
From: Currie, Tom (Councillor)
Sent: 19 August 2015 14:43
To: Mutasa, Tendai
Cc: Cooper, Oliver (Councillor); Stark, Stephen (Councillor)
Subject: 2015/3753/P 36 Flask Walk

Dear Tendai,

I am writing to object to the above application. I do so due to the major flaws within the Construction Management Plan.

1. Page 9 states that "Waste will be stored in a designated area within the identified compound away from site boundaries". I would like to know exactly where within the "identified compound away from site boundaries" the applicant intends to store the waste of 200 cubic metres of soil, seeing as "the compound" consists of 36 Flask Walk's building footprint. This sentence has quite clearly been copied and pasted from a different CMP, with absolutely no thought whatsoever having gone into the problems of waste storage.
2. Similarly on page 9, the CMP says "A temporary garbage chute will be used in construction if required. At the base of the chute a bulk bin will collect the waste. The chutes will be fitted with devices that hose down the garbage as it is dropped into the chutes". The applicant is intending to build a basement: waste will be travelling upwards, not downwards. Unless the applicant is intending to defy Newton's second law, I would arrive at the conclusion that this sentence too was simply copied and pasted from an entirely different CMP.
3. Flask Walk is a notorious rat-run for drivers attempting to avoid both Heath Street and the High Street during rush hours. Residents have for a number years attempted to mitigate the traffic flow through Flask Walk, with varying degrees of success. I therefore find it incredible that the applicant states on page 19 that in a one hour period between 08:00 and 09:00 on Friday 6th February, during peak times, a total of only eight cars passed down Flask Walk – once every seven and a half minutes on average. It does not provide any information for traffic flows after 09:00 as parents are driving away from the local schools having dropped off their children; and the survey also only monitors flows between 14:00 and 15:00, before school pick up times begin. I therefore believe that a more comprehensive study is in order, over numerous days, and a longer time scale, which will clearly demonstrate the havoc that a lorry will cause when it blocks Flask Walk.
4. Further to the above point: the applicant states on page 11 that various lorries of 3.15m and 2.7m in width will be required to access the site, via the junction of Flask Walk and Well Walk (which also happens to be the only entry point into Flask Walk, as the entrance to Back Lane from Heath Street is one way only). When the CMP was written, there was a road sign at this junction stating that the maximum width of any vehicle accessing Flask Walk was six feet six inches (approx. 1.98m). This sign has since been narrowed to six feet maximum width (approx. 1.83m). It is physically impossible for any of the lorries to access 36 Flask Walk. The Flask Walk Neighbourhood Association can quite easily provide documentation for the many occasions when lorries attempted to access Flask Walk, which resulted in them becoming stuck and causing huge amounts of damage to parked cars (there were two instances of this on 18th June 2015 alone, before the six foot six signs were replaced with ones stating six foot).

5. Even if the lorries were hypothetically able to shrink themselves to less than 1.83m in diameter, they would still be blocking the access to Lakis Close (which has double yellow lines painted in front of it) by parking in front of 36 Flask Walk. Lakis Close is a private road, and the residents have not granted permission for their access road to be blocked. Furthermore, the applicant is suggesting that a car could easily pass by their parked lorry by driving around it and over the access road to Lakis Close. They conveniently forget to mention that the eastern side of the Lakis Close access road has a raised hoggin and metal bollards in front of it, making access through here hazardous to vehicles at best, and impossible at worst.

The applicant's Construction Management Plan appears to have been written in a slap dash manner, conveniently copying and pasting from alternative CMPs in certain sections, and going as far as to ignore the laws of physics in others. The lorries necessary for this basement excavation cannot even physically enter Flask Walk. I would therefore urge that this application be refused, at least until the applicant decides that they can be bothered to undertake a sensible CMP that is actually physically possible.

Kind regards,

Tom

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