

## Cecil Gray

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**From:** Edward Gold <edwardgold1938@googlemail.com>  
**Sent:** 27 January 2015 09:41  
**To:** Cecil Gray  
**Subject:** CMP 6 Erskine Road

Dear Mr Gray

I was unable to find the link to submit my comments. I live at 1a Erskine Road so this development will have a serious impact on my family. These are my comments:

**Trees:** most of the trees in Erskine Road were only recently planted and there appears to be no concern for their preservation. This needs to be addressed particularly on the 6 Erskine Road side.

1. **Saturday working:** an 8am start is inconsiderate and I would suggest 9am. Also there should be a noise restriction on Saturdays. Also the normal weekday hours mentioned on the Camden site are 9.30 - 4.30.
2. **Parking:** surely the residents are losing far too many bays and this would be reduced if the 40 yard skip were replaced inside the development area by two smaller skips. We need clarification on which of the parking bays really need to be suspended. The current proposal is unacceptable.
3. **40 Yard Skip:** from the residents' standpoint, this is totally unacceptable. It is a large development site so surely space could be found within the site to accommodate skips. It will be bad enough with the lorry movements but to aggravate this by narrowing the road with an enormous skip is unacceptable not to mention the knock on effects of skips.
4. **Lorries:** how are they to be controlled? Where are the lorries going to wait to gain access. You cannot have a build-up of lorries in Erskine Road.
5. **Erskine Road:** this should be made one way in the direction from Ainger Road to Regent's Park Road. It is already a problem with the refuse vehicles and the road is used extensively by local and nearby traffic.
6. **Concrete pumping:** surely this should be done on site and not on Erskine Road. Why shouldn't the lorry be required to reverse into the entrance to the site? If it is outside the site it will be uncomfortably near my front door!
7. **Dirt:** we will suffer a considerable amount of pollution– to the atmosphere, the road, any cars that are able to park there and the buildings. There will be mud on the roads and no doubt this will impact on the drainage.
8. **Asbestos:** this could be a serious issue so it is imperative that we see the report before work starts.
9. **Hoardings:** thought should be given to the appearance and should be removed at weekends and additional parking could be made available if they were removed at weekends
10. **Deliveries:** my experience has been that builders and particularly their subcontractors do not adhere to time slots so it is important that deliveries are not made before 8am on weekdays and 9am on Saturdays.
11. **Pollution and Noise:** to avoid any disputes, can there be meters on site which can show whether the noise and pollution are controlled.
12. **Newsletter:** these should be issued every 2 weeks.
13. **Rats etc:** this will inevitably need attention so this should be anticipated.

Thank you.

Edward Gold

For more information please visit <http://www.symanteccloud.com>

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 16:45  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** To whom it may concern,

Many thanks for the opportunity to comment on the construction plan.

I own a flat which I rent out on King Henry\'s Road, which backs on to the site.

Whilst I appreciate that efforts will be made to limit noise and minimise dust, I would ask that noisy construction work is not allowed during the proposed Saturday working hours at the weekend:

This area is historically very quiet and the construction work, although now inevitable, is going to cause considerable disturbance for a prolonged period of time. Carrying out noisy work at the weekend would, in my view, significantly decrease the quality of life for local residents at a time when people need time to relax. In my view, noisy work would also cause considerable disturbance to the local shops and affect their trade on one of the busiest shopping days of the week.

From my own perspective, I understand that my tenant often is at home (working) during the week and I would appreciate being able to let her know that there would be no noisy work on Saturday. I am very concerned that the works are going to impact on my ability to retain/rent out my property.

Of course, noisy work will be inevitable at some times, but it should not be beyond a well organised construction company to plan to not carry out noisy works at the weekend.

Many thanks,  
I Gurdol

**Email address** [isabella\\_gurdol@hotmail.com](mailto:isabella_gurdol@hotmail.com)

**Address 1** 17B King Henry\'s Road

**Address 2** London

**Address 3** NW3 3QP

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 16:18  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** Here are the areas where we still have concerns, or need further clarity:

i) Hoarding -- how high is the hoarding going to be around the site? We are of course concerned about light reduction during the course of the project

ii) Parking bays -- we understand that 10 parking bays will be suspended during the course of the works. First does this include or exclude the loading bay? And what will you do to mitigate pressure on what is already very tight parking in the area.

iii) Party wall awards -- we have not received any communications regarding party wall awards. Can you please either contact us or clarify this point?

iv) We are keen to be as informed as possible during the course of the works, and request a higher frequency for newsletters.

v) Trees -- we have a large tree at the bottom of the garden. Clearly there are several residents in this position. Could you ensure that adequate steps are taken to protect the trees from damage.

**Email address** [vivienaltman@yahoo.co.uk](mailto:vivienaltman@yahoo.co.uk)

**Address 1** 1 king henry\'s road

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 15:30  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

### Comments 6 Erskine Road NW3 Development Construction Management Plan

Dear DPP

After reading your construction management plan I have formulated the following responses which I feel you should take into serious consideration and incorporate into your plan for the duration of the construction (including the tidy up times). I have spoken with a member of Camden Council and with a property lawyer therefore I encourage you to take the following points seriously so that your timelines are not impacted by my objections which I am willing to take to the highest level.

#### Saturday Working

- As this is a primarily residential street in a country where standard citizen working hours are Monday-Friday, it will come as a great inconvenience for the street to be subjected to noise and traffic disruption on Saturdays which will be our days off from work. This is also the hardest day to park on the street so blocked-off parking spaces will be a great nuisance.

#### Skip on Erskine Road

- it should be enough for the construction works to have just one skip, which you already have planned located in the middle of the site away from public access. There is no need to place an additional skip on the public highway as this would:
  - o be a hazard for blind people / disabled / mothers with pushchairs navigating the street
  - o encourage fly-tipping which is already a local problem
  - o further the rodent problem faced on the street
  - o skips cause damage to pavement and roads.
  - o It will use up much needed parking spaces unnecessarily
  - o It will create visual pollution to a conservation protected area
  - o A 40yard skip will create traffic flow problems on the street as it will be large enough to obstruct traffic, slow down vehicle movements etc. which will cause access issues to the current refuse collections that occur daily on the street and it will impede the access of emergency vehicles (this is a health hazard to the residents as well as your staff)
  - o It will cause noise to Erskine road residents when it is emptied. If it is emptied INSIDE the development we will be less effected
- ♣ Therefore should you need a second skip, you should place it within the development site away from the public highway – after all you have a skip there already so why not put a second?

#### • Scaffolding Plan

- o You have failed to mention strict scaffolding duration times. Any unnecessary use of scaffolding on the façade of Leader House on Erskine Road will be objected to by the residents as it creates an un-aesthetic image for what is currently a beautiful, period street in a conservation area

Concrete pumping from the site entrance:

- This should be done within the construction site itself and not from the site entrance.

#### Rodents

- You have failed to mention any consideration of vermin control in your plan. When construction work takes place on sites as old as this one, it will disrupt nesting sites of rodents, which will release them onto the neighbouring streets and buildings, causing a health hazard for the restaurants and create a rodent problem for the residents of Erskine Road and put their children's health in jeopardy.

#### Damage to roads and pavements

- We will require a commitment to repair any damage to Erskine Road's pavement and highway caused by your construction work and its associated vehicles

#### Delivery Times

- Deliveries should not take place before 9am as this is fair to the residents in the area
- If deliveries take place outside of agreed times, the council will be notified immediately. Lorries may not "hang around" on the street in the time adjacent to the hours as this would violate the residents greatly.

#### Parking Spaces

- Your request of 10 bays for the duration of the project is extremely high and unnecessary and will occupy 50% of the street which is already at capacity
- You should make better use of the space within the site to accommodate parked vehicles.
- If your lorries are parked on the street it will be impossible for the Camden council refuse collection vehicles to pass through the street, and will impact the access for emergency vehicles which will put the residents and the construction staff in grave danger.

#### Vehicle Movements on Erskine Road

- Erskine Road is used as a prime thoroughfare for primary school children from neighbourhood schools (St. Pauls and Primrose Hill School). Construction traffic, including the reversing of large lorries and trucks, will pose a great threat to these children.

#### Noise pollution and dust

- The noise pollution will be very high during construction and demolition so measures to reduce the impact of these have not been appropriately shared with us in the plan you submitted
- The windows and cars of the residents on Erskine Road should be cleaned by the developers on a weekly basis due to the debris, dust and pollution which will be forced upon them for nearly 2 years.
- Erskine Road should be cleaned by the construction workers daily. No debris, waste, materials or litter should be left on the street at any time

#### Parking Permits

- As I paid c.£150 this year to park on Erskine Road I feel that this should be refunded by the development due to the disruption it will cause to my parking ability on the street due to the lorry movements, the loading bays, the turning circles and the loss of spaces.

**Email address** adameisen@gmail.com

**Address 1** 4 Erskine Road

**Address 2**

**Address 3**

**Address 4**

**Address 5**

## Address 6

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 15:29  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

### Comments 6 Erskine Road NW3 Development Construction Management Plan

Dear DPP

After reading your construction management plan I have formulated the following responses which I feel you should take into serious consideration and incorporate into your plan for the duration of the construction (including the tidy up times). I have spoken with a member of Camden Council and with a property lawyer therefore I encourage you to take the following points seriously so that your timelines are not impacted by my objections which I am willing to take to the highest level.

