

Windmill

Residents

6 Windmill, New North Street, Holborn, London, WC1N 3PG

Tuesday, 01 March 2016

Planning Application - 2016/0245/P

Due to the fact that Camden Council is not properly consulting with us we are having to go through every planning application in detail to check that bad design is not allowed to be dumped on the residents of the Tybalds Estate.

Camden is still refusing to carry out meaningful full consultation with the residents.

Tony Coates

For Windmill Residents

<p>Proposed cycle parking areas 1-3.pdf Proposed cycle parking areas 4-6.pdf</p>	<p>Generally the provision of cycle storage is poor an evenly distributed and substandard in this new redevelopment of the Tybalds Estate.</p> <p>It is to be noted that the residents sheds have all been taken away</p> <p>With the increasing popularity of Cycling it is highly likely that a lot more secure cycle stands are going to be required</p> <p>I also have to point out that the cost of a bicycle is now some where between £300 or £400 and some bicycle can cost Thousands of pounds £3,000 even more.</p>
<p>LL434-300-0091.pdf LL434-300-0092.pdf</p> <p>Gates Bollards Benches etcetera</p> <p>Camden is not taking into consideration any thing the residents are saying</p>	<p>Bollards will not stop Motorbikes from using the ring road around the Tybalds Square as a race track</p> <p>Yet again objections voiced earlier by residents have not been taken into consideration.</p> <p>Both Mr Fulbrook and Mr Clark have not only refused to allow any meaningful consultation but are ignoring even the</p>

	few points that have been raised by residents. At Mr Fulbrooks own TRUMP meetings.
LL434-300-0291A Furniture Details.pdf	Do not meet the requirements of residents Bollards are a waste of time we require the powered ramp that was used on the Windmill car park. If this type of equipment is used and properly installed and maintained it will solve the problems of Martin Sheen successors using the ring road as a race circuit . The benches look nice. The bicycle stands are useless
LL434-300-0291A Furniture Details.pdf A186-A-(44)-441.pdf	There are better designs they may cost more but they will be secure and not misused.
Bicycle stands in Blemunsbury A186-A-(44)-445.pdf	This is what is required in all bicycle storage areas on the estate.
12026-T-02-GA-00-02 F.pdf Ground floor Blemunsbury for disabled	Access to this area is by way of stairs at both ends. It is also to be noted that there are only 4 or 5 flats designed fro disabled persons out of the 93 units proposed.
12026-T-04-GA-01-01 G.pdf Windmill	They would appear to have corrected the access layout entrance of Windmill although it dues look complicated I think it will work Still in adequate arrangements fro rubbish Also not enough bicycle storage facilities

Tony Coates

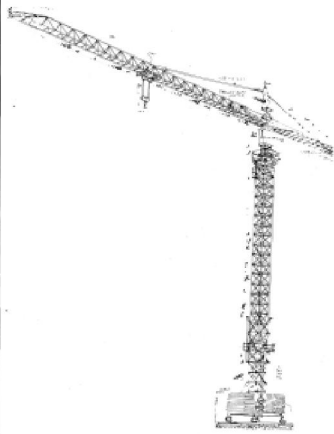
For Windmill Residents

The truth that Camden Council and Julian Fulbrook do not want you to know about the redevelopment of the Tybalds Estate your estate.

The **Plant and Machinery** that will be on the estate while they are doing all the building works will be substantial. It will include at its peak five large cranes. If you wish to see the size of the cranes that will be

like take a look at the cranes over Great Ormond Street Hospital at the present time. They are small in comparison the ones on our estate will be much bigger.

This will give some idea of what the crane's looks like. The Crane's to build Blemunsbury will be 180 tonnes (equivalent to the weight of 90 cars) tower crane located between Chancellors and Blemunsbury its base will be about 4 metres wide and about 30m to 40m high and the jib (arm of the crane) will be some 30m to 45m long. To put this into simplye crane will be three or four floors higher than Blemunsbury and will reach from one end of Blemunsbury to the other or from one where Blemunsbury it is to Windmill.



