

**From:** jim beggs [REDACTED]  
**Sent:** 17 March 2019 11:59  
**To:** Planning [REDACTED]  
**Subject:** Application No 2019/0910/P 369-377 Kentish Town Road

REJECT

#### **Basement Layout**

- Plant room opens directly to uncompartmented fire escape stair

#### **Ground Floor internal circulation problematic -**

- Use of lift to and from the basement by cyclists will severely limit the lift for residential passengers on the upper floors during rush hours
- Remove graphic of bicycle from lift on all other floors
- No internal route between retail/restaurant and waste cages
- Residential waste cage route to street through tight space containing retail/restaurant waste
- Building line set back from adjacent retail frontages by 1425m - loss of floorspace development opportunity to base and possibly mid section floors

#### **Ground floor external areas**

- Retaining bus shelter is an irrational constraint to such a large development. - propose relocation to new town square adjacent
- Entrance to retail not readily visible
- Base and mid section of proposal should develop fully the triangular site, including the apex corner - in order to express the strong triangular volume and to maximise the development floorspace at these levels

#### **Residential mid section**

- Disconnect between apartment division lines, structure and external modelling. makes building difficult to 'read' especially when internally lit at night.
- Layouts incorporate an over provision of corridors, partially due to northern location of stair and lift
- Character of area incorporating higher first floor is not respected. A review of levels and maximising plan area of base and mid section, may not incur a loss of floorspace
- Financial viability has two sides to the equation - cost and quality of floorspace. Reduce the floorspace, increase the quality. Stated objective is to provide 'high quality residential units'
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#### **Residential top section**

- Too high - reduce by one floor - see progressive steps in height along Kentish Town Road to the north - No 379 is out of character and should not set the precedent
- Circular stair at end of corridor is weak approach to the main residential floorspace.

#### **Roof**

- No indication of window cleaning track, equipment or housing.
- Lift motor room?
- Define what is meant by the term 'blue roof' - Comments are sought from the general public

#### **Management**

- Hours of operation of retail/restaurant stated as unknown - surely part of viability assessment. Inform the application document accordingly (note; Declaration penalty)

#### **Massing**

- Stated as being 'to Officer advice' - Complying with specific items of officer's advice is not a recognised design strategy and frequently results in an incoherent outcome. Who 'owns' the design, the Applicant or the Agent? It is not the Officers!
- top residential section perimeter step back to include from apex corner ie maintain short flat south elevation.
- Improve visualisation of Base Mid and top sections

#### **Daylight and sunlight**

- Appendix 1 - excellent 3D drawings - could have been shared to all
- Proposal impact on west/rear/ elevation of no

#### **D+A Statement**

- For reasons including those above, the development falls short of being a 'Landmark' statement

#### **Adjacent external area as shown on application drawings (proposed town square - comments for LBC)**

- This is not a city square but a mid-town suburban space, an outdoor room, and should -
- be inward looking - view to heath is not a 'view', simply an unrestrained opening created by the railway

- have its extent defined by walls, trees (not in boxes - note depth required for planted trees), levels or railings as appropriate
- have a central point of focus - sculpture, fountain etc
- have some points of entry concealed
- be suitably paved and provided with seating and associated items of street furniture - a slow space.

#### **Energy and sustainability report**

- 25+ pages stamped 'DRAFT' - why include? contributes to excessive bulk of report, further distancing it's ability to communicate clearly with the general public

#### **Other reports**

- Not much sense that 'specialists' have influenced design, as most simply provide lengthy statements of compliance with design presented.
- Their inclusion represents a failure to communicate clearly to the public.

END

17 March 2019

Jim Beggs.