#### Saturday Working

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**Email address** adameisen@gmail.com

**Address 1** 4 Erskine Road

**Address 2**

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**Address 5**

## Address 6

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 15:13  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** An additional and very important comment is how the garden and basement flat at 19A King Henry's Road, will be protected so that tenants can have 'full enjoyment' of the rights within their tenancy agreement.

If there is any compromise or breaking of my contractual responsibilities as a landlord towards the two tenants, then they have every right to raise objections about paying the rent that is due. How do you propose that their rights are not compromised?

**Email address** connytempleman@gmail.com

**Address 1** 19A King Henry's Road

**Address 2** London NW3 3QP

**Address 3**

**Address 4**

**Address 5**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 13:52  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

### Comments Hi

I have already written to you to ask about how we engage with you to minimise the disruption, and where to ring if we have things we wish to complain about. I haven't yet received an answer.

I would also like to ask you to put a sloping roof on the new stairwell at the NE side of Building 4 as the current plan will needlessly lessen the daylight in our garden. I appreciate this is something that will need to be agreed by the planners but it would be a minor modification, and may slightly lessen the cost of the build. It would also engender some goodwill for the local residents

Gervais Williams & Miranda Glossop

**Email address** gervais\_williams@hotmail.com

**Address 1** 3 King Henrys Road

**Address 2**

**Address 3**

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**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 13:30  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

### **Comments** Concerns and objections to the Construction Management plan for 6 Erskine Road

#### Point 1.

We are owners and residents of 19 King Henry's Road, which backs on to the above referenced site. One of our major concerns is the poor communication involving all matters of planning on this project. Residents of King Henry's Road are regularly NOT informed about plans or communications, including this topic, and were only alerted by one of the affected neighbours.

#### Point 2.

As yet, our surveyor has had no further information from the developer's surveyor. We haven't as yet been told:

2a.Type of hoarding within the rear gardens .

2b.Programme showing the duration and anticipated start date for the hoarding and scaffolding to be erected into the rear gardens, the programme is to include all work associated with the party wall.

2c.How the gardens will be accessed for the erection and dismantling of the hoarding and scaffold.

2d.There are various garden structures in the gardens and we need to know how these are going to be protected and how the work will be carried out around these structures.

2e.We now understand that a tower crane is to be used. As the radius goes over the rear gardens we need to make sure the correct licences are in place and in the awards.

#### Point 3.

We have not yet seen the party wall survey, so it is difficult to make comments regarding this.

Regarding the management plan:

Q13. Loud construction activity starting at 8.00 am on Saturday is inconsiderate.

Q15. We would expect to be informed of the asbestos report.

Q27. Two owner/residents work from home, so excess noise factors will generate problems if advance notice is not given.

Q29. Vibration – we have a new studio in our garden, very close to the party wall – third of a metre - which could be very adversely affected by vibration from the site. What can be done to minimize or protect? The guidelines do not seem to address the effects on the surrounding properties and residents, but more for the workmen.

Q32. Dust – We have two residents that suffer from respiratory problems. What will be done to protect ANY DUST from coming over into our garden and into our windows? We have seen some of the comments of our neighbours and concur and hope that all concerns will be

addressed.

Tenants – What is being proposed and offered in respect of loss of rental?

If the Council goes ahead with allowing this work to proceed without attention to the lack of due procedure on the part of the developers towards the residents of King Henry's Road, then there does seem a case for a Judicial Enquiry to be put into place.

**Email address** connytempleman@gmail.com

**Address 1** 19 King Henry's Road. London NW3 3QP

**Address 2**

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## Cecil Gray

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**From:** Pietragnoli, Lazzaro (Councillor) <Lazzaro.Pietragnoli@camden.gov.uk>  
**Sent:** 23 January 2015 12:07  
**To:** Cecil Gray; Jill Riley  
**Cc:** 'mattstorey@gallowglass.co.uk'; Callaghan, Patricia (Councillor); Cotton, Richard (Councillor)  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO  
**Attachments:** erskine rd cmp.pdf

Dear Cecil,

Please find attached the comments I have submitted on behalf of myself and my two ward colleagues.

Best regards

Lazzaro

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**From:** Cecil Gray [mailto:Cecil.Gray@dppukltd.com]  
**Sent:** 22 January 2015 13:32  
**To:** Pietragnoli, Lazzaro (Councillor); Jill Riley  
**Cc:** 'mattstorey@gallowglass.co.uk'; Callaghan, Patricia (Councillor)  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Councillor Lazzaro Pietragnoli,

I did call your mobile and have left you a message. Thank you for your email, I am quite happy to have a telephone conversation with you however this is an **online consultation** that will be ending tomorrow 23/01/2015, that requires that you go to <http://www.dppukltd.com/dpp-6erskine-road-primrose-hill-construction-management-plan-consultation/> to comment on the Draft Construction Management Plan.

Again, please contact me if you have any other issues.

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

London Cardiff Leeds Manchester Newcastle upon Tyne

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**From:** Pietragnoli, Lazzaro (Councillor) [mailto:Lazzaro.Pietragnoli@camden.gov.uk]  
**Sent:** 22 January 2015 10:38  
**To:** Cecil Gray; Jill Riley  
**Cc:** 'mattstorey@gallowglass.co.uk'; Callaghan, Patricia (Councillor)  
**Subject:** Re: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil,

I had a meeting with some local residents about the CMP and some concerns were expressed about the parking bay suspension, the traffic management, the use of a huge external skip.

In addition I noticed that on some issues, your solution are not consistent with Camden's policy - i.e. on noisy works on Sat, Camden limits them to the morning only, while you suggest to go on until 6pm.

I was wondering if the three ward Councillors and a representative of the local residents could have a meeting with you and discuss these issues further - I can assure to you that all people attending the meeting want the development to go ahead as smoothly as possible, and they also had few suggestions that may actually be very useful for you.

Can we discuss this face to face, rather than via e-mail?

It would be a nice way to begin a good relationship.

Looking forward to hearing from you.

Best regards

Lazzaro

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Councillor Lazzaro Pietragnoli  
Camden Town with Primrose Hill ward  
Mob. 07584407453

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**From:** Cecil Gray [mailto:Cecil.Gray@dppukltd.com]  
**Sent:** Monday, January 05, 2015 12:22 PM  
**To:** Melanie Press <melaniepress@aol.com>; Jill Riley <Jill.Riley@dppukltd.com>  
**Cc:** mary@maryportas.com <mary@maryportas.com>; info@essentialvintage.com <info@essentialvintage.com>; mattstorey@gallowglass.co.uk <mattstorey@gallowglass.co.uk>; sirinesaba@hotmail.com <sirinesaba@hotmail.com>; jobarnett18@me.com <jobarnett18@me.com>; family@murphy333.freeserve.co.uk <family@murphy333.freeserve.co.uk>; manna@swlo.com <manna@swlo.com>; roger@mannav.com <roger@mannav.com>; robin@mannav.com <robin@mannav.com>; Callaghan, Patricia (Councillor); Pietragnoli, Lazzaro (Councillor); Naylor, Chris; roger swallow <roger@mannav.com>; Rose.Murphy@shinegroup.tv <Rose.Murphy@shinegroup.tv>; gecthomas@hotmail.com <gecthomas@hotmail.com>; gelthomas@hotmail.com <gelthomas@hotmail.com>  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Good Afternoon and Happy New Year!

I have had a very limited number of responses to the Construction Management Plan consultation for 6 Erskine Road, NW3 3AJ.



The Construction Management Plan provides essential dates for the commencement and duration of the works at 6 Erskine Road, as well as information regarding proposed hours of operation, site construction workers, traffic management, vehicle access arrangements and pedestrian and cyclist safety.

We recognise the importance of minimising impact upon the quality of life for people living and working around a new development. Therefore, we would like to receive your feedback on the Draft Construction Management Plan.

If you would like to make comments on the Draft Construction Management Plan, please download the Draft Construction Management Plan and fill in the comments section online at:

<http://www.dppukltd.com/dpp-6erskine-road-primrose-hill-construction-management-plan-consultation>

**Kind Reagrds.**

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

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**From:** Cecil Gray  
**Sent:** 16 December 2014 08:58  
**To:** 'Melanie Press'; Jill Riley  
**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freemove.co.uk](mailto:family@murphy333.freemove.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Melanie,

Nice to meet you yesterday evening, as I said the consultation is online and will run from December 22nd 2014 to January 23rd 2015, therefore the link becomes active on the 22nd. We welcome all of your comments, if there is anything else please drop me another email.

Regards,

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

London Cardiff Leeds Manchester Newcastle upon Tyne

**From:** Melanie Press [<mailto:melaniepress@aol.com>]  
**Sent:** 15 December 2014 16:07  
**To:** Jill Riley; Cecil Gray  
**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freemove.co.uk](mailto:family@murphy333.freemove.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)  
**Subject:** Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil Gray,

Thanks for your letter received today by hand.

It is encouraging indeed to read that you 'recognise the importance of minimising impact upon the quality of life for people'.

We look forward to attending your consultation in January 2015: what day might you be there?

