

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4691/P	Ellen Gates, Chiar of the Grove Terrace Association	11 Grove Terrace London	28/09/2016 11:19:21	COMMNT	<p>I am the chair of the Grove Terrace Association (GTA) and am responding on behalf of the residents of Grove Terrace. Grove Terrace lies immediately across Highgate Road from Parliament Hill School and will therefore be significantly affected by the works on the site. We have the following comments on the draft Construction Management Plan (CMP) submitted under the application.</p> <p>1 Page 16 of the CMP sets out who will be invited to attend a regular Contractor/Community Liaison Group meeting. This includes the Lissenden Gardens Residents Association and the Dartmouth Park Conservation Area Committee, but does not include the Grove Terrace Association. Clearly we are impacted more than anyone other than Lissenden Gardens and should be included.</p> <p>2 The CMP should clearly set out how the contractor will update residents regularly. The weekly emails from the Hampstead Heath project have been useful and something similar would be welcome here. The GTA should certainly receive regular updates.</p> <p>3 The CMP is required to address the cumulative effect of other nearby construction works. However, the draft CMP does not address how the works will be managed in conjunction with the development works at Swain's Lane, which we understand are planned to start before the end of the year and last for up to two years. Also, we understand the utility works in Gordon House Road are planned to last 5 months, so the CMP should set out how the contractor will coordinate with those works.</p> <p>4 On page 21 the CMP sets out times at the start and end of the day when deliveries will not be permitted, but these are much too short. Students start to arrive long before 8.15 and there are still many students in the area well after 4 pm. Moreover, the periods stated appear to be inconsistent with Camden's own requirements where a school is in the vicinity of the site, as set out under paragraph 21 of the CMP. They are also inconsistent with the periods set out on page 25 of the CMP.</p> <p>5 Page 24 of the CMP notes that waste collection is on Mondays, but this presumably relates to the school itself. The CMP should take into account waste collection on the east side of Highgate Road, which is on Tuesdays.</p> <p>6 We welcome the requirement that HGVs approach the site only from the south. Any approach from the north or west would create intolerable difficulties. However, the CMP should set out in far greater detail how the traffic will be managed to ensure that lorries entering or exiting the site will not hold up traffic, on both sides of the road, given the lengthy queues of traffic in Highgate Road in the morning rush hour.</p>