

*Mansfield Conservation Area
Shirlock Road*

To whom it may concern:

Re: Planning Application Number 2021/3225/P - Murphy's Yard Redevelopment

We, the undersigned, are residents of Shirlock Road which sits in the Mansfield Conservation Area. The purpose of this letter is to set out some concerns that we have with respect to the proposals for the development of Murphy's Yard. We believe that the below concerns are broadly representative of the concerns that other residents in the Mansfield Conservation Area have with respect to the same proposals.

The development of the Murphy's Yard site is an excellent opportunity to connect Kentish Town to the Parliament Hill neighbourhood and enhance the status quo. However, we are concerned that several aspects of the developer's proposals will only serve to erode the longstanding look and feel of the impacted neighbourhoods, rather than enhance them.

We would respectfully request that the Council considers the following concerns that we have with respect to the proposed redevelopment:

- **Height of Proposed Buildings** - several of the proposed new buildings included in the planning application are of a height that is unprecedented in the area, giving rise to three key concerns:
 - the south facing skyline enjoyed from Parliament Hill will be materially impacted. Although there is a certain charm to the tall, iconic buildings that can be seen from the top of Parliament Hill, they are sufficiently far away to be unimposing. We are concerned that the combination of the height of the proposed developments and proximity to Hampstead Heath will ruin all south facing views from Parliament Hill and Kenwood House as anybody seeking to enjoy those iconic views will be just drawn to the imposing nature of the development. We have similar concerns with respect to the impact that the proposals will have on the views of Parliament Hill that can currently be enjoyed from Kentish Town;
 - we are concerned that nearby neighbourhoods will be materially deprived of natural light due large shadows cast by the taller buildings proposed in the application. We are particularly concerned about the Lido just off Gordon House Road; and
 - The neighbourhoods that surround the proposed redevelopment are popular for their "village" feel and charm. They are not inner city residential neighbourhoods such as those that can be found in the Boroughs of Southwark or Lambeth. The imposing nature of the proposed developments will significantly erode the village feel to these neighbourhoods.
- **Residential Development** - we are very supportive of the Council's policies with respect to affordable housing and increased provision of family accommodation, but the proposals do not appear to comply with the Council's minimum requirement (35%) for affordable housing and substantially all of the proposed residential units appear to be one or two bed apartments. We would like to see at least 35% of the proposed residential development being affordable housing and a substantial increase to the level of family housing included in the residential redevelopment.
- **Congestion** - the roads and pavements to the north of the Murphy's Yard site (namely Gordon House Road) are already congested, particularly during peak hours and as a result of the traffic planning that the Council recently introduced across the neighbourhood in between Prince of Wales Road (to the south) and Gordon House Road and Mansfield Road (both to the north) this has only worsened in the last 12 months. It is very difficult to understand the statements included in the proposals that suggest that the proposed redevelopment will not have the effect of increasing pedestrian or road congestion, particularly given the need for the properties and residences within the proposed redevelopment to be serviced and the inevitable increase in daily usage of Gospel Oak station, the Lido and Hampstead Heath as a result of the proposals.

Thank you in advance for your consideration of the above.

Yours faithfully,

Residents of the Mansfield Conservation Area

Name	Address	Signature
ANDREW FRASER	44 SHIRLOCK ROAD	
ALAN DORNFORD	48 SHIRLOCK ROAD	
VANESSA CHEN	18 SHIRLOCK ROAD	
BRUCE RAILTON	18 SHIRLOCK ROAD	
NIGEL SHINDLER	5 SHIRLOCK ROAD	
BARBARA LAWRENCE	5 SHIRLOCK ROAD	
Theo Kotridis	39 Shirlock Road	
ANNE HINDLEY	16 SHIRLOCK ROAD	
HICHALE FINK	1/27 SHIRLOCK Rd	
LEE ROBINSON	1A Shirlock Rd.	
BRODIE (PETER) CROSS	1A Shirlock Rd.	
Jöelle Chemeris trends	27 Shirlock Rd	
ROBERT DYE	37 SHIRLOCK RD	
MIDORI STOYLE	22 Shirlock Rd	
CLARE ST. JOHN	29A Shirlock Rd	
JUNE & HOWARD JONES	12 SHIRLOCK RD	
LAUREL SUTHERLAND	31 SHIRLOCK RD	
BENJAMIN SUTHERLAND	31 SHIRLOCK ROAD	
CAMERON BOWIE	9 SHIRLOCK ROAD	
JULIE REDMOND	420 SHIRLOCK ROAD	
GEMMA MORRIS	42 SHIRLOCK RD	
Nicola Dunn	53 Shirlock Rd	
SIMON GARFIELD	61 Shirlock Rd	
JUSTINE KAUFER	11	
BERNARD MILLER	1A Shirlock Rd	

Name
DANIELLE TAYLOR
VICTORIA FEARER

Address
20C SHIRLOCK RD
44 SHIRLOCK RD

Signature



Sharon Salmon 20 Flat B, Shirlock Rd NW3 2HS