Yours,

Melanie

Melanie E. G. Press  
Director  
PRESS  
3 Erskine Road  
Primrose Hill  
NW3 3AJ  
UK

[www.pressprimrosehill.com](http://www.pressprimrosehill.com)  
twitter: pressshop

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 11:56  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** I am submitting these comments on behalf of the three local ward Councillors, myself, Pat Callaghan and Richard Cotton.

While we appreciate that a consultation on the draft CMD is a formal requirement, we would have preferred a more meaningful way to engage with local residents and businesses rather than an online submission: a meeting to present the draft CMD (as requested on the 21 of January) would have helped to better understand some of the reasons behind your plan and to discuss possible alternatives and/or improvements.

At the end it would have created a quicker, smoother, more open, more transparent process. We really hope this different approach will be accepted by the developer in future.

On the single questions.

Q. 5 and Q. 6: it is appreciated that both a person responsible with dealing with complains from local residents and businesses and a person responsible for community liaison are identified, and a phone number is also provided for each of them.

Q. 8 p. 5: The description of the way of access to Erskine Rd is very confusing: from Adelaide Rd “turning south-east onto Regent’s Park Rd, left onto Primrose Hill Rd, right onto Erskine Rd (same description at Q. 23 p. 15). Both maps highlight the correct way, which uses Adelaide Rd, Primrose Hill Rd, Ainger Rd, and Erskine Rd.

Since Ainger Road is a quiet residential street, with parking bays on both sides, large pavements and big trees, we wonder if not mentioning it in the traffic plan (twice!) is a way to avoid complaints from residents in the streets for the high number of trucks expected to use the road during the construction period.

We formally require that residents in the street will be consulted on the plan.

It is not clear whether the parking bay at nr 1 Ainger Rd at the corner with Erskine Rd will be suspended to allow trucks to turn onto Erskine Rd.

Q. 10 p. 8: It is appreciated the use of a hose for wheel-cleaning and also the regular sweeping of the street for dust and dirt.

However, reading the report, we can read that water will be also used as dust suppressant (Q. 32 p 20) and that drains will be capped to avoid pest infestation (Q. 38 p 23).

In light of the frequent use of water, and of the possible capping of drains, it is required to carry on a regular and thorough cleansing of all the water drains (both within the site and on the street), to avoid the creation of puddles and the accumulation of muddle in the street.

Q. 11 p. 8: there is confusion on the length of the parking bay suspension on the left hand side of Erskine Road. The map at p. 8 occupies the whole bay from the corner with Regent’s Park Road, while other maps (p. 12, p. 13) report a smaller suspended area.

Q. 13 p.9: while the working hours for noisy works are in line with Camden policy, we were wondering if, given the location of the site in a quiet residential area and the length of the works, it could be agreed to start working at 9 on Saturdays.

Q. 15 p. 9: the Asbestos report should be made available for local residents as soon as produced.

Q. 16 p. 10: While the “just in time” approach for deliveries and the “no localised waiting”

policy are highly appreciated, it is not clear where is going to be the waiting area for vehicles turned away when the loading area is in use.

In addition, there is not explicit confirmation that the delivery times will respect Camden's Guide for contractors - 9.30am to 4.30pm on weekdays and between 8.00am (suggested 9.00am, see above Q. 13) and 1.00pm on Saturdays.

Finally, given the consideration on Ainger Road above (Q. 8) it should be agreed that the delivery time is calculated at the corner with Primrose Hill Rd and not at the entrance of the site.

Q. 17 p. 11, Stage 1: the use of a 40 yard skip in the street is in contradiction with the Guide for Contractor working in Camden, which allows a maximum length of 5 meters (p. 18 point b) and prescribes that all skips should be kept in suspended parking bays only if there is not suitable alternative (p. 20, point a).

We ask you to consider the use of smaller skips inside the development site.

Q. 17 p. 11, Stage 2-3: Erskine Rd will be closed to traffic one working day – it is no clear the reason for this and the exact timing.

Q. 18 p. 12: from the map it is not clear how many parking bays are suspended near the right hand side of the entrance (in front of building 1) – is it 1 or 2?

Q. 21 p. 13: We would like more specific info about the suspension of 10 parking bays in Erskine Rd (reason, phasing) and info whether parking bays in adjoining streets will be suspended (see above Q. 15 for Ainger Rd and below Q. 26 for Regent's Park Road).

Can some of the parking suspension be limited to week-days, so as to allow more bays during the week-ends to be available for residents and visitors? Parking is already a big problem at the moment in the Primrose Hill area and removing 10 bays is going to have a big impact.

Q. 23 p. 15: There is again contradiction between the route highlighted in the map and the description of the way of access (see above Q. 8).

In addition the description of the pedestrian way of access is completely wrong: pedestrians walking in Regent's Park Road from Chalk Farm find Erskine Rd on their right (not left as stated in the document) and they will find the site entrance on their right (not left as stated in the document).

Will pedestrian access the site from Regent's Park Road or from King Henry's Road? In the latter case both the road and the site entrance would be on their left.

It is very worrying to read that "Primus have walked both routes and reviewed vehicle and pedestrian access to site": they are not able to provide the right descriptions of the routes they are supposed to have inspected!

Q. 25 p. 16: See comments above (Q. 17, Stage 1) on the use of the 40 yard skip – it should be avoided!

In addition the arrow in the map shows vehicles leaving Erskine Road towards Regent's Park Road, a solution that may be acceptable but has never been proposed or discussed in the document.

Maybe making Erskine Road a one way street for the period of the development may help to alleviate some of the traffic issues in the area – that was one of the topic we would have liked to discuss with the developers.

Q. 26 p.17: the last map shows Regent's Park Road used as a way of egress the site: it is clearly visible from the drawing tht for the truck to turn onto Regent's Park Road some of the parking bays on the opposite side of the street must be suspended (see above Q. 21)

Q. 27 p. 18: It should be confirmed that the two slots for noisy activities (10-12 an 14-16) are only for Monday to Friday and that on Saturday will be used only the morning slot (see above Q. 13)

Q. 28 p. 18: the noise survey should be made available for local residents as soon as it is produced.

Q. 31 p. 20: there is a specific requirement that staff should be trained on BS 5228:2009: the answer is not enough as it is just a reassurance that all staff will be adequately trained for the type of works.

Q. 35 p. 21: Air Quality and both Dust Soiling and PM10 have been assessed and identified. However, there is no evidence of that and there is no further information on the results of those assessments and how the risks will be addressed.

Q 42 p.25: We appreciate the will to engage with local residents and businesses (though starting a month consultation on the 22nd of December is not very helpful, since many people was on holiday for the first two weeks of consultation – see e-mail from Cecil Gray on the 5th of January admitting there were not many replies so far).

In order to keep the residents informed we require a fortnightly newsletter with info about the work done in the last two weeks and work scheduled in the next two weeks (to be sent/delivered to residents in both Erskine Rd and Ainger Rd plus any adjoining property). We also require the creation of a Construction Working Group to meet and discuss progress of the development and any issue arising every 8 weeks.

In addition we suggest that the developer try to compensate residents and local businesses for the disruption caused by the development: refund of parking permission (already bought by residents) as a way to compensate for parking bay suspension, and refunding of business rates plus regular cleaning of the shops' windows for the three businesses in Erskine Road (as a compensation for loss of business and the dirt produced by the development)

Q. 45 p 26: the owner of the top floor of 1 Erskine Road has a planning permission for external works and a roof extension and will require the use of a crane (during your construction period) – it would be necessary to manage with him how both development can go ahead at the same time.

Looking forward to hearing from you for arranging a meeting.

Best regards

Lazzaro Pietragnoli, Patricia Callaghan, Richard Cotton  
(Camden Town with Primrose Hill ward Councillors)

**Email address** lazzaro.pietragnoli@camden.gov.uk

**Address 1** Cllr Lazzaro Pietragnoli

**Address 2** Camden Town Hall

**Address 3** Judd Street, London

**Address 4** WC1H 9JE

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**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 11:47  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** London Borough of Camden Construction Management Plan 6 Erskine Road Primrose Hill (Draft for Consideration)

I look forward to improvement of the historical building at 6 Erskine Road. In response to your published plan, I am noting some concerns about the project in general as I live opposite:

- The construction and heavy goods traffic on Erskine Road, which is narrow enough, is unimaginable. ANY rethink of traffic flow that would diminish that severity would be welcome as well as the consideration of available parking bays and the location of the construction skip. We need space for our guests to park when visiting.
- Dust & air, noise & sight, pollution created by this project will be severe, obviously. Being only a few feet away, please consider the effect. I would request starting construction as late as possible on Saturdays mornings.
- We respectfully request some accommodation be given us in keeping our and other properties clean on a daily basis and to minimize ALL local pollution. Screening off the demolition, more than normal, would be helpful in this respect. Deliveries and hauling to be done in the morning AFTER 9:00am and BEFORE Noon, everyday, would go a long way to mitigate the effects
- Pest and vermin control is difficult (and expensive) in London at the best of times. The disturbance of pests within the renovation site will most likely be significant and vermin will migrate to the nearest properties (us!). We request vigilance on the part of Camden and the developers to mitigate the inevitable
- Rubbish collection, if interrupted or hampered in any way by traffic disruption will have a detrimental effect (and increase pests and vermin control). We need a traffic plan in place to ensure that this run smoothly.
- We request that pedestrian traffic be minimally impeded
- We most strongly request that all utilities and services be kept in excellent repair and condition. Drains and sewers MUST be regularly cleaned and reviewed and power supplies be inspected and be increased to more than adequate to ensure that there is NO local black-out nor gas reduction or cut-off POWER SUPPLY TO AND SEWER AND DRAINAGE THROUGH ERSKINE ROAD HAVE PROVED TO BE FRAGILE IN THE PAST. PLEASE ENSURE THAT ALL SERVICES BE FULLY OPERATIONAL AT ALL TIMES AND REMEDIAL EFFORTS BE IMMEDIATE (24HOURS A DAY) IF INTERRUPTED FOR ANY REASON
- We assume full repairs will be made to all services, roads and pedestrian walkways during and at the end of the project
- We also assume that a pre-named representative for the project and a pre-named Camden official will be made freely available at all times to consult with over any issues that would arise throughout the development.
- A voluntary contribution should be made to the community library owing to the impact on Primrose Hill as a whole.

