**1 Oak Village,**

**Gospel Oak,**

**London**

**NW5 4QR**

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11th December 2014

[Eimear.Heavey@camden.gov.uk](mailto:Eimear.Heavey@camden.gov.uk)

**Planning Application 2014/6697/P**

Dear Eimear Heavey,

We request that you seriously consider our comments with regard to the proposed development of new houses to be built on the site at the entrance of Kiln Place and directly opposite our house at 1, Oak Village. We lived at number 24 Oak Village for 16 years and here at 1 Oak Village for nearly two years. We are a family of four (youngest two at local secondary schools). We love the area and have been proactive in community projects. We are enthusiastic about the diversity of people and spaces in which we all live and interact.

We were initially very enthusiastic about the prospect of the building of new homes in the area and the potential for new and interesting architectural solutions to the neighbourhood’s ever changing needs. We were also impressed by the initial sketches of the Kiln Place homes shown in the brochure Unfortunately, closer inspection of the current plans, measuring them up to the the actual landscapes and surrounding buildings has proved to be very worrying. We met with neighbours and the architect last week to discuss our concerns, unfortunately our concerns remain after that meeting:

**The position and size of the first house, unit 1.1.**

**Impact of 1.1**

**The house is much further forward** than was implied by previous plans and the artists’ impression.

**The house is much taller** than we were lead to understand, in fact it is the tallest of the run of planned houses.

We are concerned that this house will stand out like a tower, with a significant new and unblending style of architecture, dominating from the far end of Oak Village and towering over our low cottage at the other end of the street. The view down Lamble Street will be no better. Bringing this building forward of the line of the current building at Kiln Place just seems untidy and overcrowded. As it does not have an entrance on the street, it seems faceless and offers no more security than the present arrangement. Low morning light will be lost in the Winter.

We would like to see the various dwellings in Oak Village and Kiln Place ‘interact’ with each other, architecturally, and not signify and encourage detached and unrelating zones and inhabitants. This building feels far too big and detached from the road Oak Village, it only relates to the other planned units.

**Landscape**

With the forward position of unit 1.1, there will be a loss of valuable greenery. Currently there is a small garden and green bank where children play and people sit. There will be a loss of several trees, significantly a mature and very beautiful Ash which has offset various architectural anomolies of the past. This tree and others and the garden will disappear if 1.1 is built as most recently planned. The green view of these is of benefit to the whole area. Their loss will be significant. The greenery provided by the small gardens of Oak Village will do little to compete visually with the large brick wall projecting into the street and destroying the line of the corner.

**Safety for pedestrians, cyclists and drivers.**

The positioning of 1.1 will require the narrowing of the street. At peak times of the day, the entrance into Kiln Place accommodates reversing lorries, post vans, refuse and recycling trucks, passing cyclists on the designated cycle route, nursery, primary and secondary school children, parents with prams and buggies, dog walkers, cars and scooters. It can be very busy and we have seen a few near misses. The flow of motorised traffic is generally single lane, it is often a squeeze and when people approach the blind corner at speed it is dangerous. If the street is narrowed, we believe these problems will be much worse. Lives could be at risk.

**In conclusion,** we would like you to reconsider the position and height of unit 1.1. We would love to see it set back in line with Kiln Place and reduced to three storeys maximum – a storey higher than any Oak Village house. We would be very happy to hear that plans have been made to keep green landscape and trees and to plant replacement trees. We would be reassured to know that the road had not been narrowed and made significantly more dangerous.

Yours sincerely,

Lizzy and Daniel Fleet