

Planning Obligations
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Submitted by email to:
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AMENDED VERSION

To whom it may concern

DRAFT CONSTRUCTION MANAGEMENT (CMP) PLAN FOR 100 AVENUE ROAD

Application ref: 2017/6638/CMP 100 Avenue Road/1617/P - Demolition of existing building and redevelopment of a 24 storey building and part 7, part 5 storey building comprising 184 residential units and associated commercial and community uses.

As the representative of the residents of Visage Apartments on Winchester Road I am writing to object in the strongest possible terms to Essential Living's (EL) draft CMP submitted to Camden Council on the 5th December 2017. I wish to draw your attention to the broad issues and my specific objections below.

Site:

The 100 Avenue Road site is located in a unique and extremely well designed space comprising Swiss Cottage Community Market, Hampstead Theatre, & its café, Swiss Cottage Green, the children's play area, the fountain and the walkways which all serve, support and is loved and enjoyed by residents of the local community and the many visitors. Camden Council should be very proud of this site and their vision.

Many residents and I are concerned that EL has not taken enough steps to ensure that needs of the local community are taken into consideration and that disruption is minimised. I do not believe that EL has made enough effort in the draft CMP to minimise the disruption or adequately address the concerns of the community.

Draft CMP:

On the 11th October 2017, the residents of the Visage received a letter from Essential Living advising that a draft CMP containing key information (traffic, hours of operation etc) had been produced for their major development at 100 Avenue Road. The draft CMP was available for viewing (as of that date) either at the Swiss Cottage Library or online at www.theatresquare.london. And the residents invited to a public meeting the following Thursday 19th October. However, when I looked at the website I was surprised to see that crucially Appendix G with the proposed Vehicle Movement Data was missing.

Public Meeting 19th October 2017:

The presentation was well attended. Along with many residents of the Visage I was particularly interested in hearing about EL's plans to minimize disruption to the community particularly with regards to the effect the demolition and construction traffic will have on the local community. The construction traffic movements were shown in the presentation and discussed. EL were asked to put the vehicle movements on the website which they failed to do until the end of November.

Meeting 15th November 2017:

The first working group meeting was also well attended by between 50 and sixty people many of whom very upset as they had not been informed about the presentation or the CMP. Of particular concern was that:

- a. EL had not notified many residents in the catchment area who would be directly affected including surprisingly Winchester Rd, Eton Ave and Fellows Road amongst others.
- b. Appendix G was still not uploaded to the website.
- c. The working group would have enough time to fully consider the information and respond particularly given the closeness to the Xmas & new year holidays
- d. EL publish the minutes and video taken on the 19th October.

Representatives from EL were asked if they would consider extending the consultation period by a few weeks so that those residents who had not been informed would have time to consider the CMP, they said they would consider this request.

Meeting 29th November 2017:

This was supposed to be a discussion meeting but instead became another presentation by EL limiting the time for discussion. Of particular concern was that:

- a. EL wanted to video and/or take photographs of the people who attended with no good reason as to why. Many people refused saying this was an invasion of privacy.
- b. EL would not extend the consultation period
- c. EL could not give any good reason why the construction traffic could not all be routed via the A41.
- d. EL kept changing the vehicle movements and provided inaccurate figures
- e. EL would not publish the minutes and video taken on the 19th October.

- f. Amendments were made to the CMP by changing the documents on the website without notification they had done so.
- g. There was insufficient time to digest new/changed material uploaded too late for people to prepare for the meetings.
- h. EL had not consulted with the market stallholders or considered that people would not want to use the market with the traffic and noise.
- i. Had not complied with the working hours restrictions with regards to the schools in the vicinity of 100 Avenue Road.

Consultation & CMP:

EL are required by Camden council to comply with their requirements and consult with the local community, the overwhelming feeling is that EL have not complied with the requirement of Camden nor fully engaged with the working group or had consideration for the environment and residents.

Construction Traffic:

Obviously any major works/developments will affect the local community but in this instance there are several developments and additional major ongoing works/planned developments, which will impact the local community. EL did not adequately address these issues in the CMP nor take steps to address concerns raised and minimise construction disruption.