**Email address** melissa.erin.goldberg@gmail.com

**Address 1** 89B Regents Park Road, Flat 3

**Address 2** London NW1 8UY

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** Emma Thomas <gecthomas@hotmail.com>  
**Sent:** 23 January 2015 08:54  
**To:** Cecil Gray  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil

Many thanks for the reminder on the feedback to the construction plan. Unfortunately, I have been away with work and back last night. So I have just submitted feedback this morning and hope you can still take this into consideration despite being just past the deadline of the 22nd.

Best wishes

Emma

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**From:** Cecil.Gray@dppukltd.com  
**To:** melaniepress@aol.com; Jill.Riley@dppukltd.com  
**CC:** mary@maryportas.com; info@essentialvintage.com; mattstorey@gallowglass.co.uk; sirinesaba@hotmail.com; jobarnett18@me.com; family@murphy333.freeseve.co.uk; manna@swlo.com; roger@mannav.com; robin@mannav.com; patricia.callaghan@camden.gov.uk; lazzaro.pietragnoli@camden.gov.uk; chris.naylor@camden.gov.uk; roger@mannav.com; Rose.Murphy@shinegroup.tv; gecthomas@hotmail.com; gelthomas@hotmail.com  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO  
**Date:** Mon, 5 Jan 2015 12:22:27 +0000

Good Afternoon and Happy New Year!

I have had a very limited number of responses to the Construction Management Plan consultation for 6 Erskine Road, NW3 3AJ.

The Construction Management Plan provides essential dates for the commencement and duration of the works at 6 Erskine Road, as well as information regarding proposed hours of operation, site construction workers, traffic management, vehicle access arrangements and pedestrian and cyclist safety.

We recognise the importance of minimising impact upon the quality of life for people living and working around a new development. Therefore, we would like to receive your feedback on the Draft Construction Management Plan.

If you would like to make comments on the Draft Construction Management Plan, please download the Draft Construction Management Plan and fill in the comments section online at:

<http://www.dppukltd.com/dpp-6erskine-road-primrose-hill-construction-management-plan-consultation>

**Kind Reagrds.**

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

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**From:** Cecil Gray  
**Sent:** 16 December 2014 08:58  
**To:** 'Melanie Press'; Jill Riley  
**Cc:** mary@maryportas.com; info@essentialvintage.com; mattstorey@gallowglass.co.uk; sirinesaba@hotmail.com; jobarnett18@me.com; family@murphy333.freemove.co.uk; manna@swlo.com; roger@mannav.com; robin@mannav.com; patricia.callaghan@camden.gov.uk; lazzaro.pietragnoli@camden.gov.uk; chris.naylor@camden.gov.uk  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Melanie,

Nice to meet you yesterday evening, as I said the consultation is online and will run from December 22nd 2014 to January 23rd 2015, therefore the link becomes active on the 22nd. We welcome all of your comments, if there is anything else please drop me another email.

Regards,

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

**From:** Melanie Press [<mailto:melaniepress@aol.com>]  
**Sent:** 15 December 2014 16:07  
**To:** Jill Riley; Cecil Gray

**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freeseve.co.uk](mailto:family@murphy333.freeseve.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)

**Subject:** Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil Gray,

Thanks for your letter received today by hand.

It is encouraging indeed to read that you 'recognise the importance of minimising impact upon the quality of life for people'.

We look forward to attending your consultation in January 2015: what day might you be there?

Yours,

Melanie

Melanie E. G. Press  
Director  
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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 08:40  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** I appreciate the engagement of the local area and the opportunity to feed into the construction plan. So below are my comments. I note you wanted comments before the 23rd January, yet hope you can make an exception to the slight delay as I have been away with work.

### Security

- There is no details on security provision to protect surrounding properties. Would like confirmation that insurance for the site will cover any breaches of security that effects residents.
- The protective hoarding is not clear, and therefore not able to see whether this will be a security benefit as well as protection etc. There is also not detail on the number and location of lighting and would like confirmation that this will only be on according to the site operating hours. Yet also presume there will be separate security lights.

### Working hours

- A 8am start is inconsiderate on Saturdays. Can this move to 9am start and ensure a restriction is in place for all noise-generating work on Saturdays.
- Deliveries must also only be made during construction times, so only after 8am on week days and 9am on Saturdays. This needs to be strictly enforced.

### Impact on users, traffic and parking in the area

- The 10 parking bays requested to be suspended for the duration of the project will put real pressure on parking in the whole area. It feels excessive to clear this extend of parking bays and add additional inconvenience of residents/permit holders in the area
- In terms of vehicle holding patterns, while it is accepted that the site will operate on a 'just in time' basis, should this approach fail, there appears to be no back-up plan or provision in place for the holding of vehicles away from site. This need clarification.
- Due to the narrowness of Erskine Road, two way traffic is already problematic and adding frequent heavy goods traffic into the mix and the problem becomes even more acute. Could Erskine Road become one way only for the duration of the construction works. This will improve traffic flow.
- A commitment is needed to make good any damage to the road and pavements in Erskine Road on completion of works.

### Noise/Dirt/Dust

- Q10 is very vague and gives no real information on how noise, vibration, dusts etc will be monitored and what actions will be taken
- In Q27, Q30 and Q34 it refers to noise checks, yet there is a lack of detailed information on the types of checks, who will carry these out – council/independent etc , where these will be checked and what actions will be taken
- Dirt will also impact far wider that the entry route and garden's immediately behind the work, as well as in windows/doors etc of all neighbouring properties. There needs to be an agreement on cleaning residential windows/French doors with some degree of regularity throughout the work.
- The run off from wheel washing and other dirt generating activity will impact on the drainage system. A commitment must be made to include the cleaning of drains on a regular basis.

Asbestos

- There is no detail of any information or dealing with asbestos should it be present. Any asbestos reports or assessments– which presume must be part of the construction planning and management including for construction staff safety – so should be made available to residents prior to the commencement of any works and updated regularly should there be any changes.

Pest control

- Having had previous experience of rodents infestation due to nearby construction, this is a real possibility given the size of the construction site. There is no information on controlling this nor dealing with impact on local properties should these measures not work. There needs to be agreement in place for any indication of new rodent infestation that the cost and responsibility for sorting will be by the construction company.

Ongoing communication

- It would be beneficial for proactive sharing of the Site Manager’s name and contact details to ensure any issues etc can be quickly dealt with, and not via DPP. This is also to allow proactive notification to site for example when major tree work is planned that overhang onto the site.

**Email address**      gecthomas@hotmail.com

**Address 1**      9 King Henry's Road

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 23 January 2015 06:59  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

### Comments In Reference:

London Borough of Camden  
Construction Management Plan  
6 Erskine Road  
Primrose Hill  
(Draft for Consideration)

In response to your published plan, and although we appreciate all efforts to date of developers and Camden to work closely with all those affected by this development, we must voice our serious concerns of how this project will affect our business in particular.

manna restaurant  
4 Erskine Road

is directly opposite the development, and Erskine Road being only a narrow few feet wide we will be directly and negatively affected in many, many ways.

It is imperative to stress that we are not in opposition to this development and we look forward to the finished improvement to the historical 6 Erskine Road building(s).

However, we would respectfully request that you address our concerns about the demolition and construction and do whatever is reasonable to minimize those activities and conditions that will have a serious affect upon our day-to-day and possibly our long-term business.

We defer to what we are sure to be more educated, detailed and eloquent responses by our neighbors – addressing all their obvious concerns with common sense. But, if we may be allowed, we will address those points affecting us particularly. As the project is directly in front of us only a few feet away it will severely affect our ability to unload supplies and our suppliers to deliver delicate restaurant goods, and would play a significant part in affecting our trade and any quiet dining our customers would expect.

