

Hazelton, Laura

From: Ginny Kirsch <[REDACTED]>
Sent: 23 October 2018 19:59
To: Young, Alasdair
Cc: Hazelton, Laura <[REDACTED]> Redington Frogna; [REDACTED] Tony Fretton; Simon Kirsch
Subject: Re: Schreiber House Swimming Pool Demolition/Relocation
Attachments: image003.png; image003.png; image002.png; image7893b1.JPG

Dear Alisdair

JAMES GOWAN'S SWIMMING POOL

As owners of the Schreiber House, we feel obliged to share our concerns with regards to the proposed relocation towards the road and lowering to street level of James Gowan's swimming pool.

As the application is lengthy and opaque, important details such as the *lowering* of the pool are far from apparent being lost in word jumble. Having re-read Historic England's pre-application advice, we noticed there is no reference to the proposed lowering.

Indeed, your reasons for giving Camden the authorisation to determine the application, appear to be based on the supposition that the pool would remain at its existing level.

You state the Heritage benefits will improve its green setting.

- ∞ However, in the proposed new location, the pool would be impinged by the 'high boundary wall' to the west and the street wall to the north. Views of trees of the heath will be reduced and replaced by dark structures: in one direction Boncara, in the other, walls.
- ∞ If the pool is moved, the developer intends to remove the perimeter hedge, this will diminish not improve the green setting.

You mention Gowan designed the pool 'to maximise the amount of natural light in the pool area, and effectively bring the outside inside', and say that moving the building would improve the quality of natural light by relocating away from the 1990's block.

- ∞ In a lowered location there would be less light - the pool will be cornered and impinged by walls.
- ∞ The towering impression of the building over the pool will increase, as lowering the pool will give the sensation of the structure gaining an extra floor.

Even without the consideration of the above negative impacts resulting from the pool being lowered, Historic England believed the principle of relocation would cause harm to the significance of the listed building. Historic England requested that Camden receive a convincing justification from the developer before authorising this application.

- ∞ No specialist hired by the developer has suggested the need for relocating the pool – this is the desire of the owner – indeed as you know, immediately after he acquired the property, we were approached on his behalf to enquire as to whether we would like the pool relocated to our plot.

- ∞ The engineer's advice is for complete reconstruction, this would be more effective and less costly than a forensic examination and repair – such a renovation would be as effective in situ as elsewhere.

As justification for a relocation has NOT been provided, we urge Historic England to remain involved and vigilant to the imminent decision regarding this application by Camden Council.

Comments are still online and include objections by The 20th Century Society, The Heath and Hampstead Society, Redington and Froggnal Association, Professor Tony Fretton and Ellis Woodman (Director of The Architectural Foundation).

Gowan's pool is a magnificent, unique structure which needs and deserves support and protection from further denigration by developers.

We look forward to hearing from you.

Simon and Virginia Kirsch



On Mon, Aug 20, 2018 at 1:25 PM Young, Alasdair <[redacted]> wrote:

Dear Simon and Virginia Kirsch,

Many thanks for contacting Historic England regarding the application for relocating the Schreiber House swimming pool. The information you provide below is helpful.

We are in the process of reviewing the submitted application and will be providing comments to Camden Council later this week. Our letter should be made available on the Council's website in due course, and is likely to reflect the advice we gave at pre-application stage.

Best wishes,

Alasdair

Alasdair Young

Inspector of Historic Buildings and Areas
Planning, London Region



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Direct dial: [REDACTED]

From: Ginny Kirsch [mailto:[REDACTED]]
Sent: 16 August 2018 10:49
To: Young, Alasdair
Subject: Application for Schreiber House Swimming Pool Demolition/Relocation

Dear Grace and Alasdair,

My husband and I were reassured to see that both Historic England and the Twentieth Century Society are involved and opposed to the above application which I have attached below.

Until discovering the notice on Tuesday, we had not been informed of plans for the Pools Demolishment/Relocation.

Soon after Mr. Coyne bought 35 Templewood Avenue early in 2017, we were contacted by the agent to find out whether we would like to 'have the pool back'. Regrettably, we were not in a position to take up this offer.

Mr Coyne's objective from the start has been to increase the square footage of his property - the initial application was to convert the 3-bedroomed house into 8 flats, with underground parking for 18 cars. It seems very likely that Mr. Coyne's determination to move the pool **such a small distance**, is part of his ongoing development plans.

As **neighbours**, the sole benefit from relocation would be less noise - contrary to what is stated in the application and [supporting documents](#): the pool 'can no longer be filled due to leaks', it is in fact in regular use.

As noted by Historic England, Gowan's geometric plan will be **permanently** altered and no longer legible - its position creates a link between the House and Pool. Relocation and the proposed 45 degree rotation will not only further increase the severance of its relationship to the Schreiber House, but also decrease the likelihood of the buildings ever being reunited.

Should permission be granted, we hope that both organizations will remain vigilant and involved in the pools reconstruction, as 'Heritage and Architecture', are not features of this developers 'true' agenda.

If there is anything that we can do as owners/guardians of the Schreiber House that may mitigate the likelihood of the demolition of the pool, please do not hesitate to contact us.

Yours sincerely,

Simon and Virginia Kirsch

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