

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/5913/P	Keats Community Library	10A Keats Grove	01/12/2017 15:08:41	OBJ	<p>We object to this application in the absence on any mention of a construction plan or how the work will be done. This objection is made on behalf of the Keats Community Library who are in this street.</p> <p>At 4 Keats Grove, the street is very narrow and the pavement is one person wide. It is difficult to see how such construction work can be carried out within the studio building when that property"s internal wall is also the outer boundary right on the street. We are therefore concerned that once approval is granted the contractor will move to take over all or part of the pavement and/or the road and for an extended period.</p> <p>Keats Grove has considerable vehicle traffic going up the hill and is a relief to Downshire Hill which is often congested, even blocked, at peak times. Blocking the street at this point would be detrimental to traffic flow over a wide area including the visitors to the Library (which include our many volunteers) and to Keats House next door.</p> <p>Many people arrive on foot walking to and from Keats Community Library to the High Street and also to and from the Church from Hampstead Heath Station and buses. At times, it is noticeable that much of the foot traffic in Keats Grove consists of small children and their parents/carers. There are regular primary school visits to the Library with as many as 10 school classes each week. In general events for children may have over 100 attendees at one time.</p> <p>Blocking the pavement and/or the street outside number 4 Keats Grove would be highly detrimental to these many people. They are nearly all Camden residents drawn from a wide area who depend on the library for several visits a week. With an average of over 1000 people a day to the library building alone, the traffic is considerable. Keats House attracts its own audience of adults and children.</p> <p>There is no easy alternative route, especially if you are infirm or have a buggy or toddler or need to marshal a group of young children,</p> <p>We also note the temporary measure of re-opening the external door from the studio room onto the street. This door is part of the boundary and it would require care in use to avoid injuring passing pedestrians.</p> <p>We also have concern about the additional traffic required to carry out the works. Again in the absence of any construction plan, it is impossible to know if this concern is justified or alarmist. However, removing spoil from the new basement alone would appear to require many heavy lorries and in addition deliveries for fitting out might also be considerable. The street is narrow with listed buildings (such as this one) close to the road and hence unsuitable to heavy vehicles.</p> <p>Accordingly we object to the application. If the applicant was able to provide a construction</p>

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plan, demonstrate no harm or amenity loss to the library visitors and to agree to a formal condition that there would not be any obstruction to the pavement or road, then we would be prepared to withdraw.