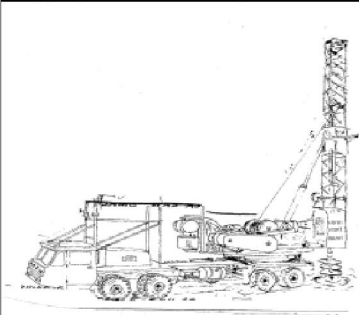
The contractor wants to have a loading bay / delivery point at the end of the Rose Garden on Harpur Street.

He will also be using this crane to build both ends of Blemunsbury.

The Crane driver will not be able to see the loading bay in Harpur Street from his cab in the crane.

No crane may operate in winds over 28 KPH. If they drop something heavy we will all know about it. If they do not rap their loads properly if you are under it when something fall out your family will find out.

To dig out the foundations and the new Boiler CHP room for the new estate boiler house/ CHP located at the east end of Blemunsbury, the contractor will require one or two pile drivers, They will not be the ones that bang in the piles but auger drills they will have to DRILL down about four or five meters. So they will be big about four or five meters long and about the same in wide with their out riggers out. They will have five to eight litre engines because they are drilling through earth and concrete they make a lot of noise some thing like three or four lorries revering up together. There will also be 2 or 3 excavators digging out the earth. {See Picture below }



At the other end (west) of Blemunsbury there will also be a pile driver digging out the foundations for the other extention to Blemunsbury. Making about the same noise and a considerable amount of vibration. At the same time the same type of machine will be digging out the foundations at the other end of Blemunsbury.

With the removal of the bank in front of Blemunsbury I estimate that there is something like 1,000 to 2,000 cubic meters of soil to be removed from the site this will require some 300 plus heavy lorries. I do not know how many a day at **possibly as many as 20 per day possibly more.** (see picture on next page)

Has the contractor or Camden told you about the dust dirt vibration and noise? Julian Fulbrook was complaining about the noise from the construction of the Cross Rail project on the other side of the square to him. This project only made 30 to 40 Decibels' of noise. We are likely to have up to 60 Decibels more of noise.

Ask Julian Fulbrook just how much noise all this machinery will make.

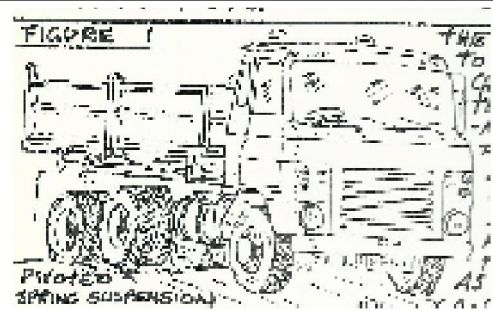
Considering he is complaining about the contractors digging the Cross Rail tunnel. I checked how much noise the Cross Rail operation is making.

They make 30 to 40 Decibels maxims the drills and the constant movement around our estate will make as much as 50 to 80 Decibels that is equivalent to 3 to 5 large motorbikes revving up with out their silencers or exhorts on.

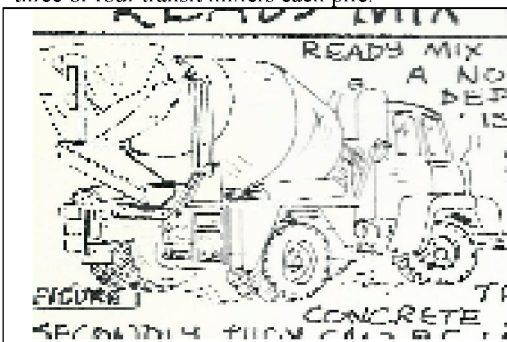
Julian Fulbrook will commiserate but will do nothing for anyone. He is committed to the project.

Dump Trucks or Muck away wagons

The contractor estimates 70 to 80 over 3 months I think he is being highly optimistic and hopes we can not count. **My estimate is at least 300 to 400 at least possibly a lot more.**



At the same time the contractor will need to fill the holes with concrete two or three large transit mixers per hole there are going to be some 60 piles around the CHP plant room one or two piles a day, three or four transit mixers each pile.



Transit Mixer several every day along with the Dump Trucks and other deliveries, like bricks and timber.

While you are contending with all this noise and dirt,

the contractors will be building the mews houses along the Great Ormond Street Wall. These houses I am given to understand are all for private sale. None of the Council tenants will get a look-in for these houses unless they have the odd £500,000 plus laying around in their pocket

Chancellors and Babington will know all about building of houses as these houses are to be built using bricks and mortar. Each house will have some 4,000 to 5,000 bricks plus all the other bits and pieces that go into a house. It has to be pointed out that Camden plans to sell the freehold of these houses.

