

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3709/INVALID	Tania Fauvel	43A Mansfield Road NW3 2JE	26/07/2015 01:33:53	COMMEMP ER	All these cosmetic works are all very well, but do not address the problem of CRACKS in the building which seem to have been ignored by all contractors! This must be address!!!!

Cracks:

We have cracks and damp patches on 1) the front bedroom, and 2) in the living room window area, the 3) section leading onto the electricity cupboard and at the 4) top of the Skylight, all as per images (sent to Fiona.Joseph@camden.gov.uk). The cracks seems to start at the window frame and leading up into the ceiling. We do not know the cause but are concerned. These appears to be quite serious and have deteriorated year upon year. It seems these could indicate some kind of structural damage, possibly due to subsidence and need to be addressed as top priority.

Windows:

Generally I am disturbed by the fact that you plan to replace the windows with poor quality soft wood. As the past has proven these are simply poor quality and do not last. Unless windows are replaced with quality hardwood or metal there is simply no point in replacing them as there would be no real substantial improvement or value in an "upgrade".

Historical info: Most of the windows on my property were replaced about 10 years ago with softwood as you are suggesting now. They are poor quality and have not stood up to expected wear and tear. When installed there were gaps between the frame and the window, resulting in very poor fit and insulation properties. Currently the windows are difficult top open / close as they were fitted with a poor quality mechanism that only works at certain times of the year based on the weather due to the warping of the wood frames.

We would welcome these replaced with something of quality either hardwood or preferably metal, an upgrade to double glazing, built in insulation, fit without gaps, open/close and lock mechanism that works.

With regards to the windows in the front bedroom of the A flats that leads onto the busy road. There is no sound proofing. The noise off the street can easily be heard though our current single glassing. We would like to request specialist windows are installed to ensure the current noise from the street is reduced to a minimum. I'm sure you can appreciate getting a good night sleep is important and the current set up makes it almost impossible if you are a light sleeper. This is an important upgrade to all residence.

DRAINAGE SYSTEM & MAINTENANCE

Drainage area - Under Patio Sliding Door Window:

Concrete slabs are levelled out to match the steps and create a drainage system, however the support wood underneath is rotten and only creates to any drainage problem. Ash-felt is badly damaged, and weeds growing everywhere.

Maintenance of drainage system is close to impossible due to these large concrete slabs. They are not easily moved by even by a strong a man.

The drainage system needs serious consideration as it would provide a substantial upgrade to the property and has been totally over looked by any panner. Planners are obviously not interested in

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					<p>maintenance of the building. It is important that residence can maintain their property. Currently the drainage setup makes it impossible.</p> <p>Roofing in this walkway needs to be redone and slabs are strongly advised to be replaced with a solution that makes maintenance of the drainage area manageable by an elderly person or women.</p> <p>Patio Floor - there are no notes or comments on this: Breeze blocks are all cracked, crumbling and failing apart. They need replacing like for like. If not possible we would need a consultation to discuss options, as aesthetics is very important.</p> <p>Skylights Glass: Can you confirm that this glass will be clear - ie no wires running through it as per current. We do not like the wire that current runs through the glass panes - makes the place look like a prison!</p> <p>Skylight Other: Issues that do not appear to be addressed or discussed leaks & opening mechanism</p> <p>Skylight Leaks: There appears to be leaks on the Skylight. We would like this to be addressed. In the winter it is pretty bad and the water dripping in is damaging our kitchen wall & floor. There are cracks, damp patches and leaks under the window and at the top where it joins the wall.</p> <p>Skylight Opening Mechanism: The opening mechanism for the Skylight does not work and has never worked since we owned the property so we would be keen to have this replaced or upgraded, as it prevents us from ventilating the kitchen areas.</p> <p>Front door: There is not information on planned works to the doors as previously discussed. See notes below: Our front door frame is weak and has had so many locks in it to try to compensate that it is substantially weakened. The door has a gap round the frame that allows a draft and dirt to enter the property. Ability to be able to lock door depends on the time of the year and how much the wood of the frame has warped. The letter box is strangely positioned on making it a security risk. The current design of the door - i.e. having a window on the front door is not an advisable for security as it weakens the door, and enables potential opportunist to view into the property. We have blocked this on our property and have added a spy hole so you can see out, but they cannot see in, concealing your identity. We agreed and strongly believe all doors on the building should be upgraded, as wooden doors do not provide adequate security. We are keen to have the door replaced, with the suggested metal door which would bolt into a metal frame as this would ensure a high level of security we currently don't have. If you walk along the walk way you can easily detect that this is something many tenants care about.</p>

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There are many solutions such as double door systems that have been implemented inside and out to try and combat the problem. Although it is nice to have variation as it add to the character of the building, at the same time it also downgrades the look of the walkway which is visible from street level, and gives off the impression that the building and area are not secure therefore tenants have taken it into their own hands to rectify the situation. If we want to achieve a coherent building look, and build a sense of community it is important that there is a consistent solid look from the outside of the building.

Door numbering:

Door numbering on the bock is inconsistently and would benefit from being made consistent across all doors.

We also think that the whole block would benefit from having visible signage displaying numbers from the street, as many taxi's, couriers, friends, family etc find the flats hard to located on the street.

Skylight in Bathroom:

We are happy for this to be replaced so long as ventilation is properly considered. I am concerned however as on your pictures the replacement looks square but the opening we have is rectangular. I feel strongly that any replacement must be the same size dimentions and shape etc to ensure all the natural light an opening inside the building is maintained.

New railings proposed for the roof:

There is currently no railing on the roof as it is not a walk way! I VIOLENTLY OBJECT to this new railing being erected, as there is absolutely no need for one, and the roof is not built as an accessible area from the flats - ie there are no step from my patio roof to them - so why should there be railings! The new proposed railings are totally un-necessary and will damage the look of the buildings from the road creating a horrific eye saw.

Railing A Flats end of patio:

I cannot see any comments on this spec...? Seems a mistake that nothing is specified - ie no notes that it will be replaced like for like or with existing mesh.

On the railings it would be preferred, if options that would enable easy maintenance were installed. Current mesh is fiddly, would be difficult to install and difficult to learn. Again I would like the stress the importance of maintenance.

Walkway Entrance to properties:

Each flat has a storage unit & bin area. These areas are very difficult to clean (ask caretaker), the bins always get vandalised and our storage are units discussing. All the dirt from the walk way get swept into the storage units. The doors on the storage units are made of very elaborate heavy wood which is close to impossible to clean/maintain and difficult to open/close. We would appreciate someone looking at a solution to improve this as a hygiene issues cause by the bins.

Planters Walk way:

Planter on the walk way cause many issues and do not work, i.e. all flowers die due to many functional problems. We would appreciate and upgrade to all planters - maybe filling them up solid with cement

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so there is no planter at all or modifying them to be shallow or other - so that they can be functional. Currently planters are too deep and I don't think they maintain water. If you water them I am led to believe that this causes problems to the B flats.....
