



Dear Camden Council

Fordwych Road Residents Association **strongly** object to the planning application for the site - Gondar Gardens Reservoir Gondar Gardens London NW6 1QF (ref:2017/6045/P). We would recommend that this application should be refused for the following reasons.

1. Gondar Gardens reservoir is an asset of community value to local residents, and should be preserved, including the feeling of openness and the views into and across the reservoir, both from the street towards Hampstead, and from surrounding homes. The designation status of SINC (Borough Grade II), should ensure this site is given protection from development.
2. The proposal is too high density for the area and creates unwanted over-development – 82 luxury flats and 15 nursing beds in six-storey blocks, with a private swimming pool.
3. This development would destroy the habitat of slow worms, starlings and song thrushes which are all protected under the Wildlife and Countryside Act.
4. The existing reservoir is a vital green lung in this built-up area.
5. The proposal shows some street frontage views and internal courtyard views, but none of the look from homes surrounding the proposed development. This is important, as the surrounding houses may lose light, due to shadows from the 6 storey development, which is out of scale to the surrounding buildings.
6. We would request more details on what the materials and window detailing would be of the proposed development. Any suggested materials should be of the highest quality and complement the surrounding Victorian buildings.
7. No affordable housing is offered, so we would insist that any submitted developments offer some affordable housing for key workers.
8. The additional catering and nursing facilities is simply too much and will generate unacceptable levels of traffic and parking for visitors and servicing - 24 hours a day. Residents are entitled to enjoy their peace and quiet at night and we fear that there will be constant noise and traffic generated all hours of the day and night.
9. We have concerns that visitors and residents will use on-street parking, outside of residents parking hours, so there will be a higher demand for the parking in the surrounding area. LifeCare say they intend to address this by providing four chauffeur-driven cars and one visitor space in the basement, accessed by a car lift. We are doubtful that this would work, as one visitor space for 82 flats is not enough.
10. Some of these wealthy residents are likely to own a car and many of them may arrive with 'blue badges' and so be exempt from parking restrictions.
11. It is very likely that the 80 staff working shifts around the clock (up to 30 at any time) will park on the street, especially at night when there are no restrictions.
12. LifeCare are proposing that the development will have its own rubbish collection three days a week, stopping on the street and then using the narrow northern leg of Gondar Gardens. They should be encouraged to use the same Veolia collection system as the rest of the residents in the area, as this would be much more efficient and reduce the carbon footprint.
13. We are concerned about the proposal including an underground car park, which may disrupt the water table and the course of underground rivers in the area, such as the River Westbourne.

Please acknowledge our objection to this proposal. Many thanks.

Yours sincerely

Joanne Scott

Co-Chair, Fordwych Residents Association

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