



Saturday 19th Aug. 2017

Dear Mr McClue, Here are my objections to **Application 2017/4036/P 100 Avenue Road** which I maintain are **material** changes.

1) Removing 4 out of 7 exits is a material change to the **appearance** of the development as a whole, as well compromises safety in general.

2) Extension of the commercial outlets **appearance** so increasing the **noise** and also **diminishing the privacy** of the residents in the Winchester Rd Victorian terraced row, the rear of which faces the 100Ave building which is a mere 75m from that building. This Victorian terrace is in the **Belsize Conservation Area** and is the closest **consevation area to 100Ave building**.

3) Changes to the internal **layout** that reduce hallway space in order to increase unit space are material changes.

4) Changes **not noted anywhere in this application** but evident when comparing original plans with the new ones:

- ∞ The removal of two exits from the tower
- ∞ The addition of two large plant rooms in the affordable building
- ∞ A new stairwell from the basement that opens up on to the pathway next to the Green
- ∞ Doubling the size of the "Future Ancillary Space for Future LUL Access" in the basement - an unnecessary amendment given that, according to TfL FOI, the underground Step Free Access is no longer being considered.
- ∞ Extension of commercial outlets

Yours sincerely, Elaine Chambers. Chair, Winchester Rd Resident Association (WRRRA)



Dear Mr McClue

I have just read, in the Ham and High of 17 August (Letters, p,21) that the Council Leader Georgia Gould refers to her statement "on the evening of Friday June 23 in which I (she) said that **"Grenfell changes everything"**.

That is clearly relevant to the current proceedings vis a vis 100 Avenue Road,

Apparently there is some doubt about what the word "material" might mean.

I take it to mean, in this new climate of Gould's post Grenfell dictum that

"material" means physical.

and it also means importantly having an effect on the functioning of the material/physical structure (of a building).

In this case, proposed changes to the internal layout of a building

- reduced hall space,

- reduced number of planned exit doors

ARE material changes.

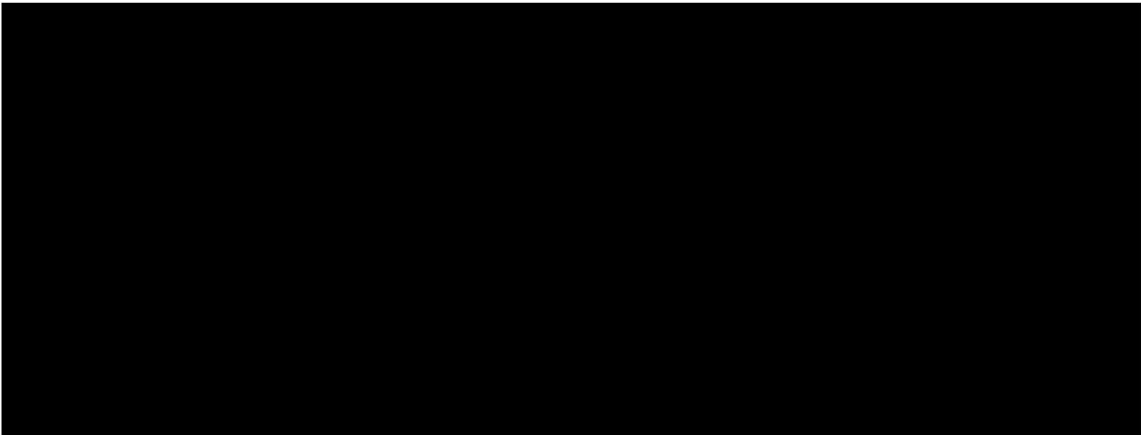
Therefore it will surely be appropriate to ask the Fire Authorities to show that the proposed changes above will be considered safe -

and

that no further changes are put on the books after initial permissions to proceed might be made.

Yours sincerely

J.M.Wober PhD



I wish to object to the above application as the details amount to material amendments to the existing planning permission and should be rejected.

The developers propose to remove four out of the seven exits in the new building leaving only three of the originally planned exits. In the affordable part of the 7/5 storey building the exit facing the Green Space has been removed so that there is now only one exit left which is in Avenue Road. The reason given is in order to separate service from general pedestrian access and to improve the attractiveness of the commercial units. The developers have had years to decide where to put the service area and this change puts commercial interests before Fire Safety and is a material change.

The only other exit in the horizontal 7/5 storey building is in the entirely separate Discounted Market Rent/Intermediate section of the building which would be difficult to reach in case of fire. None of them has been received from the London Fire Brigade that these changes are safe and they constitute a material amendment and should be rejected by the planning committee.

In the tower doors have been removed from the NW lobby in order to accommodate soft landscaping with plants and also a water feature which again reduces escape options in case of fire. Furthermore according to the drawings but not mentioned in the covering letter, two further exits have been removed along the south of the tower so that there would be only one exit for the 24 storey tower. This is a material amendment.

a. Reduction in hallway size to increase the size of the units which would increase congestion in case of fire, which again puts profit before fire, safety particularly on the tower which has only one stairwell. This is a material change.

b. changes to the means of opening the windows and the positioning of the balconies with no assurances from the London Fire Brigade that these are safe. A decision that the windows in Dorney tower block in the Chalcot estate are not a fire risk is now being challenged by independent assessors representing the residents. This is a material change.

c. Removal of the rooftop maintenance unit due to changes in window cleaning strategy and no information given as to what will replace this unit. The developers have given assurances that the glazing at the top of the Tower will be kept clean so this is a material change.

d. A stairway that will come up from the basement of the PRS formerly used to house 144 bikes appears to surface on the pathway of the Green Space further damaging the negative aspect on the Green Space. This is a material amendment.

