

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1117/P	Tom Young	19 Bassett St KENTISH TOWN NW5 4PG	29/03/2016 13:49:07	OBJ	<p>The proposal under-provides social housing and workspace.</p> <p>The project is driven by provision of market sector housing which by all measures is unaffordable except by investors and a narrow range of the highly paid.</p> <p>Policy requires 50% affordable housing. Social housing is 27% of the total number of private sector units.</p> <p>Workspace reprovion is at least on site. For that the applicant is commended.</p> <p>However the site redevelopment takes no account of the existing yard area in tallying up workspace lost. The yard is 750+sqm. That is not recovered by the mixed use, decorative courtyard which is proposed.</p> <p>The basic site organisation strikes me as poor. A more intelligent proposal would intensify the ground area as workspace, recovering the lost yard area as internal B1, with the C3 spaces arranged along the canal at first floor and above.</p> <p>The other approach to the site is to recognise its unique potential as a wharf. This points towards retaining its viability as a modal interface between canal and road system. The development does not safeguard this.</p> <p>Development Control must consider future-proofing logistic capability as part of its commitment to sustainability.</p>
