

Builder Depot application 2023/1292/P

Dear Sirs

I would like to support this scheme as an alternative to Landsec's proposals for this site, for the following reasons:

- It brings forward development of housing and affordable housing on this site much sooner than the Landsec scheme, as the site is within the second Outline phase of the Landsec O2 masterplan. This phase is dependent on purchase of the VW/Audi garages site.
- It preserves the skilled employment at Builder Depot, as eloquently explained at the O2 planning meeting
- It brings forward the possibility of step free access to West Hampstead tube station much earlier than the Landsec scheme.

Gerald Eve's objection to the Builder Depot scheme states

"For example, if it were possible to use the builder's merchant site to construct a construction compound/logistics TfL have advised that this could significantly reduce costs which is why it is critical that Plot S8 comes forward as part of this comprehensive development."

In addition, we note that the footprint of the proposed building is very close to the tracks. We are advised that this is much closer to the tracks than would normally be acceptable to TfL for operational and safety Reasons.."

I disagree with both points.

While they are a largely matter for TfL, when West Hampstead Overground Station was rebuilt a couple of years ago, TfL used the compound, which I think they own, at the bottom of Blackburn Road near Granny Dripping steps. The two station upgrade projects are similar in scope – if anything the Overground project, with two lifts, was a bigger one. I see no reason why the Builder Depot scheme and a TfL upgrade scheme should not proceed in tandem – although this would require a change to Builder Depot's present plans.

Re proximity to the tube line – whatever scheme is proposed for this site, it will be very close to the tube line and will be tricky to build for this reason. However, there are plenty of precedents elsewhere for new buildings abutting tube lines, although TfL normal guidance does specify a very large gap between the railway lines and new buildings.

Thank you

Best Regards

John Saynor  
Chair, West Hampstead Amenity & Transport