

OBJECTIONS to proposed extensions and alterations to the ORT premises.

David Jenkin, 157 Arlington Road NW1

06-12-2017

1. Consultation and notification

We have not been notified at all at any stage about this application which has apparently been going on for some time.

We have therefore not had any consultation. If we had we would have commented on the major impact the proposals have on our property and amenity which are not acceptable. We are good neighbours and would willingly have entered a conversation about the development, but we have been ignored.

Our house directly connects to the site and is significantly affected by the existing buildings/ light/ overlooking/ security cameras. And this will make it significantly worse.

We therefore OBJECT to the proposals as they are submitted.

2. Camden's own policy

The Camden Policy DP26 *'Managing the Impact of Development on Occupiers and Neighbours'* applies and the proposals to:

- Bring the plant room at roof level in to use as office space;
- Enlarge the current usable floor area at roof level so that is closer to the edge of the roof; and
- Extending the stair core upward by one storey to cater for the new office space

All contravene the policy by:

- Reducing privacy in the rear garden and to habitable spaces to the rear of my house through creating more opportunities for overlooking from both new windows and the balconies/ terraces.
- Worsens overshadowing by the existing building and staircore in particular, which is exaggerated by the proximity of it to my property; if it is to be incorporated, then it should be accommodated wholly within the existing volume of the ORT building and not outside.
- Reduces my outlook to sun, daylight, and open sky;
- Reduces sunlight and daylight reaching habitable rooms at ground and lower ground floors. The lower ground floor has not even been mentioned in the daylighting report. The 25 degree rule is already broken by the positioning and height of the existing building and the proposal only worsens this.

3. Particular issues

The space concerned

3.1. This end of the backways of the houses in Arlington Road and Albert Street is already massively overdeveloped with listed buildings in this Conservation Area overshadowed by the historical overdevelopment of the ORT site. This must not be allowed to increase as it

will further compromise the daylighting, privacy and amenity afforded by these houses. It is important to recognise that these houses face an inhospitable environment to their frontage on Arlington Road and rely of the refuge of the rear areas for amenity.

The proposed third floor extension

3.2 The development of the existing third floor plantroom is an overdevelopment and extends the existing footprint at this level, blocking out already compromised daylight. Any alteration to the use of this floor should be maintained within the existing envelope (these proposals do not do that). The proposals extend the footprint at this level and it should be restricted to the existing areas on the north and east sides.

The elevations show that the new floor is even higher than the existing plant rooms.

The staircase extension

3.3 The extension to the staircase at the third floor level will be massively obtrusive and block out daylight and sunlight. The amenity spaces to our house are in the rear and this will severely compromise the amount of light we receive. The staircase is heavily treated and must be included within the exiting floor plates so as to avoid any impact on the north and east elevations.

The daylight report

3.4 This is full of errors. In particular it does not reflect the true use of the spaces in 157 Arlington Road. It does not mention the lower ground floor which is a major habitable room, and does not acknowledge the ground floor as habitable rooms.

Overlooking

3.5 The enlarged windows on the second floor north elevation will increase overlooking, which is a privacy problem to our gardens and rear windows. The addition of new windows on the north elevation of the proposed third floor will make this even worse.

Quality of the submitted drawings

3.6 The drawings submitted are of insufficient detail to see clearly what is proposed.

The window fenestration on the east elevation is not accurately shown and is misleading.

The windows to the existing staircase are wrong.

Relative heights of new and old are not shown and hide the raising of the top profile.

Use of the terrace

3.7 The roof terrace will tempt smokers and others (as the second floor balcony already does) and increase overlooking and further loss of privacy.

