

Dear Kristina Smith

Objection to Planning Application 2019/3138/P

We have now had the opportunity of looking at the applicant's revised plans for 115-119 Camden High Street.

Let us begin by saying that The *Delancey Street Residents Association* would welcome the regeneration of this now run-down corner if the proposal genuinely makes a *'positive contribution to this part of Camden Town'* and truly *'respects the unique character of Camden'*.

Having said that, we heartily endorse the comments made in *The Camden Area Advisory Committee's* report which concludes that the revised design is not acceptable and we would like to register our **OBJECTION** to the application.

In relation to the current design, a revision of the first pre-application consultation with the community, we comment as follows:

THE DESIGN.

We still think that the design will have a negative impact to this important corner of Camden Town which serves as a gateway to *Delancey Street* and *Regents Park*. This proposal will not be, as the applicant describes, *'respecting the unique character of Camden'*, but *disrespecting* it and actually be material to its *detriment*. The revised design still looks cheap and ugly and bears little relationship to any other building in the vicinity.

- The set-backs are barely there at all and the elevation drawings are therefore quite deceptive because the zig-zag top two storeys on *Delancey Street* will be very present indeed. The same goes for the views from *Arlington Road*.
- There is very little articulation in the facade details - *despite labels stating otherwise*.
- The applicant has not listened to us with regards to putting the social housing balconies on the west side facing into *Signmakers Yard*, so these outdoor amenity spaces will be exposed in the worst possible way to both noise and pollution therefore rendering them useless to the occupants.
- In addition, the applicant has proposed positioning air conditioning condensers on the wall above the flats which may be visible from further up *Delancey Street*.
- Same story with the roof plant enclosure.
- The treatment of the corner is exceptionally poor. The entrance of the hotel should be moved off Delancey Street to the *High Street* as *Delancey Street* is far too narrow and inaccessible and will

lead to obstructions of the road, pavement and create a real safety hazard. We continue to have concerns that the proposed service access (*Signmaker's Yard*) will be unsafe because of its location and tight access

MASS.

The massing in the revised design is problematic in relation to *Delancey Street* for the same reasons as stated previously.

- In the first proposal the residential element read as a separate volume, which helped to break up the overall mass of the development. In the current proposal, the hotel and flats are accommodated together in a single in-articulated block. This is less successful, more impactful and appears top heavy. The building's excessive height will blight the area from all angles - including from *Arlington Road*.
- Consequently, the overall massing is worse than we were expecting. It is more lumpen, less well articulated and the overall height taller than *Bedford House* and therefore, whatever gloss you might put on it, the applicant's proposed building is definitely not 'contextual'.

MATERIALS

The whole awful scheme is utterly depressing and cannot *possibly* be described as an '*exemplar*' building. It is an utterly generic building clad in horrible pre-fabricated brick slip faced panels hung on to a frame, resulting in a facade that, far from being as the applicant describes '*referencing local materials - brick stucco*', is in reality *entirely* devoid of character, nuance, individuality or a single redeeming feature.

- The materials proposed for the new building is uniform, flat in colour and does not compliment the rich materiality of *The Blues Kitchen* on the opposite corner.
- The '*sage green*' perforated screens and metal windows will undoubtedly look cheap and nasty.
- The red brick is too uniform, and the stretcher bond is dull and repetitive, as is the uniform grid of windows. The combination of details and materials will result in a negative presence on this prominent site.
- There is too much generic, full height glazing on the *Delancey Street* side which will have a detrimental impact on the character of the street.

USE

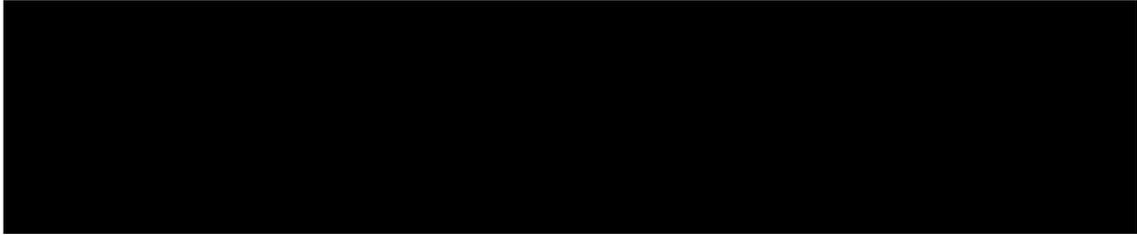
There is absolutely no local demand for yet another bar, there are too many on that stretch already. Local people are already having to cope with unacceptable levels of anti-social behaviour and petty crime. What we would welcome is a retail space that would make a positive and useful contribution to residents and local businesses.

In conclusion, we would like to say that our worst suspicions have been confirmed in that the pre-application consultation with the developers has been a total waste of time. It is clear from studying the revised plans that no serious attention to our concerns has been paid.

Yours sincerely

Russell Grant
On behalf of
Delancey Street Residents Association

Sent from my iPhone



It is a terrible design. Heavy & far too bulky for such a key position which affects both the High St and Delancey St. No thought given to the existing styles in either.

Also the cab pick up entrance will impede traffic on what is an extremely busy road.

Thanks

Penny Jones

CAAC member & resident.

Sent from my iPhone

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Catherine Colley and Russell Grant
On behalf of
Delancey Street Residents Association