

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1680/HS2	Richard Simpson for Primrose Hill CAAC	19/03/2023 12:20:07	OBJ	<p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>15 March 2023</p> <p>Adelaide Road HS2 Headhouse 2022/1680/HS2</p> <ol style="list-style-type: none"> 1. The PHCAAC understands that Camden is re-consulting on the issue of the impact on views from the Primrose Hill CAAC of the proposed headhouse and the adequacy of HS2's submitted visualizations. 2. This advice was agreed at the PHCAAC's meeting on 15 March, and supplements our advice dated 15 June 2022 and 1 February 2023. The HS2 visualizations were submitted after those dates. 3. The view from Regent's Park Road towards the Adelaide Road nature reserve is acknowledged by Camden to be significant in the 'Primrose Hill Conservation Area Statement', which is current SPD for the conservation area, at p. 21. 4. We note that HS2 has not provided an image of the original view, that is, the one which Camden formally acknowledged in the PHCA 'Statement'. This view stretched from the church spire, to include villas and houses, but especially the green luxuriance of the Adelaide Road nature reserve. HS2 should provide an accurate image of the view which was acknowledged as significant so that the impact of their proposed work can be reasonably assessed. 5. While the recently submitted HS2 visualization demonstrates the impact of the headhouse within the significant view, and its harmful impact, the view appears to be truncated, in that the whole of the headhouse and vent shaft is not shown, nor is the security fencing. 6. A visualization of the full view, before the work began, and as now proposed, is essential to a full assessment of the current proposals. 7. The PHCAAC continues to object to the current proposals. <p>Richard Simpson FSA Chair</p>

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2022/1680/HS2	Anna	20/03/2023 23:57:07	OBJ	<p>The proposed design of the Hs2 ventilation shaft Headhouse in Adelaide Road seems larger in size then the one originally proposed.</p> <p>The headhouse was supposed to be a one storey building on the Adelaide Road side, and two storeys on the Primrose Hill side.</p> <p>In the present design it looks like a double size of what was originally proposed!</p> <p>The structure will block lots of sunlight for the houses in Adelaide Road and it will destroy the view from the Primrose Hill side and Regent's Park Road bridge as well .</p> <p>The structure looks like a huge industrial building that doesn't suit the area.</p> <p>An eyesore!</p> <p>Why this headhouse was not designed in a Victorian villa style that would perfectly blend into this residential area?!</p> <p>There is also a very little vegetation in this design and no sign of the green corridor that was promised!</p> <p>Hs2 removed over 500 trees, shrubs and evergreens from the area and they need to be replanted to provide the area with the pollution barriers.</p> <p>Please also note that residents would like the brick wall to be rebuilt to its original design and colour!</p>
2022/1680/HS2	Charlotte Vohryzek-Samuel	20/03/2023 18:39:28	OBJ	<p>We are shocked that the 'new' view still shows the headhouse sticking out.</p> <p>We particularly see no sign of the promised "green corridor" (required by the HS2 Act). It's completely out of character with the area using the prominent site to promote HS2's brand at Primrose Hill's expense</p> <p>From our corner (Adelaide Road all ends) it will clearly be even more prominent like near Regents Park Road bridge...)</p> <p>We suffer HS2 building works every day (and night), are shocked about this insult of a 'new submission' and demand more clarity, transparency and greenery overall. You have destroyed so many trees - we don't want an ugly box instead.</p> <p>Please provide an adequate visualisation with a significantly smaller and less obtrusive head house, more greenery and much more trees everywhere.</p>

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2022/1680/HS2	sally roach	20/03/2023 20:31:53	OBJ	<p>I have just seen the latest visualisation of the HS2 head shaft in Adelaide Road. I really am shocked by what is proposed. We used to have lovely tall trees where the shaft is now situated and apart from the environmental benefits, they also cushioned the noise from the trains. Since all the trees have been cut down I can for the first time in my 27 years in the same house, hear the trains. Instead of an environmentally friendly nature reserve we are being offered a desperately ugly breeze block like structure that can clearly be seen from the bridge over the railway and many other spots within Primrose Hill. Apart from being incredibly ugly, it is quite out of keeping with the area, has destroyed the nature reserve, does not allow passage of wildlife through the area, is likely to lead to increased pollution levels due to the lack of trees - the very thing Camden are working hard to reduce. There needs to be a major rethink of the design with something more in keeping with the area as well as something that reinstates some of the environmental benefits that have for the time being been removed.</p>
2022/1680/HS2	Nadia	20/03/2023 10:34:58	OBJ	<p>I am horrified to see the new visualisation of the HS2 head house. This is not at all what we expected as residents. The structure is a stark box, sticking out of the landscape and completely incongruous. It appears to be unshielded by negations and with no sign of the promised green corridor which is required by the HS2 Act. Primrose Hill and the surrounding area is a pretty village of Victorian houses and this is completely out of character with the area. It will be even more prominent from other viewpoints near Regents Park Road bridge. More views must be submitted so that residents can understand the full impact of this structure, and it must be made less of an eyesore.</p>