Roger Swallow (owner/partner)  
roger@mannav.com

- A 50% suspension of available parking, ongoing concrete pumping from the street and especially a 40 yard skip directly in front of us. A review of parking and possible alternatives within the site itself are requested
- The construction and heavy goods traffic on Erskine Road, which is narrow enough, is unimaginable. ANY rethink of traffic flow that would diminish that severity would be welcome
- Dust & air, noise & sight, pollution created by this project will be severe, obviously. Being

only a few feet away, please consider the effect that will have on our restaurant and our diner's experience. We respectfully request some accommodation be given us in keeping our and other properties clean on a daily basis and to minimize ALL local pollution. Screening off the demolition, more than normal, would be helpful in this respect. Deliveries and hauling to be done in the morning AFTER 9:00am and BEFORE Noon, everyday, would go a long way to mitigate the effects

- Pest and vermin control is difficult (and expensive) in London at the best of times. The disturbance of pests within the renovation site will most likely be significant and vermin will migrate to the nearest properties (us!). We request vigilance on the part of Camden and the developers to mitigate the inevitable
- Rubbish collection, if interrupted or hampered in any way by traffic disruption will have a detrimental effect on our restaurant environment and be a possible health and safety issue. If so, we need to be advised in advance and credits available as compensation
- We request that pedestrian traffic be minimally impeded and that signs and advertising be provided that would encourage valuable foot traffic from Regents Park Road commercial activity
- We most strongly request that all utilities and services be kept in excellent repair and condition. Drains and sewers MUST be regularly cleaned and reviewed and power supplies be inspected and be increased to more than adequate to ensure that there is NO local black-out nor gas reduction or cut-off

**POWER SUPPLY TO AND SEWER AND DRAINAGE THROUGH ERSKINE ROAD HAVE PROVED TO BE FRAGILE IN THE PAST. PLEASE ENSURE THAT ALL SERVICES BE FULLY OPERATIONAL AT ALL TIMES AND REMEDIAL EFFORTS BE IMMEDIATE (24HOURS A DAY) IF INTERRUPTED FOR ANY REASON**

- We assume full repairs will be made to all services, roads and pedestrian walkways during and at the end of the project
- We also assume that a pre-named representative for the project and a pre-named Camden official will be made freely available at all times to consult with over any issues that would arise throughout the development. We hope this would also include a readily available on-site office/representative
- It seems unfair to us that we would pay business rates and parking permits during the full period of construction - demolition through occupancy - and that this forgiveness would, if possible, be provided without each and every business and resident singularly having to apply for re-evaluation and relief. We would additionally request compensation if the project proves to reduce historical revenues

**Email address** roger@mannaV.com

**Address 1** roger swallow, owner/partner

**Address 2** manna restaurant, 4 erskine road, primrose hill, nw3 3aj

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 22 January 2015 18:19  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

### **Comments** Concerns and objections to the Construction Management plan for 6 Erskine Road

We are owners and residents of 17a King Henry's Road, which backs on to the above referenced site. One of our major concerns is the poor communication involving all matters of planning on this project. Residents of King Henry's Road are regularly NOT informed about plans or communications, including this Construction Management plan, and were only alerted by one of the affected neighbours.

We have not yet seen the party wall survey, so it is difficult to make comments regarding this. Regarding the management plan:

Q13. Loud construction activity starting at 8.00 am on Saturday is inconsiderate.

Q15. We would expect to be informed of the results of the asbestos report.

Q27. One owner/resident works from home, so excess noise factors will generate problems if advance notice is not given.

Q29. Vibration – we have a glass structure in our garden which could be very adversely affected by vibration from the site. What can be done to minimize or protect? The guidelines do not seem to address the effects on the surrounding properties and residents, but more for the workmen.

Q32. Dust – We have water features in the backyard which could be affected by accumulation of dirt, what can be done to protect and maintain.

We have seen some of the comments of our neighbours and concur and hope that all concerns will be addressed.

Sincerely,

Michael Browning and Andrew Black  
17a King Henry's Road  
London NW3 3QP

**Email address** michael@streeterslondon.com;

**Address 1** 17a King Henry's Road

**Address 2** London NW3 3QP

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 22 January 2015 18:02  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

### Comments

1) Parking. 10 parking bays will be suspended during the course of the works. What will you do to mitigate pressure on parking in the area.

2) Trees. Please ensure that adequate steps are taken to protect the trees from damage.

**Email address** drjohncunningham@gmail.com

**Address 1** 31a King Henry's Rd

**Address 2** NW3 3QR

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 22 January 2015 17:53  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** To Whom it May concern :

Response to Construction Management Plan 6, Erskine Road on behalf of the Primrose Hill Town Team.

We exist as an organisation to protect business interests in Primrose Hill and to enhance trading for retailers in particular.

The scale and duration of the planned construction at this location poses serious issues concerning the damage it will potentially cause to the three businesses in Erskine Road as well as the anchor business of Limonia at the junction with Regents Park Road.

In order to minimise this risk we would request that the following steps be taken:

1. The suspension of parking bays be limited to an absolute minimum to allow swept paths for vehicles only.

The suspension of bays to accommodate a 40 yard skip and concrete pouring from the site entrance is unacceptable when there is space within the site for both of these to be accommodated.

The resulting noise, vibration, debris and dust created by locating these on the public highway will have an extremely detrimental effect on the businesses by driving away customers who will rightly be looking for alternative more conducive environments in which to do business.

There is also the added problem that the skip in particular will attract fly tipping in a road that already has historical problems with this issue.

2. Vehicular Access

Erskine Road is narrow and already experiences regular hold-ups of traffic. The removal and delivery of materials from the site should be monitored by banksmen at all times to ensure a minimum of disruption to traffic flow especially in relation to ensuring emergency vehicle access.

The route in and out of Regents Park Road should be avoided wherever possible in an attempt to minimise disruption to the businesses operating from there many of which are cafes and restaurants with outside seating areas.

Large volumes of lorry movements create noise and air pollution which is exacerbated by the narrow streets we have in the Primrose Hill townscape.

3. Pedestrian Access / Street Appearance

Erskine Road is a busy cut-through used by residents, schoolchildren and shoppers.

The top priority is the safety of these people but in addition every measure possible should be taken to maintain the streets appeal.

This should include that hoardings be attractive and removed whenever not necessary.

Scaffolding be kept to the minimum.

The street be kept free of debris on an ongoing basis.

The trees in Erskine Road are of particular value to the retail environment and all measures must be taken to protect them from damage during the construction.

#### 4. General dust and dirt

The street must be cleaned on an ongoing basis to include:

The cleaning of the shops and restaurants windows, railings and frontages at least weekly.

This should be agreed for residents properties and their vehicles too.

Ensuring that run-off from these activities is responsibly dealt with and the integrity of drains is maintained.

#### 5. Communication

The contractors should liaise with the businesses and residents affected on a regular two weekly basis via a newsletter and should be transparent about extraordinary circumstances such as closure of Erskine Road.

#### 6. Asbestos Report

The asbestos report must be made public before works commence.

#### 7. Working Times

The working hours must be strictly enforced to include deliveries that should only take place within the agreed hours.

The hours should be altered from the statutory start time of 8.00am on Saturdays to 9.00am in respect of the scale of the construction in such a restricted residential and shopping street.

#### 8. Compensation for businesses

In our opinion these works will inevitably impact negatively on the businesses in Erskine Road even if the above measures and more are incorporated into the construction plan.

We genuinely believe that the works will cause such enormous damage to the revenues of the businesses that they will probably face closure.

In light of this we would request that the owners consider a plan to protect these businesses that would include the above points and their agreement to compensate by paying the full rentals and business rates for Manna Restaurant, Press Boutique and Prim Nail and Beauty for the duration of the works.

We would also request that a separate agreement with Limonia restaurant be negotiated to compensate for the impacts on their business.

Yours sincerely

Phil Cowan

on behalf of

The Primrose Hill Town Team

**Email  
address**

info@essentialvintage.com

**Address 1** Primrose Hill Town Team. Flat One, 2 Albert Terrace NW1 7SU contact Phil Cowan

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

---

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## Cecil Gray

---

**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 22 January 2015 17:46  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** What measures are being taken to reduce the pressure on parking in surrounding roads during construction? This is already a pressure point in the immediate area.

Once the new homes are built, will residents be eligible to apply for parking permits? How is the effect of these additional vehicles on parking availability in the area being accomodated?

**Email address** j.skordis-worrall@ucl.ac.uk

**Address 1** Flat 6, 18 King Henrys Rd, London, NW3 3RP

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

---

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## Cecil Gray

---

**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 22 January 2015 17:27  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** There is already a lot of pressure on parking spaces in and around the area where I live at 20 King Henry's Road and the suspension of 10 parking bays is going to mean even more pressure on this area's parking problems. I see no reason why we the local residents and council tax payers should be inconvenienced even further in order to benefit a development project that NOBODY in the area wanted in the first place.

I sincerely hope at least this suspension will include the loading bays.

Paul Greedus  
20 King Henry's Road NW3 3RP

**Email address** paul@focusmusic.com

**Address 1** 20 King Henry's Road

**Address 2** London NW3 3RP

**Address 3**

**Address 4**

**Address 5**

**Address 6**

---

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## Cecil Gray

---

**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 22 January 2015 15:54  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** Continued from my comments submitted Friday January 16 2015:

1. I support the suggestion that there maybe another access from the side of Bibendum on Regents Park Road NW1.
2. I support the idea of making Erskine Road a one-way street for the duration of the works.