The list you have sent to Janine Sachs of what constitutes non material amendments makes no mention of Fire Safety although you admit that the list is not exhaustive. Common sense would indicate that the removal of so many exits and a reduction in the size of the hallways would cause congestion and problems with evacuation in case of fire. This is such an important issue that if The London Fire Brigade believe that these changes do not constitute a fire risk it is essential that they send a letter explaining exactly how they have arrived at this decision.

I also believe that the loss of so many doorways, the changes to the commercial units, the reduction of internal space and the stairwell which surfaces on the Green Space do create a difference in the appearance and design of the proposed building and represent a material change.

It is also important to note that the removal of two doorways from the tower, the addition of the stairway in the basement opening out on the pathway near the Green Space, the addition of the large service/plant area in the affordable section of the building, the doubling of the London Underground access space near the tube entrance are changes that have not been noted in this application and are only evident by comparing the new plans and drawing with the original ones so that nobody would know that these changes had been proposed. Therefore a new application needs to be submitted which acknowledges these changes.

Yours sincerely,

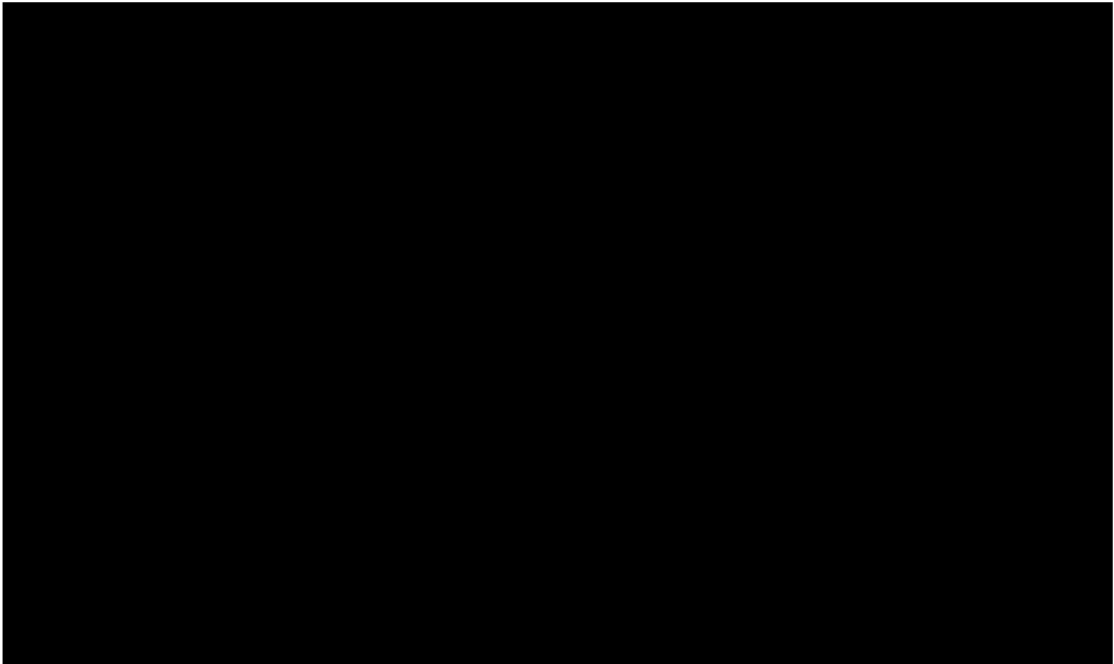
Madeleine Slade

changes had been proposed They are only evident by comparing the new plans/drawings with the original ones which have not been submitted with this application. Therefore a new application needs to be submitted acknowledging these changes. made changes had been made. Therefore a new application which acknowledging these changes needs to be resubmitted.

Your sincerely,

Madeleine
Slade

application. These changes are only evident by comparison



100 AVENUE ROAD, SWISS COTTAGE, NW3 3HF APPLICATION no: [2017/4036/P](#) NON-MATERIAL AMENDMENT

Changes to new plans but NOT noted in this application:

1. The removal of 2 residential exits from the south facing aspect of the tower.
2. The new Plant Room Store on the ground floor in the affordable building. The proposed reconfiguration of the plant rooms in the basement space uses the equivalent space as used in the original plans. Therefore the proposed Plant Room Store on the ground floor in the affordable building is an addition, not a relocation as described in the new plans.
3. The new stairwell coming up from the basement and opening out at the pathway close to the Green.

These significant changes have not been noted anywhere in this new application. Neither in the Annotation Key nor the Cover Letter.

These changes are only evident by comparing the proposed plans with the original plans – which have not been submitted with this application.

Surely it is not down to the public to sift out and examine architectural plans from previous applications in order to see what changes have been made for every future application to amend original plans?

These changes are not only material, they have not been disclosed. On this basis alone this application should be rejected.

Fire Safety

My concern is that fire safety has been compromised by many of the changes (noted and otherwise - as listed in my previous objection), and therefore they amount to material planning changes. Although it is correct that fire safety falls under building regulations and other orders, this is not relevant to my objections or other objections that I have seen on your website.

I appreciate there is some legal ambiguity in the building regulations which is why the government have announced a review, but that is not a reason for the council to fail to consider that reducing the number of exits and hallway space in this particular case would amount to an unacceptable fire safety risk.

In this context, please can you send me the London Fire Brigade's response to being consulted on this application? If there was any merit in your argument they would be saying that there is no fire safety risk.

New Plans not dated

The drawings need to be resubmitted with dates.

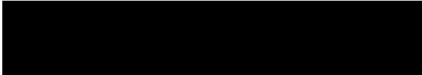
Many Thanks

Kind regards

Janine Sachs

SAVE SWISS COTTAGE

Janine Sachs



BE REALISTIC-PLAN FOR A MIRACLE