is a busy road, and is only wide enough for single file traffic. This results in much reversing of vehicles, especially at the corner at the Kiln Place entrance.

The worst senario is when (and quite often) a large vehicle is directed down Oak Village from Mansfield Road due to height restrictions of the Gospel Oak railway bridge. Large, inappropriate, vehicles have been observed driving into Kiln Place, or attempting to turn the right hand corner.

Any reduction of road space at this junction will endanger lives and create traffic chaos.

THE HEIGHT OF UNIT 1.1

Of the six units in the development at the entrance to Kiln Place, the first Unit (1.1) is the tallest. We met the Architect last week and she explained her design ambitions, which were, briefly, to create a 'Landmark' structure which would 'stand-out' demarking the entrance to Kiln Place.

The proposed building certainly 'stands-out' but not in an elegant, attractive or social context. This building is inappropriate, too tall and domineering. It will be as tall as the 5 storey buildings in Kiln Place, and is 15 metres closer to the tiny cottages in Oak Village.

THE REMOVAL OF THE TREE

The footprint of Unit 1.1 necessitates the removal of a splendid Ash tree (T77) This is a beautiful mature tree and majestic in full foliage. It will be a sad loss!

The position of Unit 1.1 requires the removal of the Tenant's garden (Rita's) This garden is a delightful feature of the entrance to Kiln Place, and will be sorely missed.

FUTURE LANDSCAPING

Should the inclusion of Unit 1.1 be approved, we have serious concerns regarding future landscaping at the Kiln Place entrance.

The removal of the large Ash tree and Rita's garden will be difficult to replace. The contrived window structures preclude window boxes, although the new buildings will have private outdoor spaces, unlike the traditional front gardens of Oak Village, they will not offer horticultural features in the public areas, specifically at the entrance.

BUILDING MATERIALS

The Architect made a specific emphasis regarding the choice of bricks as the dominant construction material, citing the visual link with Oak Village.

The Oak Village cottages are made of exposed bricks, white painted stucco, and grey slates. The cottages are surrounded by a variety of plantings, climbers, shrubs and bushes. The new development will have... bricks...

FINALLY

Extending the development 15 metres outside the historic building line has serious ramifications, it will inevitably reduce the road width, creating a probable threat of future accidents. The loss of the tree would be sad, so would the absence of future landscaping, as for the brick

Yours sincerely

Ken Greenley and Family