

David Peres Da Costa

From: Harry Howat <[REDACTED]>
Sent: 28 February 2024 10:27
To: David Peres Da Costa
Cc: Alex Neal; Katie Hughes
Subject: RE: Land to the west of Argyle Square - 2023/4791/P – welfare cabins

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Hi David,

Below I have provided the relevant responses to the next set of comments. Again, the Applicant's responses are in **red**.

The latest set of comments were issued to the Applicant yesterday who are currently reviewing and preparing their responses accordingly.

Whilst writing, are you able to provide any additional information on the Members Briefing report following its deadline yesterday or when we are likely to receive an update?

Thanks,

Harry

Bin Stores

One of the objectors has raised concerns with the bin stores to the south of the hoarding. There appears to be space inside the hoarding line for the two bin stores and if so they should be relocated within the hoarding line to reduce clutter in Argyle Square. **The logistics team installed the bin store to the South of the building as there is not any space inside the hoarding due the support blocks required internally. The bin stores have now been removed.**

The bin stores have been removed.



Designing Out Crime Officer (DOCO)

Due to consultation comments raising community safety, the Designing Out Crime Officer was consulted and they have provided comments.

Please could you consider whether their recommendations can be adopted. The recommendations which relate to increased lighting or light spill are unlikely to be welcomed by neighbouring occupiers as they already have concerns with light pollution. I suggest that they are not taken forward.

We currently have 2 light fittings on the north elevation, 17 on the west elevation and 2 on the south elevation (all equally spaced in accordance with industry guidance). All the light fittings are red bulkhead type and have already installed shrouds around the fittings to ensure the light is only omitted in the direction of the oncoming traffic. The shrouds were added as a direct result of a comments from a neighbour regarding light overspill into their property. We would not want any addition lighting to further impact on light overspill. Is there a particular light fitting that you can suggest we use?

But there are other recommendations relating to poor sightlines which you should consider. ***We have installed vision panels / windows along the east elevation that borders the park, see photo below. It would not be practical to add windows along the west elevation as these would only show the side of the modular site accommodation units. It is not possible to create windows on the concealed corners due to internal constraints caused by hoarding ballast blocks and security office.***



In relation to the second skin boundary suggestion, this would only increase the overall footprint of the site accommodation / hoarding setup. The entrance to the park on Argyle Square West would also be lost if the perimeter increased and the view would still be obscured by the accommodation units. Furthermore, we need to maintain the remaining carriageway on Argyle Square West so do not believe this is a viable option.

We have a convex mirror installed on the junction of Argyle Square South and Argyle Square West, see photos below.



In relation to CCTV coverage, we are able to monitor the west elevation of the site accommodation, area to the north-east of the site accommodation / park entrance and E-Bike / E-Scooter parking area as per previously issued stills. However, in light of DOCO's comments regarding registering with Information Commissioners' Office we have disabled this function temporarily. Please advise on application process and any associated costs.

Harry Howat
Planning Consultant



Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London, W1T 3JJ
www.geraldev.com



GERALDEVE
A NEWMARK COMPANY



From: Harry Howat
Sent: Friday, February 23, 2024 12:12 PM
To: David Peres Da Costa <David.PeresDaCosta@Camden.gov.uk>
Cc: Alex Neal <ANeal@geraldev.com>; Katie Hughes <KHughes@geraldev.com>
Subject: RE: Land to the west of Argyle Square - 2023/4791/P – welfare cabins

Hi David,

In response to the first set of comments issued, I have combined them together and set out the Applicant's responses below in **red**.

NB: I appreciate you have issued further comments relating to this application. These are now with the Applicant for review/response which I will share with you early next week.

Thanks,

Harry

Description of Development

I have updated the description of development as shown below. Please could you confirm that this is agreed. Thanks.

Original description

Erection of 4 welfare cabins including 5 x a/c condensers to south west side of cabins.

Updated description

Erection of 4 temporary welfare cabins surrounded by hoarding, including 5 x a/c condensers to south west side of cabins, for a period of 3 years.

The Applicant is happy with the amended description of development. NB: Please see attached mark-up confirming condenser locations and also a survey of site accommodation location (BEL-1430-XX-XX-SU-X-00038_PR1) with line of surrounding hoarding (hoarding shown with green dotted line).

CCTV Monitoring

Your response to the concerns raised by objectors included the following:

In addition, the additional security presence, additional CCTV monitoring and lighting associated with the welfare accommodation will provide additional public benefits by contributing to the improvement of anti-social behaviour within the vicinity of Argyle Square.

Please could you provide further details of the CCTV monitoring and additional security presence. What is the coverage of the CCTV monitoring and where are the cameras located? Where is the additional security presence located and is the security presence 24h. How often does the security presence walk past this particular location?

There is a manned security point at turnstile entrance from 06:25 – 19:00, at 19:00 remote CCTV monitoring commences until security operative returns the following morning. As part of their daily routine, the security guard carries out 3 tours of the perimeter of the site and accommodation setup which requires a tag to be touched to confirm attendance. See attached copy of daily tag monitoring report.

There is also a mobile security response for out-of-hours should the remote monitoring pick up any intruders onto site or the site accommodation area. The remote monitoring control room makes direct contact with the mobile security team who will be dispatched to site.

The camera locations that cover the site accommodation setup are shown on attached plan, with direction of coverage indicated. Also attached are stills of the areas covered by CCTV.