The new block between Devonshire and Babington will have a medium size crane but the piling rig and the excavators will be there at the same time.

As the contractor has not published the program for the rest of the project / redevelopment I can not comment but I will tell Falcon that the same size crane as there is going to build the New Blemunsbury will be on the courtyard of Falcon. The trees on the side of Falcon Courtyard will have to go

Also the crane that is building the Windmill Extention is also building the Springwater extention. This crane will be as big as the crane on Blemunsbury.

Has the contractor or Camden told you about the dust dirt vibration and noise? Julian Fulbrook was complaining about the noise from the construction of the Cross Rail project on the other side of the square to him. This project only made 30 to 40 Decibels' of noise. We are likely to have up to 60 Decibels more of noise.

Life on this estate is going to be pure hell.

What are we going to get out of all these aggravations -vary little?

We have had our sheds taken away, Our TRA Halls are shrinking and being made harder to get into, Not to mention the loss of open space. The number of residents on this estate is set to increase by at least 300 and as much 500 people

We need a new TRA hall and may I suggest in front of Falcon. This would give us a useable hall.

Some cash in our pockets would be nice as well.

Loop Road

The loop road around Babington and Chancellors will have **Pay and Display parking meters** so that Camden Council can **make more money** out of visitors.

The other problem with the loop road is that it will have five entrances. There will be no controls to prevent it being a race track for would be racers I am reminded that Martin Sheen practiced on just such a ring road on some other Camden Council estate.

I recommend that the loop road is turned into two hammer heads Cul-de-sac's with bollards similar to the one on Windmill Car Park.

Our local Councillors will say we did not think it would be a problem

We will ask the police have a word with them Sue Vincent will berth a sigh of relief as she is in Covent Garden. The person Waled and Julian will say its not my fault. Its all the fault of David or someone else is to blame.

Like your non-stick frying pan Julian is Teflon Coated. In fact they always try and blame someone else when it gos bad but are first in the queue if it works.

Camden promised in the planning application that the whole estate would be on the new central heating system.

Now we find that only part of the estate will be on the new system. Three blocks will not be on the new CHP system Babington Chancellors and Boswell House will not be on the new CHP system.

They then try to con us into accepting individual boilers in each flat. Now they are trying to con us into abandoning half the estate to some vague promise in the of connection at sometime in the future. Camden has not kept its promises in the past, they are unlikely to keep then now or in the future.

I am sorry we do not trust Camden or our councillors to honor their promises.



It all looks pretty and exciting until you have to jump out of the way. Or you are trying to get to the baby to sleep. Or just taking the dog for a walk as some idiot roars by.

Julian Fulbrook Knows all About Martin Sheen

As he was an admirer of this boy racer when he used to terrorise the residents

It is strange that he is prepared to build to lumber us with exactly the same problem as they had a few years ago. Obviously Julian is more interested in getting the money from the sale of the homes than in the best interests **of the residents.**

Questions You should ask Julian

13. It has been noted that there is a substantial

Fulbrook

1. Who is getting the new flats and where is the local letting policy? **Why has Julian Fulbrook cut the points for residents of the estate been cut?**
2. Why can't we have a Cul-de-sac? Insisted of a Race Track. Loop road.
3. Who is going to be no the new CHP Central Heating System. Can we have an independent report on the boilers in Chancellors and Boswell?
4. We want a New TRA Hall so that we can hold TRA meetings where all the residents can attend?
5. **EXTERNAL REDECORATION** We have been promised that the Camden will carry out a new External Re-Decoration so far Camden Council has not made any suggestions or offered any idea what we are going to get.
6. Tony Coates has made a few suggestions the Walkways need resurfacing, Our Front Doors should be upgraded and made more secure, and the railings repainted properly this time. Not like last time where they did not rub-down the old paint and often even painted the railings while it was raining and all they did was paint over the water. As a result the railings are rusting.
7. We have a number more requirements but the problem is that Camden staffs are afraid. That we the residents of Tybolds Estate know more than Camden staff does.
8. With all this work and dust dirt etc. Who is going to pay for all the extra washing and cleaning?
9. Is it true that you (Julian Fulbrook) campaigned long and hard so the Tybolds Estate could be redeveloped?
10. Do we have to have this redevelopment?
11. Why was not the TRA consulted on all planning applications before they were put to the Planning department?
12. What arrangements has Camden Council made for the mews houses rubbish? Is near the Babington court and Chancellors court windows?

reduction in the provision of recycling and general waster on the estate as a whole. Where is the additional recycling and general waste going?