And,  
this sound blocker device was recommended to me:  
Dohm by Marpac.com

available on amazon:  
[http://www.amazon.co.uk/Marpac-Dohm-Speed-Sound-Conditioner/dp/B006Z9V1LM/ref=sr\\_1\\_1?ie=UTF8&qid=1421941729&sr=8-1&keywords=marpac+dohm](http://www.amazon.co.uk/Marpac-Dohm-Speed-Sound-Conditioner/dp/B006Z9V1LM/ref=sr_1_1?ie=UTF8&qid=1421941729&sr=8-1&keywords=marpac+dohm)

It might be an idea to provide all those affected by the noise with a few of these?

**Email address** melaniepress@aol.com

**Address 1** Press, 3 Erskine Road

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

---

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## Cecil Gray

---

**From:** Callaghan, Patricia (Councillor) <Patricia.Callaghan@camden.gov.uk>  
**Sent:** 22 January 2015 15:28  
**To:** Pietragnoli, Lazzaro (Councillor); Cecil Gray; Jill Riley  
**Cc:** 'mattstorey@gallowglass.co.uk'  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Totally agree with you Lazzaro

Pat

---

**From:** Pietragnoli, Lazzaro (Councillor)  
**Sent:** 22 January 2015 13:56  
**To:** 'Cecil.Gray@dppukltd.com'; 'Jill.Riley@dppukltd.com'  
**Cc:** 'mattstorey@gallowglass.co.uk'; Callaghan, Patricia (Councillor)  
**Subject:** Re: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil,

Thanks for your phone call and your e-mail.

I am happy to formally reply to the online consultation - I was just proposing that sitting around a table and discuss some issue would be more useful, as you could better understand the local residents' concerns, and they would be able to propose to you some of the suggestions they think could be implemented.

I really hope to have that opportunity in the future.

Many thanks

Lazzaro

-----  
Councillor Lazzaro Pietragnoli  
Camden Town with Primrose Hill ward  
Mob. 07584407453

---

**From:** Cecil Gray [mailto:Cecil.Gray@dppukltd.com]  
**Sent:** Thursday, January 22, 2015 01:31 PM  
**To:** Pietragnoli, Lazzaro (Councillor); Jill Riley <Jill.Riley@dppukltd.com>  
**Cc:** 'mattstorey@gallowglass.co.uk' <mattstorey@gallowglass.co.uk>; Callaghan, Patricia (Councillor)  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Councillor Lazzaro Pietragnoli,

I did call your mobile and have left you a message. Thank you for your email, I am quite happy to have a telephone conversation with you however this is an **online consultation** that will be ending tomorrow 23/01/2015, that requires that you go to <http://www.dppukltd.com/dpp-6erskine-road-primrose-hill-construction-management-plan-consultation/> to comment on the Draft Construction Management Plan.

Again, please contact me if you have any other issues.

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

---

**From:** Pietragnoli, Lazzaro (Councillor) [mailto:Lazzaro.Pietragnoli@camden.gov.uk]  
**Sent:** 22 January 2015 10:38  
**To:** Cecil Gray; Jill Riley  
**Cc:** 'mattstorey@gallowglass.co.uk'; Callaghan, Patricia (Councillor)  
**Subject:** Re: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil,

I had a meeting with some local residents about the CMP and some concerns were expressed about the parking bay suspension, the traffic management, the use of a huge external skip.

In addition I noticed that on some issues, your solution are not consistent with Camden's policy - i.e. on noisy works on Sat, Camden limits them to the morning only, while you suggest to go on until 6pm.

I was wondering if the three ward Councillors and a representative of the local residents could have a meeting with you and discuss these issues further - I can assure to you that all people attending the meeting want the development to go ahead as smoothly as possible, and they also had few suggestions that may actually be very useful for you.

Can we discuss this face to face, rather than via e-mail?

It would be a nice way to begin a good relationship.

Looking forward to hearing from you.

Best regards

Lazzaro

-----

Councillor Lazzaro Pietragnoli  
Camden Town with Primrose Hill ward  
Mob. 07584407453

---

**From:** Cecil Gray [<mailto:Cecil.Gray@dppukltd.com>]

**Sent:** Monday, January 05, 2015 12:22 PM

**To:** Melanie Press <[melaniepress@aol.com](mailto:melaniepress@aol.com)>; Jill Riley <[Jill.Riley@dppukltd.com](mailto:Jill.Riley@dppukltd.com)>

**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com) <[mary@maryportas.com](mailto:mary@maryportas.com)>; [info@essentialvintage.com](mailto:info@essentialvintage.com) <[info@essentialvintage.com](mailto:info@essentialvintage.com)>; [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk) <[mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk)>; [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com) <[sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com)>; [jobarnett18@me.com](mailto:jobarnett18@me.com) <[jobarnett18@me.com](mailto:jobarnett18@me.com)>; [family@murphy333.freeseerve.co.uk](mailto:family@murphy333.freeseerve.co.uk) <[family@murphy333.freeseerve.co.uk](mailto:family@murphy333.freeseerve.co.uk)>; [manna@swlo.com](mailto:manna@swlo.com) <[manna@swlo.com](mailto:manna@swlo.com)>; [roger@mannav.com](mailto:roger@mannav.com) <[roger@mannav.com](mailto:roger@mannav.com)>; [robin@mannav.com](mailto:robin@mannav.com) <[robin@mannav.com](mailto:robin@mannav.com)>; Callaghan, Patricia (Councillor); Pietragnoli, Lazzaro (Councillor); Naylor, Chris; roger swallow <[roger@mannav.com](mailto:roger@mannav.com)>; [Rose.Murphy@shinegroup.tv](mailto:Rose.Murphy@shinegroup.tv) <[Rose.Murphy@shinegroup.tv](mailto:Rose.Murphy@shinegroup.tv)>; [gecthomas@hotmail.com](mailto:gecthomas@hotmail.com) <[gecthomas@hotmail.com](mailto:gecthomas@hotmail.com)>; [gelthomas@hotmail.com](mailto:gelthomas@hotmail.com) <[gelthomas@hotmail.com](mailto:gelthomas@hotmail.com)>

**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Good Afternoon and Happy New Year!

I have had a very limited number of responses to the Construction Management Plan consultation for 6 Erskine Road, NW3 3AJ.

The Construction Management Plan provides essential dates for the commencement and duration of the works at 6 Erskine Road, as well as information regarding proposed hours of operation, site construction workers, traffic management, vehicle access arrangements and pedestrian and cyclist safety.

We recognise the importance of minimising impact upon the quality of life for people living and working around a new development. Therefore, we would like to receive your feedback on the Draft Construction Management Plan.

If you would like to make comments on the Draft Construction Management Plan, please download the Draft Construction Management Plan and fill in the comments section online at:

<http://www.dppukltd.com/dpp-6erskine-road-primrose-hill-construction-management-plan-consultation>

**Kind Reagrds.**

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

---

**From:** Cecil Gray  
**Sent:** 16 December 2014 08:58  
**To:** 'Melanie Press'; Jill Riley  
**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freeserve.co.uk](mailto:family@murphy333.freeserve.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Melanie,

Nice to meet you yesterday evening, as I said the consultation is online and will run from December 22nd 2014 to January 23rd 2015, therefore the link becomes active on the 22nd. We welcome all of your comments, if there is anything else please drop me another email.

Regards,

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

**From:** Melanie Press [<mailto:melaniepress@aol.com>]  
**Sent:** 15 December 2014 16:07  
**To:** Jill Riley; Cecil Gray  
**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freeserve.co.uk](mailto:family@murphy333.freeserve.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)  
**Subject:** Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil Gray,

Thanks for your letter received today by hand.

It is encouraging indeed to read that you 'recognise the importance of minimising impact upon the quality of life for people'.

We look forward to attending your consultation in January 2015: what day might you be there?

Yours,

Melanie

Melanie E. G. Press  
Director  
PRESS  
3 Erskine Road  
Primrose Hill  
NW3 3AJ  
UK

[www.pressprimrosehill.com](http://www.pressprimrosehill.com)  
twitter: pressshop

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Version: 2014.0.4800 / Virus Database: 4257/9002 - Release Date: 01/26/15

## Cecil Gray

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**Sent:** 22 January 2015 13:56  
**To:** Cecil Gray; Jill Riley  
**Cc:** 'mattstorey@gallowglass.co.uk'; Callaghan, Patricia (Councillor)  
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Many thanks

Lazzaro

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Councillor Lazzaro Pietragnoli  
Camden Town with Primrose Hill ward  
Mob. 07584407453

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Again, please contact me if you have any other issues.

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP





D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

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Lazzaro (Councillor); Naylor, Chris; roger swallow <[roger@mannav.com](mailto:roger@mannav.com)>; [Rose.Murphy@shinegroup.tv](mailto:Rose.Murphy@shinegroup.tv) <[Rose.Murphy@shinegroup.tv](mailto:Rose.Murphy@shinegroup.tv)>; [gecthomas@hotmail.com](mailto:gecthomas@hotmail.com) <[gecthomas@hotmail.com](mailto:gecthomas@hotmail.com)>; [gelthomas@hotmail.com](mailto:gelthomas@hotmail.com) <[gelthomas@hotmail.com](mailto:gelthomas@hotmail.com)>

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**Kind Reagrds.**

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
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**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

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Assistant Planner  
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D:0207 706 6294  
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66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

**From:** Melanie Press [<mailto:melaniepress@aol.com>]

**Sent:** 15 December 2014 16:07

**To:** Jill Riley; Cecil Gray

**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freemove.co.uk](mailto:family@murphy333.freemove.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)

**Subject:** Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil Gray,

Thanks for your letter received today by hand.

