

[REDACTED]

---

**From:** Kate Slattery [REDACTED]  
**Sent:** 23 March 2017 14:06  
**To:** Cassidy, Michael; Planning  
**Cc:** Callaghan, Patricia (Councillor); Cotton, Richard (Councillor); Pietragnoli, Lazzaro (Councillor)  
**Subject:** 1 Centric Close, London NW1 7EP ref: # 2016 / 6891 / P

Dear Mr. Cassidy,

I am an Architecture Diploma student and London resident with an interest in studying the site at Centric Close. Like many of the local residents, I also agree that higher density housing on that site does not make sense in my mind. There are the many obvious reasons which include the very close proximity of proposed bedrooms facing onto the habitable rooms of the existing villas, the sudden increase and strain of that many additional residents on the road, the pinch point onto the site between 29 & 31 Oval Road and daylight implications to the existing villas & offices and. Also I can't imagine for the new residents that being that close to the railway and HS2 works for years to come will be particularly enjoyable.

I have been in practice the last 4 years since completing my Part 1, so I can appreciate AHMM's struggle of upholding their client Fairview's expectations of maximizing development on the site. And to be fair to them, they have definitely presented a well thought scheme under the circumstances; but, that still begs the question as to whether that type of development is the most suitable for this site.

Camden Development Policies 2010-2015 stated that the population of Camden was to increase 18% by 2026 so there is a need to find good housing opportunities on underused sites; which one could definitely argue that Centric Close is - with only 6 light industrial warehouses in central London. The reason I was drawn to this site was because I am interested in reviewing the cultural displacement that is happening over and over again in London by insensitive developments pricing out local heritage. You can see this now starting to happen in Fish Island, Hackney Wick where long term artists are having to move further afield due to post-Olympic sprawling. Londoners in general cannot even afford to buy or rent houses in areas their families have lived for generations because of the number of high-end flats being developed driving up housing prices. And where is the adequate amount of social infrastructure to support this? There are not nearly enough public buildings, nurseries, clinics, social housing etc. being funded to support the increase in population and preserve the heritage of boroughs.

I would ask the council to consider the historical context of the area. This area has a rich trade & manufacturing heritage with the Goods Depot, Gilbey's Yard, Collard & Collard to name a few. A project that reignited this making culture in Central London could be a really wonderful opportunity for the community. This could either be through supporting a specific industry or being an open-source workplace for smaller making businesses. It could provide a yard mentality that provides a welcoming public space and provides a service for local residents.

As there is an obvious need for appropriate housing in London so I would definitely propose a mixed-use development – (but one that actually has a meaningful input rather than just 3 generic commercial units). In order for the scheme to be smaller than that proposed by Fairview (so that it responds better within its context), affordability needs to be taken into account in terms of what could be realistically feasible on the site. This could be a really interesting opportunity for a self-build initiative to address this if the site was developed to support the making industry. The government say they want to support these sorts of schemes, why not make them act on it <https://www.gov.uk/government/publications/2010-to-2015-government-policy-house-building/2010-to-2015-government-policy-house-building>

Having spoken with a handful of Oval Road residents, they would be thrilled to have a proposal that actually benefited the community through creating jobs & providing a service. Worryingly, there have been several people who have stated that they have not been informed/consulted at all about what is happening here. We are in danger of losing the core of what attracts developers if we do not demand that they uphold and support the character of our boroughs, and most definitely if we ignore and do not engage the views of the community.

Kind Regards,

Kate Slattery