



Dear Sir/Madam,

I live on my address for nearly 30 years. I am a resident of Sarre Road and the development would impact on the reduction of local natural light and added pollution from added traffic. The Open Space value of the Green Space would also be lost.

I am writing about the above application to submit my objections to the application by a developer from New Zealand who has a development in Wandsworth. The difference with the current development is that they seek to place an exclusive complex right in the middle of a hitherto serene designated Open Space on a previous Water Reservoir that historically saved royal lives during the London plagues of Victorian era.

I have a summary of what the developers want to place as stated on your on line application as follows:

- ∞ New Residential Development
- ∞ **Proposal** Partial demolition of the existing reservoir, including the roof and most of the internal structure, and the erection of six 4-6 storey buildings and four 2-3 storey link buildings with common basement levels within the retaining walls of the existing reservoir to include 82 Self contained extra care apartments (class C2); a 15 bed nursing home (Class C2). Associated communal facilities including reception area, guest suite, lounge, restaurant, café, bar, library, exercise pool, gym, therapy rooms and cinema; Associated support facilities including staff offices, welfare and training spaces, storage, laundry, kitchen, cycle storage, car parking and plant areas and a site-wide biodiversity-led landscaping and planting scheme including external amenity space, drop off area, retention pond and slope stabilization and associated engineering works.

I objected to a development on this site when Linden Waited had submitted a tamer development. I also submitted an objection at the Appeal stage to Her Majesty's Inspector at the Mary Ward Centre.

My personal grounds for the objection are because as a resident on Sarre Road which has an alleyway to Gondar Gardens to the entrance of the Proposed Water Reservoir, I am very concerned that no amount of building can be non disruptive to the established ecosystem especially that of the fauna, flora and the valued protected Slow Worms. When walking on Gondar Gardens from Sarre Road, the view on the Water Reservoir Site was of preserved land a very small price to pay for an area so intensely so developed. Several plans including the National planning based on the Mayor of London and Camden Council's own Planning plans have designated Gondar Gardens Water Reservoir Site as a Designated Open Space.

The 360 degrees views from Gondar Gardens Water Reservoir Site provide aesthetically Open Space of light and freshness that would be obliterated by any development. My neighbour Heidi who lives directly over the highest point of the road is so worried and concerned that as she has to spend so much time out of doors for the natural sunlight for health purposes, the proposed development will pause light pollution. The natural lighting ingredients will be reduced and the accompanying use of electric lighting used by so many modern buildings result in additional lighting to the site and the adjacent areas. How can anyone ever think that introducing what would be 24 hour lighting to an area would cause minimal disruption is astonishing. Plants and animals have on the Reservoir Site had undisturbed patterns of daylight and night time so set a pattern for the synthesis of their survival. This would be destroyed by the development. My background of studying Spatial Analysis (in Physical Geography) informs me that the value of the site as a Community Asset cannot be put in numerical value as this must stretch to perpetuity. Once a development has been placed all that is in the short term cash value would be lost by the loss of the value of the GREEN HEARTLAND of Gondar Gardens that breathes fresh air to us who live here. Talking of the healthy environment, on our street we have 2 Centurions and sadly one passed away recently. In Gondar Gardens we had living there until her recent death the Nobel Prize winner Doris Lessing. The Water Reservoir has at its heart been a health enhancing

for those who live round it for centuries. It is a public asset for the London Borough of Camden so please help us to protect and preserve all that we see and we do not always see for perpetuity.

The height of the development whether 4 to 6 floors will destroy the views across the site.

The development does not seek to be part of the community so it is not contributing anything to the community but it seeks to destroy all that we have and defiantly the development is not being sensitive to the value that has been placed on Gondar Gardens Open Space.

Be of excessive bulk and height and represent unnecessary and unwanted over-development – 82 luxury flats and 15 nursing beds in six-storey blocks, with a private swimming pool and catering and nursing facilities is adding to the intensity and density of housing in West Hampstead. The Area has already superceded the volume of housing that was stated in the Mayor of London's plans so why have this development if the area has surpassed the volume of new housing that had been deemed as required. This is too much for the infrastructure. The recent huge development in the area in Mill Lane Hampstead Square have resulted in huge water pipe bursts and flooding of local housing resulting in making their gardens 'borging' becoming like swamps.

The height will intrude on people living in Sarre Road, we the Inspector visited the site and went up to the bedroom in number 40 he could feel the intrusion of people if the development had been put. There will be lack of privacy as well.


The traffic during construction and the footflow to the area will result in unimaginable traffic congestion let alone of disabled badge users as most residents would qualify for these. Where indeed will 82 plus residents park their cars? Where will those serving the complex travel from the bussing they might have to hire from the tube station all adding on traffic congestion. Currently we have 10 to 12 Noon parking traffic restrictions, when this development takes place we might be forced to change the restrictions to longer hours making it difficult for those elderly people in the area to be visited by family and friends as they would then require to get visitors passes.

The design of the new build proposed, how is this in fit with the local design of the Gondar Gardens housing?

I am adding the following for your considerations.

1. Destroy the habitat of protected slow worms and red-listed birds including starlings and song thrushes
2. Destroy views across the site acknowledged as a public asset, and remove a vital green lung in a built-up area*
3. Be of excessive bulk and height and represent unnecessary and unwanted over-development – 82 luxury flats and 15 nursing beds in six-storey blocks, with a private swimming pool and catering and nursing facilities is simply too much
4. Not provide any affordable homes
5. Create an exclusive self-contained luxury enclave that isn't part of our community
6. Be of poor design (comment on some specifics from the proposed plans)**
7. Create air, noise and light pollution in an unusually quiet and undisturbed space
8. Generate unacceptable levels of traffic and parking for visitors and servicing***
9. Falsely, rely on **mutually exclusive** 'centre' and 'frontage' approvals as a precedent for a 'combined' scheme

Thank you, Nancy





e-mail to planning@camden.gov.uk re: 2017/6045/P

by post to Development Management, Camden Town Hall, Judd Street, FREEPOST LON14608, WC1H 9JE