14. It has also been noticed that the provision of estate parking has been reduced, at the expenses of General Parking. Why are the estate residents accommodating parking for all of Holborn at our expense?
15. If Camden is selling much needed homes to Great Ormond Street Hospital. As accommodation for visitors. Is the **HOUSEING SHORTAGE AT AN END OR HAS CAMDEN GOT OTHER IDERS.**
16. Camden has made a great deal of the claim that the new design is a word winning. How for criminals.
17. We want to know who is in charge of these bad designs. Is it you Julian Fulbrook or is it David Clark
18. Dues Camden think that we do not look on the internet. We may have been a little trusting in the past but we are now a lot more aware now. Will Camden make sure that we are fully consulted?
19. Will Julian Fulbrook ensure that all residents are consulted on every aspect that affects them?
20. Will Councillor Julian Fulbrook ensure that he represents the views of the residents of the estate to the Camden Council?
21. When is Boswell House Going to get double Glazing?
22. At what date will Boswell House be connected the CHP System Boilers?
23. Is Julian Fulbrook aware that most residents are unhappy with the proposals?
24. The so called local lettings policy is not as it was agreed in 2013. Holborn residents were supposed to get preference for the first 5 years. Has Julian Fulbrook forgotten?
25. Can Camden Confirm that they will fully conform with the Section 106 agreement and to the specification as set out in Planning Consent? We mean the full spirit.

Bin Storage proposals are wooden

Great Ormond Street Hospital (GOSH)

<p style="text-align: center;">shacks.</p> <p>Vary expensive fashionable looking but still a wooden shack. That will look like the dogs dinner in no time. We have also noted that there is not enough Recycle storage in the new proposals. We fill the Recycle Bins fast enough as it is Windmill and Blumnsbury have 2 collections a week and often needs moor.</p> <p>It has also been noticed that there is no provision for bulk rubbish on site. It is bade enough as it is with the limited space for bulk rubbish now. The estate also has at least one bulk rubbish a week and from what I see when I take the dog for a walk this is not enough.</p> <p>Can Camden Council guarantee that the Rubbish, Recycle, Domestic Waste, and Bulk Rubbish.</p> <p>We need a guarantee that all the rubbish is to be cleared each day. Not some political promise by Julian Fulbrook but a real cast iron guarantee. That we can take to the bank for the next 25 years.</p> <p>Camden is seeking to cut costs and has already reduced refuse collection in the area by 30% .</p>	<p style="text-align: center;">Proposals.</p> <p>Camden is proposing to sell 9 plus units to GOSH they have not said whether or not these homes are from the Privet Sector home or from the Social Sector Homes. What we do know is where they will be Mews House on the Northeast corner off Orde Hall Street and the block in front of Blumnsbury.</p> <p>Question is all this campaigning about we need more homes in Holborn and they are selling a bank of them to GOSH as accommodation for visitors. Not as homes for the residents of Holborn.</p> <p>GOSH is a vary wealthy organisation and should pay top prices. <i>{Although they have constantly got the begging bowl out and when ever you speak with them you are defend by the sound of Violins.}</i></p> <p>At the present moment GOSH want an extremely long lease and or the freehold of these properties. Will they come back for more at some later date?</p> <p>Will all this space that they are acquiring be used to provide accommodation for the peasants of sick children</p> <p>Can we trust GOSH their track record in not that good? The old Italian Hospital was supposed to be for the parents of sick children over three quarters of it is now offices.</p>
<p>Who is going to get these new homes</p> <p>During the early stages Julian Fulbrook and Camden Council promised us a LOCAL LETING POLICY. Despite repeated requests for sight of this policy no one has seen it. I think it is a figment of Julian Fulbrook's imagination or something to keep the children quiet with.</p> <p>From the information that is available the properties that Camden Council is Selling at market prices are going to be in one or two blocks with separate entrances away from council tenants. We are too common and too dirty for the Privet Home Owners to associate with.</p> <p>This will course part of our community to feel and be looked upon as sub-standard. We need the privet leascholders to be part of our community and not some remote unconnected group that can demand special treatment.</p>	<p>However if Great Ormond Street Hospital dose do what it says it is going to do and makes a real contribution to the well being of the estate.</p> <p>It could be an advantage, but they must not turn the space they are getting in to offices or accommodation for its staff. And most defiantly not sell it on to some other organisation simply to make money.</p> <p>There needs to be a dead of covenant that is attached to these properties that is as long as the properties exist. That restricts the use or any attempt to change the use now or in the future for ever more. Camden must not be allowed to sell the freehold no lease should be longer than 99 years.</p> <p>Camden Council Legal Department is not known as to be vary good at drafting leases. Or at enforcing leases. Its track record in fact leaves a lot to be desired</p>

