

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7778/P	David	21	13/01/2015 12:06:03	COMMNT	Dear Rob

2014/7778/P

As a local resident and more significantly a parent of a child at New End Primary School, I would like to make the following observation to the recently submitted Planning Application for Workshop And Stores Adjacent 3, Streatley Place, London, NW3 1H.

Whilst I will leave it to your Conservation Officers to assess the architectural merits of the scheme and impact on the character Streatley Place (I personally fear that without set-back the “third” storey will detrimentally impact the sense of enclosure to this popular thoroughfare), and yourself to assess the suitability of the proposed use and its potential impacts on amenity of the immediately adjacent neighbours, I would like to highlight the potential significant impacts of the development during construction given the inaccessibility of the site.

I have reviewed the submitted Construction Management Plan, and whilst noting the commitment not to receive deliveries during “peak” school hours, I feel that this document does not fully appreciate the potential impact on the development will have. That is not to say that a more considered approach to construction including both timing e.g. during holidays and construction techniques, could not address some of the current shortcomings.

I also note that the current document does not appear to accurately represent the proposal. For example, whilst stating some deliveries will be via a Flat Bed Vehicle of 2.4m x 7m, the vehicle shown in Diagram 8 does not seem to represent this. I note this as the mouth of Streatley Place into which it would reverse (in order not to block New End whilst unloading) is only circa 3m wide at this point and as such be entirely blocked to pedestrians with only circa 300mm either side. Diagram 8 does not seemingly represent this. The location of the site compound on Boades Mews (incorrectly noted repeatedly as Boardes Mews) not only narrows this heavily used thoroughfare (its width accommodates the slow passage of parents pushing buggies up the hill) and further compromises the access into Streatley Place.

Further along Streatley Place, the alley narrows further to circa 1.5m, at which point this too would in effect be blocked to pedestrians whenever trolleys being used to transfer material to the site. In the mornings, the steps adjacent to the site are already a pinch-point, and further narrowing these will only exacerbate the existing issues when parents and children are simultaneously travelling in both directions, often also with buggies. The quantum of materials needed to firstly be removed from site and then brought to site will be very significant for this scale of development.

In principle I do not object to development on this site in an appropriate form, however I am not currently reassured that the submitted Construction Management Plan fully appreciates the complexity of building the described development on this site and its potentially significant adverse impact it could have for a period of circa 18 months. If you were minded to approve the scheme I would ask that a condition be placed upon it that requires the submission and approval of a detailed Construction

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					<p>management Plan, that is developed in consultation with the New End Primary School and other local stakeholders, and addresses issues of logistics, access, and programme.</p> <p>Yours sincerely</p> <p>David</p> <p>PS – I will try to attach photos of Streatley Place that illustrate my comments. If not I will email them under separate cover.</p>
