

108 luxury flats proposed for Gondar Gardens reservoir

LifeCare Residences have broken cover one year after buying the reservoir site. They contacted GARA and other local residents’ groups last week. Here’s what they told us:

- LifeCare Residences builds retirement homes “unreservedly at the luxury end of the market” – *we knew that, but we were still shocked at what came next ...*
- LifeCare want to build 108 luxury flats on Gondar Gardens reservoir, together with a restaurant, swimming pool, nursing facilities and various offices to service their ‘retirement community’ – *108? Not a joke? And nursing facilities too?*
- They would make their scheme “car free” by providing a chauffeur service to their residents – *hardly a model of sustainable transport or encouraging integration with the rest of us!*
- They would pay Camden a large sum in lieu of providing any affordable housing
- LifeCare and their professional advisers appeared surprised to learn that the Open Space and Site of Nature Conservation Importance cover the whole site except for a small strip on the street frontage – *we sent them away to look at the plans!*

We already knew that LifeCare builds luxury retirement homes – hardly an amenity for local residents as we are simply not in their target market. Compare that to the currently approved frontage-only scheme for 28 homes that delivers both affordable housing and protection of the Open Space, with 93% of the land gifted to the London Wildlife Trust in perpetuity. Click [here](#) for a brief summary of previous schemes.

So what next? LifeCare will arrange a public exhibition at which they will show off their plans – we haven’t seen anything yet. They will ask for feedback, and will note down what people tell them. And then they will proceed towards a planning application, citing this exercise as evidence of ‘consultation’ with locals. We’ve been here before, and we really need all of you to be as vocal as possible – it makes a difference – so that we can continue to protect the openness and biodiversity of this important green space.

Join GARA, come to our AGM, protect your environment

Many thanks to those of you who have renewed your GARA membership. We really need more of you do the same: ***a strong membership is the best way to protect the Open Space.***

GARA subscriptions run from January to January, so please, please re-join now – it’s just £10 per household or £5 for an individual, as follows:

- Cash or cheque payable to GARA, delivered to 20 Gondar Gardens NW6 1HG. (You can use the tear off slip at the end of this newsletter to confirm your details).
- Bank transfer to sort code 20-74-63, a/c 80451223, with your name / address in the payment reference; and please e-mail infogara@gmail.com to let us know.

Our AGM is on Tue 25th April, 7.30pm (location tba) and the Big Lunch is on Sun 18th June.

David Yass
Chair, Gondar and Agamemnon Residents’ Association
www.gara-westhampstead.co.uk

I would like to join GARA. I enclose my 2017 subscription (£5 individual or £10 household).

Name Address e-mail

Please return this form (cheques payable to GARA) to The GARA Treasurer, 20 Gondar Gardens NW6 1HG