
From: [REDACTED]
Sent: 21 July 2017 00:16
To: McClue, Jonathan
Cc: Planning
Subject: Subject heading: 100 Avenue Road application no. 2017/3838/P

Proposal Details of microclimate mitigation measures, including a balustrade to the west-facing balustrade and a landscaped planter to the east boundary of the site adjacent to Hampstead Theatre, as required by condition 15 of planning permission 2014/1617/P dated 18/02/2016.

We object to the proposed solution to mitigate the wind issues caused by this development.

1. RWDI state they "EXPECT that the height and density of the planting suggested will be sufficient to mitigate the strong winds which occurred at receptor 7."

- An expectation brings insufficient confidence that this solution will work.

2. RWDI further state

- "The use of evergreen trees and planting is particularly beneficial, as well as the close location to the receptor itself. The deciduous shrubs, despite having bare branches during the windiest season, are expected to have suitable density of branches to provide a mitigating effect during the winter months."
- The statement that the bare branches are EXPECTED to have suitable density of branches means this is an INADEQUATE solution to this problem.
- What happens when branches fall off or are vandalised? Or trees die?
- How long will it take for the proposed trees to mature?
- How long will it then take for replacement trees to mature?

We do not believe that the measures proposed (some shrubs and trees in planters) will be adequate to deal with the wind issues caused by the development.

3. Fire safety and emergency access

- The proposed planters in the narrow lane between the proposed development and the Hampstead Theatre would be a major and insurmountable obstacle to emergency vehicle access, both for the tower itself and for the Green Space.
- Has London Fire Brigade approved this solution?.

4. Inadequacy of the proposed provision

- RWDI accept that the site area adjacent to Hampstead Theatre will have winds so strong they could “impede walking” at certain times in the year. They do not give a clear assurance that the mitigation measures will be any more than ‘likely’ to offer suitable conditions.
5. The proposal does not provide mitigation to pedestrians
- RDWI’s report concludes that despite the mitigation, ‘it is likely that strong winds in excess of Beaufort Force 6 may occur for more than one hour per year’. Beaufort force 6 is defined as ‘strong breeze’ of approx. 49 mph where pedestrians ‘would have difficulty opening umbrellas’.
6. Camden should employ a suitable consultant to review the facts tabled by Essential Living, prove whether it is adequate and report same to the Development Committee.

Your faithfully

Barrie Tankel FRICS
on behalf of Belsize Residents Association