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<p>Date: 5 February 2016 Your Reference: Tybalds/Rogan Our Reference: Tybalds/Rogan Hand Delivered</p> <p>Dear Resident</p> <p>Tybalds estate development Invitation to join the Tybalds Regeneration Reference Forum</p> <p>As we are nearing completion of the Pre-Contract Services Agreement (PCSA) works we will be forming a Tybalds Regeneration Reference Forum to look at various issues concerning the regeneration scheme. We hope that the forum will have a variety of members to ensure that different stakeholders are considered at the group's meetings.</p> <p>We aim to have the following forum members:</p> <ul style="list-style-type: none">- at least two of the Ward Councilor(s)- two officers from Camden's regeneration team- two members of the Tybalds and Residents' Association (TRA), chosen by the TRA- two suitable residents who are not members of the TRA- two members of the wider local community- two representatives from the contractor. <p>The TRA Chair has been asked to nominate two members of the TRA to join the forum.</p> <p>If you are not a member of the TRA and would like to join the forum please contact me.</p> <p>The meetings will be chaired by Senior Development Manager David Clarke and minutes will be distributed. In due course I will forward the Heads of Terms for the meetings to the forum members. These will outline how the meetings will be conducted to ensure that issues are raised and dealt with in a respectful, co-operative manner.</p> <p>If you have any queries about this or the regeneration works, please contact me or David Clarke: (020) 7974 9533 / david.clarke@camden.gov.uk</p> <p>Yours sincerely <i>Jagdish Tak</i> Jagdish Tak Consultation and Engagement Officer</p>	<p>We should all have received this letter. This was not agreed to by any one except Julian Fulbrook and David Clark the objective is as always to weaken the opposition.</p> <p>We have been demanding this forum for the past year. But Julian Fulbrook and Jed Young and David Clark have been blocking this obvious arrangement. So that they can force through with out your consent what ever they want.</p> <p>Now that they have been forced to do so they are trying to weaken the representation for the Residents by giving seats at the table to any one that they can control.</p> <p>The list of proposed seats includes 2 councillors who nothing about the sentiment of the estate to this redevelopment that has been imposed on us by Councillor Julian Fulbrook in the first place.</p> <p>We do not want Councillors on the Forum at all we want a independent Chair Not David Clark Camden Council Development Manager.</p> <p>Seats on the forum should be allocated to represent the community.</p> <p>2 Council officers 2 Representatives from the contractors. 1 Independent Expert 1 From the wider community (Rugby & Harpur)</p> <p>No Councillors who will represent the Labour Party.</p>
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We all should have received this letter

Make sure your voice is heard and that Camden Council do what you want them to do they are not your masters.

Camden Council are your servants you voted for the Councillors to represent you. Not the other way round where the Councillors represent the council to you.

The Council Officer's should do what the councillors tell them to do.

We should tell the Councillors what we want and they should represent our wishes to Camden

Meetings to attend to tell Councillor Julian Fulbrook and Council what you want them to do

**Tybalds Regeneration Meeting
16 February 2016
in Blumunbury Hall at 7pm to 8pm**

Tybalds TRA Meeting

To make sure your views are heard the TRA must hold a meeting to discuss all the options.

This News Letter was prepared by Tony Coates to Keep all the residents of Tybalds Estate informed