It is encouraging indeed to read that you 'recognise the importance of minimising impact upon the quality of life for people'.

We look forward to attending your consultation in January 2015: what day might you be there?

Yours,

Melanie

Melanie E. G. Press  
Director  
PRESS  
3 Erskine Road  
Primrose Hill  
NW3 3AJ

UK

[www.pressprimrosehill.com](http://www.pressprimrosehill.com)

twitter: pressshop

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## Cecil Gray

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**From:** Pietragnoli, Lazzaro (Councillor) <Lazzaro.Pietragnoli@camden.gov.uk>  
**Sent:** 22 January 2015 10:38  
**To:** Cecil Gray; Jill Riley  
**Cc:** 'mattstorey@gallowglass.co.uk'; Callaghan, Patricia (Councillor)  
**Subject:** Re: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil,

I had a meeting with some local residents about the CMP and some concerns were expressed about the parking bay suspension, the traffic management, the use of a huge external skip.

In addition I noticed that on some issues, your solution are not consistent with Camden's policy - i.e. on noisy works on Sat, Camden limits them to the morning only, while you suggest to go on until 6pm.

I was wondering if the three ward Councillors and a representative of the local residents could have a meeting with you and discuss these issues further - I can assure to you that all people attending the meeting want the development to go ahead as smoothly as possible, and they also had few suggestions that may actually be very useful for you.

Can we discuss this face to face, rather than via e-mail?

It would be a nice way to begin a good relationship.

Looking forward to hearing from you.

Best regards

Lazzaro

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Councillor Lazzaro Pietragnoli  
Camden Town with Primrose Hill ward  
Mob. 07584407453

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**From:** Cecil Gray [mailto:Cecil.Gray@dppukltd.com]  
**Sent:** Monday, January 05, 2015 12:22 PM  
**To:** Melanie Press <melaniepress@aol.com>; Jill Riley <Jill.Riley@dppukltd.com>  
**Cc:** mary@maryportas.com <mary@maryportas.com>; info@essentialvintage.com <info@essentialvintage.com>; mattstorey@gallowglass.co.uk <mattstorey@gallowglass.co.uk>; sirinesaba@hotmail.com <sirinesaba@hotmail.com>; jobarnett18@me.com <jobarnett18@me.com>; family@murphy333.freeserve.co.uk <family@murphy333.freeserve.co.uk>; manna@swlo.com <manna@swlo.com>; roger@mannav.com <roger@mannav.com>; robin@mannav.com <robin@mannav.com>; Callaghan, Patricia (Councillor); Pietragnoli, Lazzaro (Councillor); Naylor, Chris; roger swallow <roger@mannav.com>; Rose.Murphy@shinegroup.tv <Rose.Murphy@shinegroup.tv>; gecthomas@hotmail.com <gecthomas@hotmail.com>; gelthomas@hotmail.com <gelthomas@hotmail.com>  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Good Afternoon and Happy New Year!

I have had a very limited number of responses to the Construction Management Plan consultation for 6 Erskine Road, NW3 3AJ.

The Construction Management Plan provides essential dates for the commencement and duration of the works at 6 Erskine Road, as well as information regarding proposed hours of operation, site construction workers, traffic management, vehicle access arrangements and pedestrian and cyclist safety.

We recognise the importance of minimising impact upon the quality of life for people living and working around a new development. Therefore, we would like to receive your feedback on the Draft Construction Management Plan.

If you would like to make comments on the Draft Construction Management Plan, please download the Draft Construction Management Plan and fill in the comments section online at:

<http://www.dppukltd.com/dpp-6erskine-road-primrose-hill-construction-management-plan-consultation>

**Kind Reagrds.**

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

---

**From:** Cecil Gray  
**Sent:** 16 December 2014 08:58  
**To:** 'Melanie Press'; Jill Riley  
**Cc:** mary@maryportas.com; info@essentialvintage.com; mattstorey@gallowglass.co.uk; sirinesaba@hotmail.com; jobarnett18@me.com; family@murphy333.freemove.co.uk; manna@swlo.com; roger@mannav.com; robin@mannav.com; patricia.callaghan@camden.gov.uk; lazzaro.pietragnoli@camden.gov.uk; chris.naylor@camden.gov.uk  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Melanie,

Nice to meet you yesterday evening, as I said the consultation is online and will run from December 22nd 2014 to January 23rd 2015, therefore the link becomes active on the 22nd. We welcome all of your comments, if there is anything else please drop me another email.

Regards,

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP



D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

London Cardiff Leeds Manchester Newcastle upon Tyne

**From:** Melanie Press [<mailto:melaniepress@aol.com>]

**Sent:** 15 December 2014 16:07

**To:** Jill Riley; Cecil Gray

**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freemove.co.uk](mailto:family@murphy333.freemove.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)

**Subject:** Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil Gray,

Thanks for your letter received today by hand.

It is encouraging indeed to read that you 'recognise the importance of minimising impact upon the quality of life for people'.

We look forward to attending your consultation in January 2015: what day might you be there?

Yours,

Melanie

Melanie E. G. Press  
Director  
PRESS  
3 Erskine Road  
Primrose Hill  
NW3 3AJ  
UK

[www.pressprimrosehill.com](http://www.pressprimrosehill.com)

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 21 January 2015 17:40  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** Comments on Construction Management Plan  
6 Erskine Road

From the owner occupants of 27 King Henry's Road

Q 10 - this does not mention or show 27 King Henry's Road, the rear of which is less than 3 metres away from Leeder House.

Q 10 - seems to imply that the party wall notice will address the impact of construction noise, dust, fumes, vibration site lighting etc. which it cannot and does not do. The content of Q 10 is very vague and gives very little information on how noise, dust, vibration, light, pest control, asbestos removal etc will be monitored, frequency of monitoring, location of monitoring and the actions to be taken if limits are breached. More detailed information on all these points is required.

Q 27 - It is noted in Q 27 Q 30 and Q 34 that noise checks will be carried out - not what type of checks, frequency, location and actions to be taken if the levels are breached. Noise and vibration seems to refer more to construction workers than to neighbours - as we are less than 3 metres away, we should also be included in the health and safety assessment.

Q 32 - there is bound to be a huge amount of dust for those of us living very near this site - there is no mention of assessment of impact on us or of the possibility of regular cleaning of windows etc. if the dust is greater than normal for the area.

We would like information on all the checks as they are completed and an update of each measurement so that we can be reassured that work is within agreed legal limits.

Positioning of the lighting and protective hoarding is not clearly indicated.

The asbestos assessment has not formed part of this consultation - we naturally assume that because of its importance it will be sent to us for comment before being agreed. Could you tell us when to expect this please.

There is no agreement from the owners of 27 King Henry's Road to allow gantry scaffolding over their garden although this is shown on the drawings.

There is no clear information on the security arrangements being made to protect the residential properties near the site - this is a major issue. We presume that insurance for the site will cover any breaches of security that effect residents - and would like confirmation of this.

There is no information on what is intended if local residents are infested with rodents if your measures do not work.

Please confirm that the crane will not move over the garden of 27 King Henry's Road, either loaded, unloaded, in or out of use.

Communication will be very important and a two monthly news letter will not be sufficient. A two weekly meeting of appointed residents with the site manager might be a much better format for us all.

It would be sensible if all those affected by the works had a document showing the system and procedure for dealing with enquiries, problems and complaints - covering working and non working hours - in particular so that should emergencies occur we know what procedures we should follow and who to contact.

Could you let us know how and when we receive feedback following the submission of our comments.

**Email address** sally@rozie.biz

**Address 1** 27 King Henry's Road, NW3 3QP

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 21 January 2015 14:14  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** Hello,

I own the top floor flat of 1 Erskine road and we have the approval (planning, building etc) in place to do a mansard conversion to our existing roof terrace.

we are looking to start in teh next few weeks with the expectation the project will run 8 to 12 weeks from start to finish.

With respect to Erskine road we would need a small skip to hold the demolished material and we would also need a crane to raise 4 steel beams which makes up the new floor structure and roof structure. Occasionally we would have delivery of the materials along with the scaffolding etc.

I am concerned that project at 6 erskine road could restrict access to my building site. We need to ensure that the 6 Erskine road project is able to work with my builders to ensure unfettered access to 1 Erskine Road

Cheers Jonathan

**Email address** jonathan.ulinder@gmail.com

**Address 1** 1 Erskine Road, Top Floor Flat, NW3 3AJ

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 21 January 2015 14:06  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** To whom it may concern,  
Please find below my responses to your draft Construction Management Plan. First and foremost, I'd like to stress the importance of the benefits of working together and in the most efficient and flexible way possible in order to minimise the impact of what is to be a significant construction project. The draft plan does raise concerns however and requires further clarification in part. For ease, I've responded in bullet form below:

Access Route:

- Q8 - The written vehicle access route to site (from A41) is confusing, largely because it's incorrect. Regent's Park Road is mentioned as a route to be used in the description, yet this is not highlighted in the diagram. This needs clarification.

