

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0852/P	C J Langdon	44 Lambolle Rd	31/03/2025 23:36:06	OBJ	<p>I object to the main route for delivery &amp; service traffic to the proposed 237 flats, a shop &amp; community centre being via Eton Avenue.</p> <p>I propose all traffic of all types should follow the same route to be used for construction traffic - from the main road (Avenue Road).</p> <ul style="list-style-type: none"> <li>- The ramp/tunnel under the Theatre is clearly totally insufficient for the large amount of small vans, (delivery and tradespeople's) ubers, taxis, cars and delivery bikes etc. It seems to be one way - leading to traffic jams and snarl-ups in the tunnel. At the end there is insufficient turning space. Consequently, even small vans will prefer to use the proposed Eton Avenue route, rather than risking a narrow tunnel with the likelihood of delays, or having to reverse, thus losing valuable time. And what happens if there is a collision? Chaos will ensue!</li> <li>- Delivery bikes are a law to themselves. To avoid delays in the tunnel, and to meet their deadlines, the delivery bikers will career though Eton Avenue, without any regard for the safety of pedestrians and children.</li> <li>- The proposed rubbish removal system also seems completely unrealistic.</li> <li>- The Traffic Assessment provided by the contractors fails to take into account the continuous use of the pedestrianised area of Eton Ave:</li> <li>- There are now markets 5 days a week, theatre goers visit 6 days a week, 1,300+ staff and students go to the Royal Central 6 days pw, and thousands of pedestrians walking seven days at all times of the day to/from the tube/Finchley Rd.</li> <li>- A proposed restriction of traffic for a limited 8-hour period on one day, or the developer's proposal to limit deliveries to before 10am, is not at all credible.</li> </ul> <p>Worst of all, the Traffic Assessment makes it clear that:  "Deliveries by vehicles larger than 4.6t panel vans will take place at ground floor level accessing via Eton Avenue:" The high volume of larger, heavy vehicles (and many smaller vehicles &amp; bikes that don't use the ramp) will:</p> <ul style="list-style-type: none"> <li>- Make the pedestrianised area unsafe for the many pedestrians and children. For good reasons stated above, they will be scared to use what is currently a much-loved area.</li> <li>- Destroy as a result, a major community asset: the tranquil market space and theatre square.</li> <li>- Significantly increase traffic in local residential streets Winchester Rd/Adamson Road and others will become 'rat runs.'</li> </ul> <p>I also object to the red brick cladding. It makes the 26-storey tower even more visible across six local conservation areas and other view-points. It is truly an 'ugly red finger,' as the local press has dubbed it.</p> <ul style="list-style-type: none"> <li>- As the Heritage Statement from the contractor admits: "With respect to setting, the Site, located at one entry point into the conservation area, does not make a positive contribution to its significance in terms of character or appearance " This is made all the more worse by the use of red bricks.</li> </ul>