

[REDACTED]

From: Sissi Slotover-Smutny [REDACTED]
Sent: 23 September 2014 19:39
To: Planning; Tulloch, Rob
Subject: College Yard 2014/5054/P

Dear Mr Tulloch,

I notice that a Construction Management Plan for the College Yard Development is online.

I would like to raise a couple of concerns:

There is no mention at all of access to the garage at the back of 54-58 Highgate rd. The 9 College Yard entry door is also not mentioned at all. I assume that it is in use as there is an Entry Phone system next to it. And there are also cars parked. How would safe access for cars and people be granted during the building works? Is the 9 College Yard exit part of the fire escape plan of the whole or part of the building?

What size of trucks would be used? The entry path is very narrow and still within the Dartmouth Park Conservation Area, and there is a Public Lamp post which makes the access even narrower. Would there be enough turning space for the trucks or will the trucks have to reverse backwards into Highgate rd?

There is also a streetlight attached to the College Yard building on the College Lane side of the building. There is no mention at any of the plans or development statements how this streetlight would be replaced during the building period and afterwards. Would there be no streetlight?

That part of Highgate rd has yellow line and from 7am to 7pm there is no stopping or loading allowed. How could vehicles wait on Highgate rd?

There is also a bus stop around the corner from College Yard (outside 54 Highgate Rd). Therefore I wonder how a truck can park for loading or unloading there just before the bus stop, without holding up the traffic. I assume that a C2 or 214 bus would not be able to overtake a truck. From my experience a bus has to wait even when a car reverses backwards into one of the pay and displays bays outside Highgate rd. How dangerous would that be for cyclists?

There is also a mention of using a hosepipe to water down dust. As lot of different properties about the development we are concerned about the runoff of this water. Where would the water be disposed? Would it be contaminated? I tried to find a Water management Plan online, but could not find any.

Regarding the provision for the drainage of the building: As there is a sewer going through College Lane, is there a special plan in place to keep the pipes safe?

I also can not see any plans or ideas that this basement development is providing an appropriate proportion of planted material to allow for rain water to be absorbed.

As the new building will be extended further into College Yard, there will be even less open space in a dense urban environment.

Wouldn't that reduce the amount of daylight for some of the rooms in 9 College Yard?

Why then, does the developer speak of an smaller footprint of the new development?

Do the winter gardens and light wells not count as part of the footprint?

Where would the trucks and skips be parked within the site? Wouldn't the trucks be too heavy after the concrete and pipes of the foundation are laid?

Delivery of prefabricated components, where will the truck park and how will the builders unload it with only one small crane on site?

I am looking forward hearing back from you!

Best regards,

Sissi Slotover-Smutny