
From: Daren Zuk
Sent: 30 April 2024 18:21
To: Planning
Subject: FW: Comments on 2024/1039/P have been received by the council.
Attachments: Objections to Planning Application 2024:1039:P.pdf

[Redacted]

[Redacted]

[Redacted]

From: Andrea Wu <Andrea.Wu@urbanairport.com>
Sent: Sunday, April 28, 2024 8:30 PM
To: Daren Zuk <Daren.Zuk@camden.gov.uk>
Subject: Fwd: Comments on 2024/1039/P have been received by the council.

[Redacted]

Hi Daren,

Please see below and attached for my objections to Planning Application 2024/1039/P.

Have a nice evening.

Thank you,
Andrea

Andrea Wu
Chief Executive Officer



urban-Air Port Ltd

Brock House
19 Langham Street | London W1W 7PL
[Redacted] Andrea.Wu@urbanairport.com

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The Financial Times
The World Economic Forum
Bloomberg
The Wall Street Journal



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From: Andrea Wu <Andrea.Wu@urbanairport.com>
Sent: Sunday, April 28, 2024 8:03 PM
To: planning@camden.gov.uk <planning@camden.gov.uk>
Subject: Re: Comments on 2024/1039/P have been received by the council.

Dear Camden Planning Department,

Thank you,
Andrea Wu

Andrea Wu
Chief Executive Officer



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From: planning@camden.gov.uk <planning@camden.gov.uk>
Sent: Sunday, April 28, 2024 7:31 PM
To: Andrea Wu <Andrea.wu@urbanairport.com>
Subject: Comments on 2024/1039/P have been received by the council.

Dear Camden Planning Department,

I would like to object to Planning Application 2024/1039/P. My career as an Architect in the UK has allowed me the privilege since 2002 to work at World leading practises including Foster & Partners, RSHP (formerly Richard Rogers Partnership), Grimshaw Architects and Wilkinson Eyre Architects. I was part of the onsite delivery team of Chiswick Park (3 years of Construction) with RSHP, Lusail Plaza & Towers (2 years Construction) with Foster & Partners, Redevelopment of Battersea Powerstation (1 year of Construction) and HQ of Deutsche Bank (2 year of Construction, both for Wilkinson Eyre Architects.

The above experience gives me the confidence to identify the level of incompetency reflected in the Airspace Group's proposal for new penthouses to be constructed on top of Darwin Court that dates back to the early 1970's. I have produced a concise report on the below objections that I will email separately as it cannot be attached to this online objection:

1) The majority of the amenity land to the rear of Darwin Court is owned by BlackRock and therefore not accessible for Airspace Group's proposal. I have attached the original lease from the early 1970's that clearly demarcates the amount of amenity land (2,205 sq yd) that was originally owned by Network Rail. It is now owned by BlackRock. I have added an overlay that highlights that the landscaping proposal by Airspace Group is not legitimate as the land belongs to BlackRock. The landscaping proposal incl. the new bin area will need to be re-submitted - all documentation that makes reference to this incorrect proposal incl Design & Access Statement, relevant Plans & Elevations etc. will need to be re-submitted.

NB. This shows a severe lack of Due Diligence as the proposal featuring strong on the improvements to communal amenities is incorrect and doesn't not show any understanding of Blackrock's amenity land. This is not mentioned anywhere in the submitted documentation.

2) Airspace Group Ltd. were established in December 2022 and have no trading history/ filing history on Companies House. The website claims that Airspace Group are experts in off-site modular construction, however, have not have undertaken any work under this company name. The website presents Airspace Group as Design Consultants. Tony

Fretton Architects produced a high-level design for the new Penthouses but will not deliver this proposal. The proposed high-level Construction timeline lacks any relevant data. No Construction Method Statement and risk Assessment was submitted and the Principal Contractor hasn't been confirmed.

NB. After having delivered both new-built projects on-site and Battersea Powerstation, where a complex collaboration with English Heritage highlighted the urgency to issue a comprehensive Construction Methodology and Risk Assessment from Day 1. Only the Principal Contractor will be able to verify this and the Construction Programme.

I strongly urge the relevant Planning Team members to listen to Experts of the Built Environment as this proposal evidently lacks the Architectural & Construction expertise that is required to deliver a successful project that should enhance this neighbourhood. The lack of Due Diligence is extremely concerning and evidence for this proposal not granted planning approval.

Thank you,
Andrea Wu

Comments made by Andrea Wu of 12 Darwin Court, Gloucester Avenue, London NW1 7BG

[REDACTED]

EMail Andrea.wu@urbanairport.com

Preferred Method of Contact is Email

Comment Type is Objection

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