

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4501/P	William Bone	9 Railey Mews	31/12/2015 13:43:07	OBJ	<p>Drawings for House C on Railey Mews appear to have conflicting elements to the facade.</p> <p>In the demolition drawing (687 DM 0X01) there is a section under the left hand window of house C that indicates the brick will be removed.</p> <p>In the front elevation (687 LY 0X 03) there is no sign of any change to the existing facade. Can this be clarified before being approved.</p> <p>If the idea is to remove the brick below the window and add a door to access a bin /bike room I think it might be to the detriment of the building's character.</p> <p>Currently the bricks on the windowsill match bricks surrounding the main garage door - a rudimentary but nice detail helping to tie the two together. I feel that removing this and elongating the line of the window (with the addition of a door) would spoil the balance of the facade and in turn the street's historic use as workshops and stables.</p> <p>I've made similar comments about the new buildings of number 6 and 7 Railey Mews, both have not included the feature of the old garage, the original purpose that defined their look and that exists with the rest of the buildings on the street - including modern interpretations. Ignoring these features, no matter how small, ultimately dilute the character of the street.</p> <p>Thanks William Bone</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4501/P	Domenica Sansone	2 Railey Mews NW5 2PA London	29/12/2015 17:43:24	OBJ	Ms Domenica Sansone

2 Railey Mews
London NW5 2PA

27th December 2015

Dear Sir/Madam

Re: Application REF.2015 / 4501 / P –PLANNING APPLICATION
36-52-20 Fortress Grove

Put simply, this project is far too dense. It needs to be scaled back, in such a way that respects the local community and our concerns. However, in seeking to address the problems surrounding this project, it is patently clear that you have not taken into proper consideration my views, nor those of my neighbours. As a matter of urgency, I would like to raise the following, outstanding issues:

1 House type A and B: Objections

- The skylights

According to the plans, there are going to be nine skylights adjacent to my two back bedroom windows. Some of the skylights are just 80cm from my windows. Currently, I enjoy total silence and complete darkness: I challenge anyone to sleep with lights turning on and off constantly. The skylights are not necessary to provide the bedroom below with natural light, given the large window towards the courtyard. Furthermore, they are specified as being fixed, so they do not serve to ventilate the rooms either. Therefore, why exactly are they needed?

- The open courtyard

As previously mentioned in my letter, dated September 2015, the back of my house is relatively peaceful in the evenings, as things stand at present. However, if an open courtyard is introduced, all this will change. Courtyards are well-known to work as acoustic chambers and can create considerable noise. This effect will be compounded by the density of the proposed project, as I would have two open courtyards behind my house. Therefore, I ask that these areas, instead of being open, should be covered with glass in order to contain the likely high level of noise disturbance.

- Balconies

Houses A and B balconies directly disturb the privacy of the homes in Fortress Road. There appears to be no respect for the fact that the homes in Fortress Road are listed. Surely, their listed status should afford some decent level of protection from the intrusions of potential new developments?

2. House C: Clarifications

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- I welcome the restoration of the original window, even if it is not clear how it will work internally. I would not want it to be lost during the works.
- I welcome the removal of the fire exit. However, I do not understand where it is being relocated, as there are no other fire exits on the drawings: this needs clarifying. Please rectify drawing 687-LY-0X04, as it shows an arrow saying fire escape near house C and the waste room door area. This would be unacceptable.

Asbestos removal

I understand that you are employing specialist contractors to remove the asbestos roof of the old building. You are aware of the proximity of our back bedroom windows to the old roof. We need detailed information as to who the contractors are, what is their safety record and how will they avoid contaminating our houses when the old material is being removed from the site. This is a major concern of all the residents and we feel it may be prudent to rehouse us during the time the roof is being removed. We need certificates of proof for the safe removal of this material, that it will not affect our properties.

Affordable workshops

I acknowledge the changes that have been made in relation to the commercial development. However, I advocate that spaces be kept available for affordable workshops and small, craft-based businesses. In doing so, the project would enable the continuation of such vital – and vulnerable - businesses in the local area, and enrich the broader community.

In conclusion

I would like to reiterate that the majority of issues arising from this project are due to its density. A more considered use of space would respect the surrounding conservation area, the existing residents and the environment.

This is a close-knit community. Our views need to be respected and considered in relation to this new development. Personally, whilst I am not against the development as such, I would like to see housing which reflects the aesthetics of the area and the ethos of our local community.

Yours faithfully,

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4501/P	S Lock	First Floor Flat 52 Fortress Road NW5 2HG	30/12/2015 10:34:06	OBJ	Whilst a couple of nominal concerns, mostly from Railey Mews residents, have been addressed in the revised planning application of the M&A Coachworks redevelopment, you have failed to deal with any of the fundamental comments from Fortress Road residents.

So to reiterate:

We are currently not overlooked by any other residential buildings, and the back of the house where the bedrooms are is quiet, which is extremely important to our quality of life when the front of the house faces the busy main road. Your plans will destroy this. Not only are you proposing open balconies which look directly into our homes and gardens, the open walkway and courtyards along the full length of the building which actively encourage people to gather outside at the end of our gardens is completely unacceptable. The density of housing in such a small area is too high. With no parking permitted, and no local school places, these 9 "family" homes will be anything but. They will doubtless be bought and rented out to at least 3 residents each if not more. Sound and noise pollution between the backs of Railey Mews and Fortress Road is already an issue in the summer when people are outside and you are going to exacerbate this with noise and light disturbance akin to inviting 27+ people to come and live in our gardens. There is currently NO noise or light disturbance from the Coachworks outside of office hours. The walkway/courtyards should not be open. There should be no second floor balconies.

Despite the original workshop wall remaining, once the roof is removed, the security that we have always enjoyed at the back of the house will be compromised as the wall will be open on the other side- allowing possible access to the gardens & backs of houses on Fortress Road.

No changes appear to have been made regarding design and materials despite numerous comments. This is a hugely important factor which again has been overlooked in the revised plans. The proposed development is a horrendous eyesore squeezed into the middle of a conservation area. Fortress Terrace/ Fortress Road is Grade II listed. This is an area of architecturally historical interest and it's the duty of Camden Council to preserve this. The current plans make a complete mockery of this. Whilst it's great to keep the external workshop walls, it is not great to use cheap, modern and ugly techniques and materials - exposed metal roof beams, metal cladding etc. No thought has been given to trying to make this development fit into the area. The design and materials need to be much more sympathetic to the surroundings- not the monstrosity that is currently proposed- this development will have a huge negative impact on this historical area. We have many well established trees and gardens in Fortress Road yet I note that the current application answered NO to the following: "Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?"

I still fail to understand why the current building cannot remain a business space, which is something Kentish Town needs a lot more than overpriced unaffordable housing developments.