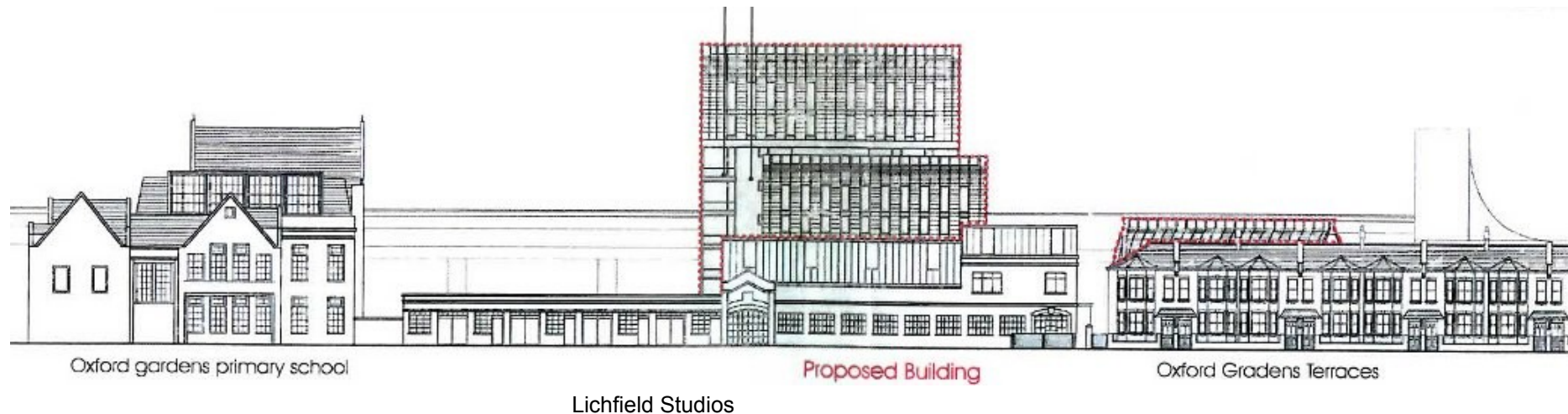


8 Storey Block of Flats – threat to our area

URGENT ACTION NEEDED



This is the shocking image of the proposed block of flats, which will dwarf Lichfield Studios, overlook many homes and ruin views in our area.

We need as many residents as possible to object to this development. Here are some suggested points:

- The proposed height of buildings at its highest will be 8 storeys - not the 5 suggested in the planning application - that's about 26 meters, over 85 feet tall: a third taller than Oxford Gardens primary school and about double the height above the top of the roof of Lichfield Studios.
- The 3 massive arched roofs on each building accommodate 2 storeys, ranging in height from 7 to nearly 8 metres (26 ft)
- The bulk, volume and design of the buildings will have an inappropriate relation to the surrounding area. The development does not complement the area in any way and thus would harm views and the setting of the St Quintin/Oxford Gardens Conservation Area, contrary to Core Strategy policy CO5.
- All the roofs of the proposed buildings are made of a highly reflective zinc surface, an alien material to the conservation area. Each of the 2 tallest roofs has over 40 large residential windows facing the conservation area, creating light pollution at night.
- First floor large roof terraces are proposed for the 3 storey building, which will overlooking the gardens, bedrooms and living space of Oxford gardens properties (in particular properties no. 147 to 135) resulting in lack of privacy. The buildings will increase the sense of enclosure for houses on the south side of Oxford Gardens, contrary to Core Strategy policy CL5.
- The important view to the south along the entire length of Wallingford Avenue, including the attractive low facade of Lichfield Studios, would be very seriously harmed and overwhelmed by the two buildings which will be 8 and 5 storey high.

Comments can be made via the council's online system on the council's website planning application, ref PP/12/03251 or by email to planning@rbkc.gov.uk or by writing to Planning at the Town Hall, Hornton Street, London W8 7NX.

The deadline is October 27th 2012