

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4501/P	Peter Gluckstein	11 Railey Mews NW5 2PA NW5 2PA NW5 2PA	18/12/2015 11:09:44	OBJ	<p>I am writing as Chairman of Railey Mews Residents Association. While we acknowledge that the revised plans take into account a number of the objections raised against the previous plans by residents of Railey Mews (which we welcome), the RMRA was very disappointed to see that virtually none of those raised by our neighbours in Fortess Grove and Fortess Road were addressed.</p> <p>We are also extremely concerned by the tactics of the architects, which gives us little or no confidence that they can be relied upon or trusted to serve any but their own, very narrow purpose – to get as much housing as possible into the space at the lowest possible cost.</p> <p>Suggesting that they might meet with “a select few” of the residents, rather than a genuine consultation at an open meeting, is simply not good enough. And their attempt to pressure us with the notion that their scheme is better for us than some unknown light industrial user who might move in and make our lives worse is not only risible, but goes against the line touted by their tame “viability consultants” who went to great pains to point out all the reasons why no other user in their right minds would take on this building. Which is it, chaps, for you surely can’t have it both ways?!</p> <p>The complete list of objections raised previously by my neighbours and NOT addressed by the revised plans is too long to list here but includes:</p> <ul style="list-style-type: none"> • Design, size and height of new buildings: <ul style="list-style-type: none"> o Residents are concerned that the new development negatively affects the setting of the buildings on Fortess Road directly to the west of the proposed development, which are listed. o This is a Conservation Area, and the development is seen as ruining the historical charm of the area. o The density/massing of the project is too high. The proposed nine 3-bedroom houses are enclosed on both sides with little to no amenity space. Amenity space as outlined by Camden Council is a minimum of 9 sqm per residential occupier and 0.74 sqm per commercial occupier. As the proposed residential houses are all 3 beds, they would need a minimum of 27 sqm of amenity space. This doesn’t appear to have been achieved. In fact, many of the houses are likely to end up with 4, 5 or even 6 occupants, making the density even higher. o It is unclear where the proposed new fire escape will be as the plans provided by the architects present contradictory views of this. o Although the original window to the left of the shutters facing Railey Mews has now been reinstated, it is unclear how this relates to this inside of the building, i.e. half of the window appears to correspond to an ensuite bathroom and half to a bin storage area. • Impact of new uses of buildings or land: <ul style="list-style-type: none"> o Kentish Town needs more affordable office and studio space. Why not have more business space and fewer houses in the development? o Kentish Town needs affordable housing. Why is there no affordable housing in the development? o Cooley Architects have still not adequately addressed contamination issues. Surveys are needed for hazardous materials such as asbestos. The current building has an asbestos roof. Asbestos is only dangerous when moved so a clear plan needs to be actioned. o Garages are known to have the potential for causing land contamination as particles from factory emissions can settle in the ground. What provisions are being made to deal with this? o Where would the children of the potential nine family houses go to school? The local schools are all full.

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- Loss of light and the privacy of neighbours:
 - o The front elevations of the proposed type A and B houses directly overlook the flats within Eleanor House and the gardens of the houses on Fortress Road.
 - o Overlooking of 19 Fortress Grove's velux windows.
 - o Overlooking of 44a Fortress Road: the architects had used an out of date map which did not show the extension which had been added to this property.
 - o The proposed 2nd floor balconies will overlook gardens and windows of houses on Fortress Road.

 - Noise and light pollution:
 - o Light and noise pollution will be a problem for the houses in the surrounding area as the habitable rooms are in very close proximity. For example, the skylights of the new dwellings will create significant light pollution for the people living at 2-4 Railey Mews. A significantly higher level of evening noise will occur with nine new family houses in place of a workshop/garage that only operates within traditional business hours. There are still concerns that the courtyards of the new houses, as these are not glazed, would produce a lot of noise for nearby residents.
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