

Attention of Camden Planning office

Re: Project 2021/3580/P

22Oct 2021

Tybalds Estate Regeneration / Block D

Block D, a proposed unit of a dozen 2 bedrooomed units, is taller than Richbell.

Its frontage will be in line with and opening onto Boswell St. pavement, without any intervening space or wall. There is little space at the rear of the proposed development.

The proposed development looks to occupy quite a cramped site, which accommodates the main entrance to Richbell, and its waste disposal chute. This leads to questions about fire safety, refuse collection and access, of emergency services to Richbell. Will rough sleepers access this cul de sac behind the new build?

Due to the prominence of Block D, it will eclipse a significant proportion of Richbell where residents' balconies and living rooms, which currently enjoy natural light, will miss out, on natural light and warmth, by being in Block D's shadow.

Furthermore Block D will greatly reduce daylight which currently benefits the kitchens of flats 4, 8, 12, 16, 20, 24 & 28.

Reflected light from Springwater currently brightens up the north side of Richbell, and also Boswell House. Springwater will also be obscured by the newbuild and loose direct sunlight.

Natural light is vital for life and health. Evolution of man could not have happened were it not for light. UV light, a part of sunlight, assists natural resistance to infections.

Compared with other areas of the Tybald's Regeneration Programme, where there does seem to be an appearance of harmony between architectural elements, Block D does not sit easily with Richbell.

Boswell House, Springwater & Richbell already create an enclave within Tybalds Estate which has very little space and amenities. If Block D materialises the communal space will reflect the lightl-deprived future.

For the residents of these blocks, conceiving an additional modern-build block is an insult to the QOL of existent residents.

Michael and Marthe Finnegan Flat 1 Richbell