
From: [REDACTED]
Sent: 27 July 2017 08:55
To: McClue, Jonathan
Cc: Planning
Subject: 100 Avenue Road application no. 2017/3838/P

Dear Mr MCCLue

I have recently become aware of planning application no. 2017/3838/P submitted by Essential Living regarding microclimate mitigation measures for their proposed redevelopment of 100 Avenue Road.

I believe that the Council should not approve the measures for the following reasons:

(1) 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.

The Council's Planning Committee has a duty to take the issue of Fire Safety seriously.

I am aware that Essential Living has not sought approval from London Fire Brigade for blocking this key emergency access route with permanent planters, granite slabs and tall trees of up to 6 metres high.

(2) Inadequacy of the proposed provision:

RWDI accept that, as a result of the development, the site adjacent to the Hampstead Theatre would have winds so strong they could "impede walking" at certain times in the year. They cannot give a clear assurance that the mitigation measures will be any more than 'likely' to offer suitable conditions.

The proposal does not meet the requirement to provide mitigation to pedestrians for the following reasons:

a) The trees being proposed do not match the brief given in RWDI's letter. In other words, the proposed trees do not have 'dense branches' during the Winter, they take up to 20 years to reach maturity and some are highly susceptible to disease.

b) 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...' We do not accept RDWI's assertion that winds of this magnitude would 'not cause significant nuisance to pedestrians on thoroughfares'. Beaufort force 6 is defined as 'strong breeze' of approx. 49 kmph where pedestrians 'would have difficulty opening umbrellas'.

(3) Inappropriateness of proposed provision.

The planning committee must ensure that in complying with microclimate conditions, developers choose appropriate trees. None of the trees or plantings detailed in the detailed plan are suitable because either they take too long to reach maturity, they require different conditions, are susceptible to disease or they would create their own danger with fallen fruits. Some of the suggested low level plantings are highly toxic which is unsuitable for an area used by so many children and animals.

(4) Mitigation at other sites not detailed:

The proposed mitigation does not deal with the areas of high wind which the tower would cause outside Swiss Cottage tube station on Eton Ave, at key locations in the Swiss Cottage Farmer's market, at the proposed cut-through between Avenue Road and the Green Space and at the start of the proposed CS11 cycle lane beside College Crescent.

Your sincerely

Helena Djurkovic

19B Adamson Road
London
NW3 3HU