

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4449/P	William Hawkins	08/11/2018 20:27:05	OBJNOT	<p>I am writing on behalf of the Committee of the Ingestre Estate Tenants and Residents Association (TRA). This application is to demolish and redevelop the former Ingestre Old People's home which is at the very centre of our estate and community of 165 homes.</p> <p>This building, in its proposed form, will negatively impact on the environment of our estate and the lives of those who live on it.</p> <p>Individually and collectively we have thought long and hard about this proposal and we have invested a lot of time in trying to understand this application. However, at over 80 documents and 800 pages of technical text and drawings and with no organisation of the information we feel this application has been intentionally presented in an unduly complicated manner and has been allowed to be submitted without necessary editing. We have endeavoured to understand as best we can and have based our comments on the most pertinent details.</p> <p>After careful consideration we object to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1) The overall height of the proposed building will overlook existing properties, take light away and increase fire risks. The daylight and sunlight analysis highlights that this proposal will adversely impact 16.5% of properties in Grangemill, a block on our estate directly opposite the proposed new build.</li> <li>2) The proposed basement provides unnecessary parking spaces and will over complicate construction.</li> <li>3) Nothing we can see in the application suggests that the construction of this building will not have a considerable negative impact on residents of the estate and the many people who walk and cycle through the estate on a daily basis. These include those walking between Tufnell Park and Gospel Oak stations and Le-SWAP sixth-form students who use estate roads throughout the day to walk between Acland Burghley school and the other schools in the sixth-form on Highgate Road.</li> <li>4) The socially exclusive nature of development (units for private sale) will change the nature of the estate. It will provide no new amenity for existing or future residents and does nothing to alleviate real housing needs of families and young people on the estate or in Camden more broadly.</li> <li>5) The nature of the consultation has misrepresented views and has not sought to address major concerns, especially around social issues.</li> <li>6) As an unadopted (private) road the costs for maintaining the fabric of Ingestre Road are passed directly on to the leaseholders, freeholders and tenants of the Ingestre estate. The additional traffic this development will place on the fabric of Ingestre Road will place extra physical burden on the road, beyond its design limits, which is simply unacceptable to us who bare the liability of its upkeep.</li> </ol> <p>Finally, when our Old Peoples Home was sold by Camden Council to the developer the Directors of Four Quarters (Ingestre Road) Ltd made a promise at a meeting of the TRA that any new building would not exceed the height of the current one. This scheme clearly reneges on this promise.</p> <p>We are happy to speak on these points at committee.</p>

**Application No:**    **Consultees Name:**    **Received:**    **Comment:**    **Response:**

William Hawkins  
Deputy Chair, Ingestre TRA

---