

Walker and Martin

Architecture + Interior Design
Morelands Building
9-15 Old Street
London EC1V 9HL
T 020 7253 8624 F 020 7253 8625
www.walkerandmartin.co.uk



Ref: dw/mansfield/planning/ltr01
By Email to planning@camden.gov.uk
Cc: dc@camden.gov.uk
8th January 2016

Kathryn Moran
Planning - East Area Team
London Borough of Camden
Town Hall
Judd St
London WC1H 8ND

Planning application 2015/1444/P / Mansfield Bowling Club

Dear Kathryn,

I am writing as a resident of 43 Croftdown road to register my astonishment and dismay that the Camden planning department appear to be repeating the mistakes of the past when planning was given for the Existing MBC building which was enabled by the Regency Lawn Development, both of which are unsuccessful additions to the neighbourhood, even in the time they were built.

Rather than write at length, i would draw your attention to a few key points;

1.0 LAND USE CLASSIFICATION

The land which the planning application pertains to is not residential land and there has not been an application to change the use classification to residential. Your point 6.5 assumes (incorrectly) a right to build residential on non-residential land. This is a fundamental issue as the site exists as a legacy of a charitable gift and the use of the site is documented as "for sports and leisure use".

2.0 BUILDING BULK

The proposed building is NOT the same size as the existing MBC building as you contend and is in fact higher and a greater bulk, an example of this being the elevation that looks towards the rear of the York Way houses. This elevation will be 1.5m higher than the existing elevation and instead of a blank elevation it will be windows and balconies, so quite the opposite.

3.0 DENSITY/DESIGN and ENCLOSURE

Although the development meets the Guidelines in the London Plan, it achieves this by designing a "block" of housing, which is completely foreign to the housing pattern of the surrounding streets. A previous application which was refused for 8 units at least had the correct housing typology, but in the wrong place on the site and the refusal was justified. In reference to your points 6.6; 6.73 and 6.74 the assertions made are incorrect, the design typology is not suitable for this location and is more akin to something on the Kings Cross Development. The development at the top of Croftdown Road which may be cited as a precedent, succeeds as it is on a corner site adjacent to modern high density housing and has a more urban context.

The Proposed building is completely different in character not only to the adjacent housing stock, but to the existing MBC building which is closed and focussed inwards, the proposed has permeable elevations which look outwards.

CONTINUED PAGE 2

4.0 OPEN SPACE

Although the land is not publicly accessible at present, we enjoy the benefit of a green, open space in our community and until recently the MBC were not unhappy to allow locals to use the carpark for things such as teaching your kids to ride a bike. The Developers make a case that the proposed housing block will enable the rest of the site to be designated open space and publicly accessible. Does this sound familiar?

I contend, and it is obvious, that it will be little different to what it is now and there will be little or no extra benefit to the community from this development in regards of giving us an open space, which we already have.

5.0 USE

I have not yet touched on the most salient point, which i am sure you are aware of, is that if this development is approved, the council will ignore it's obligations to it's young people by not placing a priority on CS15 and DP15 to protect open and indoor sports/recreation facilities.

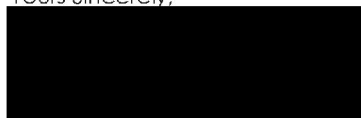
There is a proven need in this location, which is unique because of the concentration of adjacent schools, which has been well documented and this has been provided to the Council. The ability to progress any of these more "community focussed" options has been stymied by the MBC and the Developers. The spectre of a potential residential use has "blighted" the land for other uses due to the value residential would generate. To approve this development would be a criminal waste of an opportunity to benefit many, rather than the few.

The opportunities to create community facilities within the borough are infinitely more scarce than opportunities to create housing, which we all agree is necessary, here we have a facility which can be rejuvenated easily and enjoyed within a relative short period of time.

I realise you will not be able to change anything in your recommendation, though i do hope that you will consider these points and reflect as to wether the decision to recommend this for approval is the right thing to do.

I do hope the Development Committee will have a wider view and see the best course of action is to refuse this application.

Yours Sincerely,

A solid black rectangular box used to redact the signature of David Walker.

David Walker,
ARB RIBA B (Arch)
david@walkerandmartin.co.uk