Security cameras

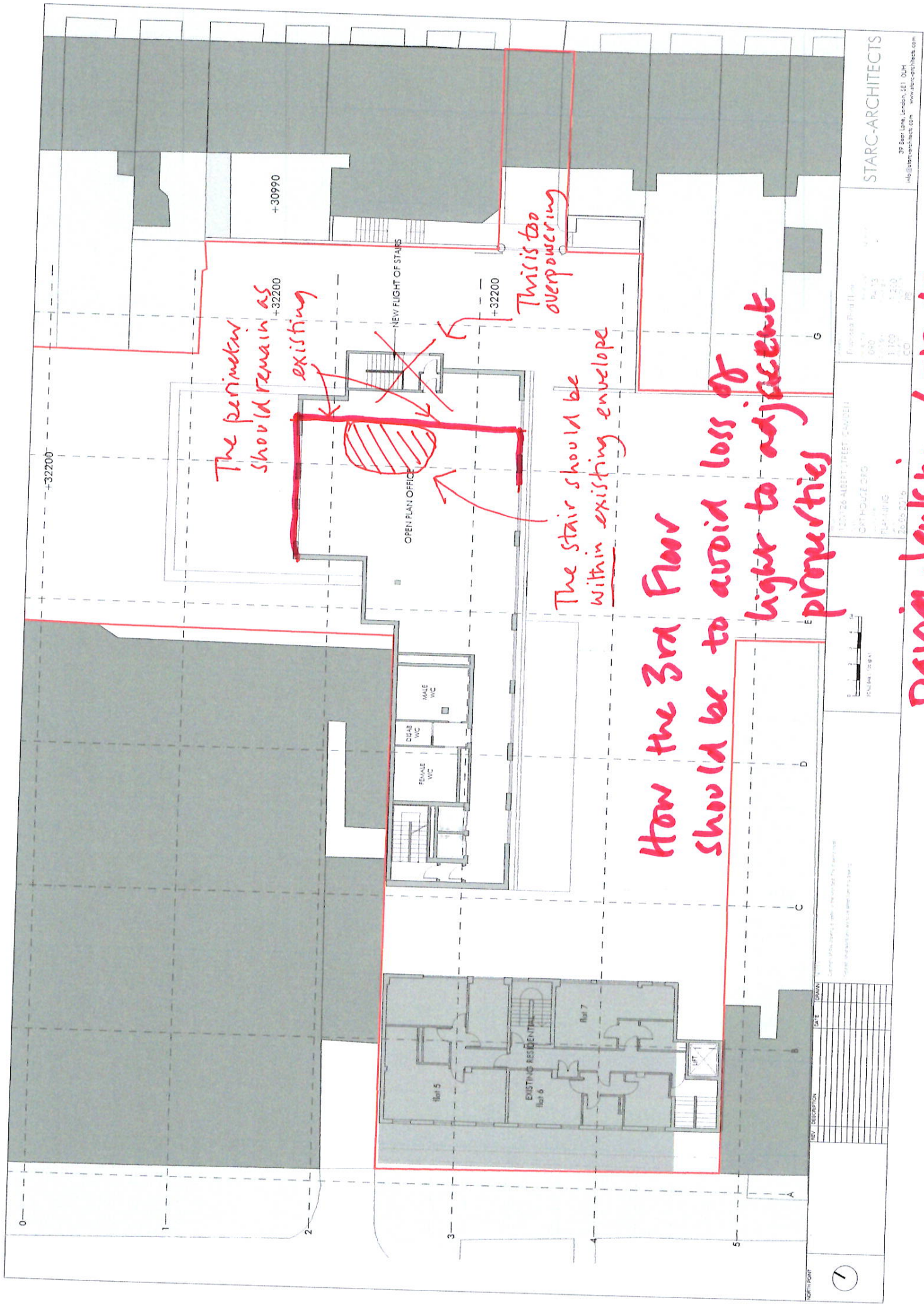
3.8 The security cameras already intrude and face our house and garden and are a privacy issue. They should be removed or redirected. They have no warning signage on them.

4. Conclusion

As previously stated. We have not been either notified or consulted on this large application. It is the Councils duty to do this.

Despite the above, this proposal should be rejected and redesigned to:

- Remove the addition to the staircase, relocate any new stair inside the existing envelope,
- Maintain the existing envelope for any proposed change of use to office space at the third floor level.
- Further consider the window design to avoid any overlooking.
- Make balconies and terraces not be available as amenity spaces as their use will be an intrusion into the residential areas at the rear of ORT.
- Make a requirement for all lights to be turned off at night.
- Limit the times when motor vehicles can start and run engines in the car park, as this is extremely disturbing at night.



The perimeter should remain as existing

This is too overpowering

The stair should be within existing envelope

How the 3rd Floor should be to avoid loss of light to adjacent properties

NO.	DESCRIPTION	DATE	ISSUED

Scale: 1/8" = 1'-0"

North Arrow

1:2025 ALBERT STREET (CANADA)
 OFFICE OF
 PLANNING
 25, 25, 25, 25, 25

Project No: 090
 Rev: 13
 Date: 12/18
 1:200
 1:200
 1:200
 1:200
 1:200
 1:200

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Proposed ORT development and roof extensions

Illustrations demonstrating dramatic loss of amenity (sky, daylight, sun) to habitable rooms and rear of 157 Arlington Road NW1

David Jenkin
6 December 2017



View from garden of 157 Arlington Road, showing extensive new intrusive shading from new development



View from rear first floor of 157 Arlington Road, showing extensive new intrusive shading from new development



View from ground floor habitable room of 157 Arlington Road, showing extensive new intrusive shading from new development