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2022/1680/HS2	Jeremy Lewison	20/03/2023 10:22:30	OBJ	<p>The new visualisation of the Headhouse and Vent Shaft on Adelaide Road will dramatically change the view across the railway from Primrose Hill and from the bridge towards Chalk Farm Station. It will also seriously affect the view from Primrose Hill Road bridge. In addition, at the moment when the ward boundaries have been changed to incorporate Chalk Farm into the Primrose Hill Ward this over developed, excessively high building blocks the visual connection between the two sides of the tracks. It will become an overbearing barrier at the end of Eton Road. At present it looks like a hideous shiny industrial box, with little to no greening. Having uprooted so many trees and removed so much greenery from this site HS2 are doing a minimal amount to mitigate this loss. There is no consideration for the character of the surrounding architecture. This building is on the edge of the Eton conservation area and will dominate it. The building is considerably higher than originally planned and announced at the planning and petitioning stage of HS2 and HS2 must not be allowed to get away with this. For the houses on Adelaide Road, which had unrestricted views across the tracks, this will be a massive blight. For those of us living on Fellows Road between Steeles and Eton Road it will be a nefarious presence.</p>

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2022/1680/HS2	Jeff Travers	19/03/2023 14:40:19	AMEND	<p>Regarding the additional photo and "photomontage from the same viewpoint on King Henrys Road, (across the road from Regents Park Road bridge) ... they clearly demonstrate that HS2's Adelaide Road Vent Shaft is a large alien box that sticks out like a sore thumb at the focal point of the view ... which is prominent in the field of vision of one of the Primrose Hill Conservation Area Statement's six "significant views" in subarea 2 (ie the main tourist area). This visual impact is clearly very damaging to the local context as it creates an industrial landmark at the main entry point to Primrose Hill to replace (or screens) the previous view of the extensive green woodland which completely screened all nearby buildings (as it seemed that Primrose Hill was in the countryside). The new visualization proves that, because of this greatly damaging visual impact to this important local context, Camden should have negotiated mitigation with the applicant... However HS2 previously maintained publicly that the head house would not be visible from the vicinity of Regents Park Road bridge.. and that therefore no mitigation would be justified... So Camden were presumably misled by HS2 and their contractor.</p> <p>This seems to be corroborated by the minutes of Camden's pre-application meetings with HS2 and its contractor which do not record any discussion about visual impact and mitigation other than to the north elevation.</p> <p>Notwithstanding that the submitted visualization now proves that HS2 were wrong and mitigation now needs to be negotiated... there are three problems with the new documents submitted which need to be addressed via additional visualizations to enable proper mitigation to be negotiated and further design work submitted so the Sch 17 application can be determined...</p> <ol style="list-style-type: none"> 1 The new "photomontage" visualization has been fiddled to minimize visual impact. It shows the building to be partly obscured by flats and vegetation. This was mainly due to HS2's poor choice of viewpoint... (ie too close to the back edge of pavement and too low). But also foreground vegetation has been Photoshopped to hide the headhouse. And this trompe also makes the Headhouse appear "embedded in the landscape" (HS2's greenwashing slogan from the application's Design and Access Statement) even though... around the vent shaft... hardly any vegetation is evident on the photomontage compared with the woodland that HS2 have destroyed (even on their "photomontage" showing 15 years growth). Also neither the legally required "green corridor" is evident nor HS2's proposed security fence nor the green roof and nor the rooftop equipment which now replaces most of the green roof... so the appearance is far from accurate. 2 HS2's new submission does not include a photo of the Chalk Farm Embankment Nature Reserve woodland of 500+ trees (from the same viewpoint) that HS2 have removed to provide a baseline to measure visual impact ... I will separately send the Case Officer my photo of the woodland (taken in May 2017 by Google from a viewpoint close to HS2's which Camden should insist be the viewpoint of a revised more accurate photomontage). Instead HS2 only provide an irrelevant photo of their treeless excavated building site as the baseline. 3 The planning submission doesn't address HS2's Lead Architect's blatant misinformation. when he publicly insisted (at the September ECRG meeting) that this headhouse won't be visible from the pedestrian route on Regents Park Road bridge (ie within the field of vision of the second of the Conservation Area Statement's six "significant views" in subarea 2). <p>So Camden need to require more visualizations to counter HS2's misinformation.. and many others too.. eg north south east and west... or a video... like the one produced for the Chilterns... to identify the visual impact</p>

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				<p>of another boxy HS2 headhouse at a mundane ring-road location. Such a video will enable the full impacts to be identified so mitigation measures can be agreed for this prominent site in such a sensitive area.</p> <p>HS2 previously publicised use of advanced Building Information Modelling (BIM) for all their design work "to inform community engagement" was advertized to make accurate 3D simulation routine.</p>
