

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3430/P	E Pedley	23/09/2022 10:10:53	OBJ	Please see below for objections for the proposed development;

#### Amenity Space

- A previous planning application was submitted for the site, but rejected citing lack of amenity space.
- This development shows the Bin Store located within the ground floor, however, I fail to see how the bins are going to be collected from this location. As the bin store, does not have any direct access from West End Lane, the only the area available for vehicular collection is from the Kilburn Vale estate. The Kilburn Vale estate is private land, the management and upkeep of which, is paid for by leaseholders. I suggest that the bin store in this location is fundamentally unfeasible, as the bins cannot be collected from location shown and fails to take into account the issues addressed from the previous application.
- I also query the feasibility of the floor plans according to London Space Standards. Whilst they appear to achieve the absolute minimum space required, I don't see that the storage space requirements have been fulfilled.

#### Height & Design

- The new development is listed as 5 storeys, but is in fact nearly 6 once the heavy parapet has been added. The application documents refer to the heights of the surrounding buildings, but have systematically ignored the existing street pattern. It is true the Holmesdale block is 5 storeys, but the block next door is only 3. The new development should therefore be no higher than 4 (inclusive of parapet) to ensure the hierarchy of the street is maintained.
- The developer has been influenced by the Kilburn Vale estate buildings, which are designs of a post-WW2 era. The mimicking of these designs is lazy and results in further low quality buildings. The design tries to blend into the Kilburn Vale estate, without any real innovation or regard to the historical context that the Kilburn Vale buildings were originally designed in.
- The materials are inappropriate design because, as mentioned in the point above, they mimic an estate typography that the proposed building is not in any way part of. It is not built on estate land nor is it contributing to the up keep. The new building should take influence from the architecture of The Bird in Hand pub.

#### Design & Crime

- In Camden Councils Local Plan (LP) under point '7.11' it suggests that buildings should have 'Active Frontages' and highlights Negative factors which include 'Long blank facades.' However, the height of the design creates a near 6 storey blank wall on the Kilburn vale estate. This is likely to increase anti-social behavior and crime within the estate. This further contravenes point '7.18' in the LP document which states 'Design should create safe and attractive places and be designed to prevent anti-social behavior.'

#### Surface Water Flooding

- The development is in a location designated with a 'very high risk' of Surface Water Flooding. This was very apparent last year when vast areas of the local area were flooded. I fear that this development will increase the chance of flooding in the area, and as the Kilburn Vale Estate is on lower ground to the proposed development, it will be the Kilburn Vale Estate that takes the brunt of this flooding. I would suggest that the density of the development should be reduced to allow for further flooding mitigation measures, previously discounted within their submitted documents.

As listed above, my concerns and objections are routed primarily in the height and the appropriateness of the design and the feasibility of the amenity space provided. I do not object to the principle of development in general, but I think the many of the aspects of the design need to be re-thought in order for it to be both feasible and to add to the character of the area.

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Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3430/P	Thomas Muirhead, Architect	24/09/2022 10:21:50	COMMNT	1. The internal planning is very poor. Some examples: access to/from the bike store, by anyone with a bike, would be extremely difficult; some bedrooms are so small as to be unusable. Etc. 2. Materials: I cannot understand the choice of red brick. In my opinion the brick should be the same as that of the existing Bird in Hand.

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