



Subject: comments on the Murphy's Yard planning application 2021/3225/P

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Dear Jonathan,

I understand, from your correspondence with the Dartmouth Park Neighbourhood Forum, that there is an extension for comments on the Murphy's Yard planning application 2021/3225/P, is today.

I write as a resident of Gordon House Road. While I do embrace change and improvement to the neighbourhood, and embrace the need for more housing and amenities, I have the following concerns regarding the planning application, echoing those of my neighbours. These are primarily to do with:

1. Impact on Gordon House Road traffic and pedestrians
2. Massing and height of buildings
3. Intended use of buildings and types of development
4. Concerns with effect on green corridor/s behind Gordon House Road

1. Impact on Gordon House Road Traffic and Pedestrians -

Gordon House Road will be impacted by this development. The 'car free' element sounds like a good idea, but in truth any car owners in the development will be forced to park cars in the surrounding streets around the development and will it not address the deeper issue of traffic, currently at very high levels. The main concern is the relatively large, open spaces and public areas of the development and the 'heathline route' that will abruptly bottle neck onto the narrow pavement of one of the busiest roads in north London

The road is particularly bad in school term times and peaks during the daily rhythms of the working week, mornings see high volume of traffic of parents using Gordon House Road to get to schools in Highgate and Hampstead.

One element that has been overlooked is the pedestrian footfall along Gordon House Road which is already exceptionally high.

We have four local secondary schools in very close proximity and three local primary schools nearby that contribute to footfall during 'school run' in morning and afternoon combined with the commuters accessing transport links of Gospel Oak Station, this results in the pavements of Gordon House Road welcoming extremely high volumes of pedestrian. The pavement towards Gospel Oak Station narrows to such that there are railings installed to prevent the heavy flow of pedestrians being pushed into the road of a morning's school run or workers commute. This actually creates a blockage.

There is some reference road traffic of Gordon House Road by Murphys but none of the high levels of pedestrian footfall that create particular stress points in the day that local residents do their best to avoid using the pavements at these times.

Unfortunately, there have been accidents involving pedestrians on Gordon House Road. The proposed entrance/exit the Murphys development onto Gordon House Road/Mansfield Road is at a particularly narrow point in the pavement. The increase in homes and employment opportunities will exasperate this particular problem of footfall along pavements that are barely managing to provide adequately for the current situation. To go ahead with the plans, in their current form with no mitigation of these issues may result in dangerous and disastrous consequences for public safety.

2. Massing and height -

I welcome new development that will compliment existing design and architecture that surround the northern end of the development, particularly scale that mirrors that of the existing buildings. We welcome buildings and development that is a human scale and user friendly. Tower blocks do not seem to be very future proof - relying heavily on elevators for residents to reach their homes and lighting to make corridors of floor upon floor usable and safe - this is impractical for families, elderly and disabled. Camden has an amazing architectural heritage of low rise, high density architecture that creates close communities. There is no need for tall buildings and blocks that tower over the existing architecture.

There is a large scale difference between the 3-4 storey terrace houses on Gordon House Road, and several quite large blocks proposed directly behind, including zone/ plot Q on the proposal. (if the drawings proposed are correct, new blocks proposed are 11 or so storeys, almost 3 times as high). The amount of overshadowing and blocking of sunlight caused by the height and massing of the development is also a real concern, it will totally change the light conditions our homes experience and the make up of our gardens; effecting the biodiversity of local wildlife that travels between residents gardens and balconies and the near by Mortimer Terrace Nature Reserve, including bats that forage and commute from gardens to the reserve. I have also heard Owls!

3. Intended use of buildings, types of development.

I welcome the opportunity that Murphy's Yard development offers to provide much needed housing in the local community. London has been in the grip of a housing crisis for many years and the variety of existing homes that surround the development give a clue to what is needed by the to enable a diverse community to thrive. The northern boundary is a blend of market rent, home ownership, local authority social housing, housing association and housing cooperatives. A balanced mix of truly affordable housing, cooperatives, social housing, homes to purchase and rent is needed. Currently the plan does not have enough Social housing to keep the mix in of our diverse community enabling families to stay in the area, there is a huge demand for 2, 3 and 4 bedroom family housing at social rent - with more of a neighbourhood feel, as it currently present.

4. Green Corridors

I strongly feel, that the current green corridors should be kept, and enhanced. There is the Mortimer Terrace Nature Reserve (directly north of the site- which will be affected by both the height of proposals, and reduction of adjacent wild, green spaces. There is a real danger of cutting off wild spaces, so that species can no longer travel along such corridors. They then get cut off into

'islands' that are too small to survive on their own. The loss of sunlight and airspace, will also have a detrimental affect on the biodiversity of the protected nature reserve. I would welcome development that makes space for existing nature, acknowledges that nature requires, routes, pathways and green corridors to continue to support the biodiversity of local wildlife as well as the creation of new wildlife spaces in the development.

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