If EL comply with the spirit of the CMP and the wishes of the local residents agreeing to limit construction traffic to the A41, the community as a whole would be better able to enjoy the many facilities albeit whilst the development was taking place. The working relationship with the developers would be much improved if this were to happen.

Cumulative Traffic Impact:

To consider the impact of the construction traffic properly, it is not sufficient to consider the development traffic for 100 Avenue Road in isolation. The impact of the utility and servicing construction traffic should also be included in the CMP as should the traffic in other ongoing or planned construction sites within the vicinity. EL do list sites, which they consider do not have any major impact:

- Belsize Fire Station
- Lancaster Grove
- Goldhurst Terrace

EL fail to mention:

1. Winchester Road – Taplow remove and replace the cladding – a major project, currently expected to be ongoing until late 2019.

2. The other Chalcot Estate recladding works.
3. St Johns Wood Square, Ordnance Hill NW8 6PT – Approved application for a major development of 171 dwellings, retail units, a leisure centre and landscaped areas.
4. 148 Fellows Road - An approved application in the immediate vicinity.

Camden specifically asked EL to “provide details of other developments in the local area” EL failed to do this. The construction traffic from all the above works/developments will inevitably significantly affect the local community and therefore, the cumulative impact must be considered in the CMP, whether the development is in progress or yet to be started.

TFL CS11:

EL mention the overlapping of TFL CS11 works but make no comment on the impact.

The construction and operation of CS11 in addition to the works/developments above will obviously have a severe detrimental affect on traffic routes, which means that increased traffic on Winchester Road and Eton Avenue is inevitable and therefore should be included in the CMP.

In appendix D, there are minutes of a meeting with TFL regarding CS11 Phase 5 programme, which were/are planned to commence in May. The CMP references discussion of whether the CS11 works should be left until after the EL development was complete, this proposal was rejected but no reasons listed.

Given the impact this development and others will have on the local community surely the decision to run the CS11 and 100 Avenue road works concurrently needs further discussion, particularly with a view to postponing phase 5 of the CS11 until 100 Avenue Road is completed as requested by Anthony Friis (InnC).

If all construction traffic were limited to A41, this would limit the impact on the Farmers Market, residents of Winchester Road, Eton Road and other affected areas and crucially would be much safer for cyclists, vulnerable people/children and help maintain continuity and quality of life in the community.

Other issues with the CMP:

There is much concern and discussion over whether EL has adequately addressed:

- a) Vulnerable residents e.g. Mona Burnet House
- b) Road closures due to delivery of piling rigs, excavators and tower cranes
- c) Dwell time at site.

- d) Working time restrictions due to schools in the vicinity
- e) Vulnerable children who attend the local schools/nursery/Winch youth project
- f) The ongoing viability of Swiss Cottage community market given the disruption during the construction period and ongoing disruption post practical completion

I wish to add that although I applied in writing to be part of the CWG on the evening of the public meeting, EL never informed me of the dates of any of the meetings nor did they write to me to advise that they had demolished the ramp or stairs. Barry Coltrini of EL did however respond to most of my emails.

Unauthorised demolition and CLEUD

On the 8th November, early in the CMP consultation process EL submitted a demolition notice to Camden Council to demolish the stair and ramp entrance to the front of the building on Avenue Road their aim to justify that planning permission has legally commenced.

EL commenced with the demolition works on the same day as submitting the draft CMP on the 5th December and as I understand it have retrospectively applied for a certificate of lawfulness for their commencement of planning permission.

These actions show that EL has little respect for Camden Council, the people involved in the CMP consultation or the wider community. For Camden to agree a CMP, which has fallen short on Camden 's clear requirements or grant CLEUD is not sensible, realistic or acceptable in the short or longer term.

I sincerely hope that Camden will refuse to grant a certificate of lawfulness, reject the CMP in its current form and that EL rework the CMP giving all due respect to Camden council's requirements and full consideration to the residents of the local community who will be subject to major disruption during this long development.

Yours sincerely

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