



**Nathaniel Lichfield
& Partners**

Planning. Design. Economics.

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Date 21 October 2011
Our ref 12766/SB/BH/MRe/1918636v1
PP ref 01650538

Dear Mr Thuaire

Boundary Wall, Heath House, North End Way, London, NW3 7ET

Applications for Planning Permission and Listed Building Consent

Nathaniel Lichfield & Partners (NLP) act on behalf of Hush Properties (UK) Ltd (Hush) in respect of its interest at the above property.

On their behalf, we enclose applications for planning permission and listed building consent for:

"Temporary access works for the duration of demolition and construction works at Heath House and Heath Park comprising: removal of two existing brick piers and metal gates forming part of gateways from the North End Way/Spaniards Road roundabout to the forecourt of Heath House and provision of temporary wooden security gates."

Application Submissions

The applications comprise:

1. Application form, including completed Certificate B
2. Covering Letter (this letter)
3. Application drawings:
 - Charlton Brown Architects Demolition and Erection of Temporary Access Gates to South Western Entrance Gateway to Forecourt drawing including Site Location Plan at 1:1250 and Block Plan at 1:250 (ref: 1017/TempGate/1/01)
 - Charlton Brown Architects Demolition and Erection of Temporary Access Gates to South Eastern Entrance Gateway to Forecourt drawing including Site Location Plan at 1:1250 and Block Plan at 1:250 (ref: 1017/TempGate/2/01)



4. Design and Access and Heritage Impact Statement by NLP
5. Stilwell Partnership Drawings TSP/HUS/P2171/02 & 03
6. Photographs of existing gateways and North End Way egress.

For information, we also provide the Construction Management Plan for Heath House and Heath Park prepared by Stilwell Partnership, which was submitted to the Council on 27 September 2011 in accordance with paragraph 4.2 of the S106 Legal Agreement dated 19 January 2011.

A cheque made payable to Camden Council for £150 in respect of the planning application has been sent under separate cover. No application fee is required for listed building consent.

Background and Highways

The temporary works proposed by these applications relate to the implementation of extant planning permissions (refs: 2008/0661/P; 2008/0663/P), listed building consent (ref: 2008/0662/LBC) and conservation area consent (ref: 2008/0665/C) for development at Heath House and Heath Park (formerly the Annexe), which are bounded by the Grade II listed boundary wall that is the subject of the applications.

In accordance with the S106 agreement (dated 19 January 2009) relating to the extant planning permissions, Hush recently submitted a Construction Management Plan (CMP) to Camden Council. This Construction Management Plan (prepared by Stilwell Partnership) is required to be approved by the Council prior to the implementation of the approved developments.

The aim of the CMP is to set out how the approved developments can be constructed safely and without significant impact on the area surrounding the site. The Stilwell Partnership was appointed to prepare this CMP based on their considerable experience and track record related to road safety and traffic management. Their recommendation is that the permitted developments should be constructed from the existing access and egress at the North End Way/Spaniards Road roundabout where practicable.

The permitted developments are to be undertaken in phases:

- Demolition of Heath Park and the west wing to Heath House, followed by construction
- Phase 1: Heath Park
- Phase 2: Heath House

In order to accommodate the largest vehicles attracted to the site, it is required to widen the two existing gateways providing access and egress from the North End Way/Spaniards Road roundabout. The clearance between the existing piers is 2.9m, whereas a large tipper (including wing mirrors) is 3.1m wide. Both entrances will have to be widened (to approx. 3.7m) to accommodate demolition and construction vehicles and ensure that traffic is facing the right direction when entering or leaving the roundabout.

Utilising a single access (existing egress) was considered as it would have only required removing one pier. However, this would have caused severe safety concerns and resulted in dangerous vehicle manoeuvres on the roundabout.



Stillwell have consulted with the Council's Highways and Conservation Officers (Martin Blick and Charlie Rose respectively) with respect to the suitability of the access/egress for demolition and construction vehicles. We understand that initial comments from Officers indicated that they had no concerns with regard to the CMP.

The CMP confirms that it would be unacceptable in highways safety terms for construction traffic to continually use the existing North End Way access/egress throughout the life of the permitted developments. This is due to:

- Insufficient width of opening.
- Insufficient width of carriageway meaning that vehicles entering and exiting would need to cross onto opposite carriageway.
- Existing trees and embankment obscuring views along North End Way to both north and south (see photograph of North End Way egress)

The applications therefore seek consent for the temporary access works required by the CMP and detail how these are proposed to be implemented to minimise the impact on the listed boundary wall, and how the wall and gates will be restored on completion of the developments. Design and heritage impacts are considered in the applications' Design and Access and Heritage Impact Statement.

Concluding Remarks

We look forward to confirmation that the applications are valid and trust that we have provided sufficient information for you to consider and determine them. Should you have any queries, please do not hesitate to contact me or Marie Reaveley.

Yours sincerely

Brendan Hodges
Associate Director

Copy (by email only)	Edward Jones	- LB Camden
	Justin Sullivan/John Cranmer	- Adair Associates
	David Brooke	- Stillwell Ltd

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BX2 1LB

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Pay Camden Council

Date 20/10/11

One hundred, fifty pounds
only

£ 150.00

25/05/2011

FOR NATHANIEL LICHFIELD
& PARTNERS LIMITED



CHEQUE NO.

SORT CODE

ACCOUNT NO.

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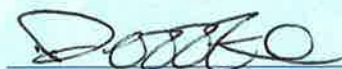
One hundred, fifty pounds
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£ 150.00

25/05/2011

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