

**FLASK WALK NEIGHBOURHOOD ASSOCIATION  
NW3**

(representing the interests of residents of Back Lane, Boades Mews, Flask Walk,  
Gardnor Road, Lakis Close, Lutton Terrace, Mansfield Place, Murray Terrace,  
New Court and Streatley Place)  
flaskwalkna@gmail.com

Rob Tulloch  
Development Management,  
Camden Town Hall,  
Judd Street,  
WC1H 9JE.

11 April 2017

**Re 6 Streatley Place 2017/0183/P**

Dear Mr Tulloch

Martin Evans architects sent a letter dated 20<sup>th</sup> March to some residents concerning the above application. The Association did not receive a copy although it made representations to the Council when the last plan was considered.

In the letter from Martin Evans architects, reference is made to the Public Consultation of the 28<sup>th</sup> January. This was not well advertised and it appears no serious attempt was made to contact the wider neighbourhood; for example the Flask Walk Association, that includes Streatley Place among the roads it covers, was not invited.

The letter discusses the location for off site delivery, site office, skip position and general access, with a view to establishing a working Construction Management Plan. The two locations selected are Boades Mews and Back Lane. Neither is suitable.

**Boades Mews**

The construction plan imposes completely disproportionately bad effects on New End School in terms of safety, noise, pollution and well-being. Not to mention the detrimental effect it will have on educational attainment. The site sees heavy footfall several times a day, when children are being taken to or collected from school or nursery. This was amply demonstrated by a parent governor from New End School, who presented a series of images/plans to the meeting in January.

It will require a vehicle to make a steep turn and reverse down New End, to access the site.

**Back Lane**

This involves suspending the loading bay at the top of Back Lane close to Heath Street.

The 6 foot advisory width restriction at the entry to Flask Walk from Willow Road means most construction vehicles will be unable to legally access Back Lane. Flask Walk is single lane only, from near the Green, west to Back Lane. It has parking bays on the north side and a pavement protected by bollards on the south side. The sharp right turn outside the Flask pub up Back Lane is impossible for many large vehicles to negotiate.

For these reasons, Flask Walk and Back Lane are regularly blocked by vehicles that have ignored the signage, then can't make the turn or get stuck on the narrow section of the Walk approaching the pub. Cars are regularly damaged and access for emergency vehicles is blocked, as the vehicle (at best) reverses, or (at worst) becomes wedged between a legally parked car and the bollards.

The loading bay at the end of Back Lane is a vital resource that should be kept unobstructed, given the huge numbers of local deliveries to local shops and daily food deliveries to restaurants. It is in constant use as the only loading space (other than a few spaces on the High Street) where vans can legally park and unload. The huge expansion in on-line shopping means it is also used by the many companies delivering to private addresses.

#### **Alternative site**

At the January meeting, the view was expressed by some residents and members of the development team, that New End Square would provide the best site for deliveries etc. What has happened to this suggestion? A site in the Square would remove the need for a vehicle to reverse; there is also room for a lorry to manoeuvre and not obstruct traffic. It is also far enough away from New End School to cause minimum disruption for the pupils.

Yours truly,

A black rectangular box redacting the signature of Marianne Colloms.

Marianne Colloms (Sec Flask Walk Residents Association)  
29 Flask Walk NW3 1HH