Trees:

- What measures are going to be put in place to protect the street trees on the 6 Erskine Road (Leeder House) side of the street?

Saturday working:

- I think a 08.00 start is inconsiderate and would request a start time of 09.00. Clear restrictions should be put in place for all noise generating work on Saturdays and a system implemented for escalating any issues.

Parking Bay suspensions:

- 10 bays are requested for the duration of the project. This is 50% of the available capacity in the street which is unreasonable.
- It is unclear from the CMP exactly which bays are being requested as the diagrams in reference to this differ (see P8 & P12).
- The diagram on P8 appears to include the bays at the side of Lemonia (the largest restaurant in Primrose Hill). Taking these bays will seriously impact the day to day operations of the restaurant as they are home to two transit vans which are used for both refuse and table storage by the restaurant.
- The suspension of bays to allow for the swept paths of vehicles seems reasonable.

Loading Bay/40 Yard Skip

- The loading bay and skip should be placed within the construction site.
- A 40 yard skip placed on Erskine Road raises serious concerns for a number of reasons, namely:
  - o It will have a detrimental impact on the businesses in the street, serving only to deter footfall/passing trade.
  - o The noise from loading demolition materials will have an immediate impact on Prim (where people traditionally go to be pampered & relax).
  - o It will impact the lunchtime trade at Manna (who wants to eat lunch accompanied by heavy vehicle movements and skips being loaded with demolition materials?)
  - o It is likely to damage the fabric of the road.
  - o The road is narrow. A 40 yard skip will make access difficult for the emergency and refuse services. Also note there are doctors living in Erskine Road who are regularly on call. Unencumbered access to the street is therefore an absolute necessity.
  - o It will be an eyesore.
  - o It is likely to attract fly tipping – an ongoing problem in the street.
  - o It is likely to attract vermin.

- If a 40 yard skip cannot be accommodated within the construction site itself, a smaller one should be used.

#### Vehicle Movements/Banksmen:

- Where will they be located? Erskine Road is narrow and while not a major thoroughfare, it is regularly used as a cut through to the shopping parade on Regent's Park Road by residents on the Ainger/King's Henry's/Oppidans side of Primrose Hill. It is important to note that Erskine Rd is also used as a thoroughway for children attending both St Paul's and Primrose Hill Schools. The increase in construction traffic will inevitably pose an increased risk to these pedestrians therefore, vehicles should, at the very least, be escorted from the entrance to Erskine Road from Ainger Rd (if indeed this is to be the access route – See Q8) and onwards into and out of the site.

#### Vehicle holding:

- While it is accepted that the site will operate on a 'just in time' basis, should this approach fail, there appears to be no back-up plan or provision in place for the holding of vehicles away from site. This need clarification.

#### Erskine Road:

- Due to the narrowness of the street, two way traffic on Erskine Road is already problematic. Add heavy goods traffic into the mix and the problem becomes even more acute. I would suggest making Erskine Road one way only (Ainger to Regent's Park Road) for the duration of the construction works. This will improve traffic flow. Vehicles could enter Erskine Rd from Ainger Rd and exit left onto Regent's Park Road and left and out via King Henry's Rd. This will avoid heavy vehicles crossing each other on the same route.

#### Scaffolding:

- A duration doesn't appear to be specified. Please clarify.

#### Concrete pumping from the site entrance:

- This should be done within the construction site itself and not from the site entrance.

#### Dirt/Dust:

- Dirt will inevitably impact on Erskine Road, Erskine Mews and the neighbouring properties. Provision should be made to clean shop/restaurant frontages (inc. Windows/Shop fronts/railings) on a weekly basis. A commitment should be made to clean residential windows & balconies when required.
- The run off from wheel washing and other dirt generating activity will impact on the drainage system. A commitment must be made to include the cleaning of drains on a regular basis.

#### Asbestos:

- A copy of the asbestos report must be made publically available prior to the commencement of any works.

#### Hoardings:

- Any hoardings used should be visually pleasing, should be removed at the weekends and the street cleaned and made available for public parking.

#### Deliveries:

- Deliveries after 08.00 on working days (09.00 on Saturdays) must be strictly enforced.

#### Pollution Air & Noise:

- Both noise & air pollution meters should be installed at the site. This would provide clear evidence in the face of any dispute.

#### Reinstatement of road/pathways:

- A commitment must be made to make good any damage to the fabric of the street on completion of works.

#### Newsletter:

- While progress updates via a newsletter will clearly be of value, issuing these on an 8 weekly

basis is far too infrequent. There are often activities and events in Primrose Hill which will require the closure of roads. Therefore planned works will need to be known well in advance. A newsletter issued on a 2 weekly basis would be recommended.

Vermin:

- What provision is being put in place to manage vermin at the site prior to the commencement of works? Nesting sites are likely to be disturbed once construction starts thus, a programme to manage this needs to be implemented now.

Goodwill:

- Erskine Rd Resident Parking Permits should be reimbursed throughout the construction period.
- An appropriate compensation package should be allocated to the businesses residing in Erskine Road which takes fully into consideration the likely loss of earnings. At the very minimum, business rates should be fully reimbursed throughout the construction period.
- A voluntary contribution should be made to the community library owing to the impact on Primrose Hill as a whole.

**Email  
address**

meaglo@gmail.com

**Address 1** 89b Regents Park Road

**Address 2** Flat 3

**Address 3** London

**Address 4** NW1 8UY

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 21 January 2015 07:43  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** To whom it may concern,  
Please find below my responses to your draft Construction Management Plan. First and foremost, I'd like to stress the importance of the benefits of working together and in the most efficient and flexible way possible in order to minimise the impact of what is to be a significant construction project. The draft plan does raise concerns however and requires further clarification in part. For ease, I've responded in bullet form below:

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  - o It is likely to damage the fabric of the road.
  - o The road is narrow. A 40 yard skip will make access difficult for the emergency and refuse services. Also note there are doctors living in Erskine Road who are regularly on call.

Unencumbered access to the street is therefore an absolute necessity.

- o It will be an eyesore.
- o It is likely to attract fly tipping – an ongoing problem in the street.
- o It is likely to attract vermin.
- If a 40 yard skip cannot be accommodated within the construction site itself, a smaller one should be used.

Vehicle Movements/Banksmen:

- Where will they be located? Erskine Road is narrow and while not a major thoroughfare, it is regularly used as a cut through to the shopping parade on Regent's Park Road by residents on the Ainger/King's Henry's/Oppidans side of Primrose Hill. It is important to note that Erskine Rd is also used as a throughway for children attending both St Paul's and Primrose Hill Schools. The increase in construction traffic will inevitably pose an increased risk to these pedestrians therefore, vehicles should, at the very least, be escorted from the entrance to Erskine Road from Ainger Rd (if indeed this is to be the access route – See Q8) and onwards into and out of the site.

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- The run off from wheel washing and other dirt generating activity will impact on the drainage system. A commitment must be made to include the cleaning of drains on a regular basis.

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- A copy of the asbestos report must be made publically available prior to the commencement of any works.

Hoardings:

- Any hoardings used should be visually pleasing, should be removed at the weekends and the street cleaned and made available for public parking.

Deliveries:

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Suggested Goodwill:

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- A voluntary contribution should be made to the community library owing to the impact on Primrose Hill as a whole.

**Email address** mattstorey@gallowglass.com

**Address 1** 3 Erskine Road

**Address 2** London

**Address 3** NW33AJ

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 19 January 2015 18:48  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** As the owner of Prim Nail and Beauty which is directly opposite the above site I am extremely concerned as to how this will effect my business. The noise, dirt and parking suspensions are a concern as are the deliveries and skips.  
I would appreciate a meeting with the foreman who will be in charge on site to discuss these issues face to face.

**Email address** jobarnett18@me.com

**Address 1** 2 Erskine Road, NW3 3AJ

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 18 January 2015 22:28  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** As the owner of the Lower Maisonette of 25 King Henrys Road -- which is adjacent to Leeder House -- I have several concerns about the project, which I've already voiced to the Council, albeit in vein. Those correspond to your numbered questions as follows:

Q8: Mentions that party wall awards will be in place prior to construction commencement. Our property was surveyed in December but we've yet to hear from the project's surveyor regarding the award. What is your time frame for that?

Q9: How will the windows of the new residential apartments in Leeder House be situated to ensure that our privacy is not compromised?

Q17-Q18: Refers to mobile crane and tower crane erection. For how long will those be in place? Will they be there for the duration of the project? I have serious concerns about the use of the crane as the working radius includes our back garden in which our young children play.

Q18: The graphic appears to show scaffolding where the party wall currently stands between our property and building 5. That scaffolding appears to be on our side of the property. Again, as mentioned above, we have yet to receive the party wall award and thus have no details as to the exact plans in store for the party wall demolition and reconstruction, e.g. timing of the demolition and construction, duration of that part of the project, compensation/rectification of damage done to our side of the property (we have a shed that adjoins the wall which will have to be demolished), etc. I already noted my numerous concerns about that aspect of the project and have yet to see how the project manager plans to address those.

Finally, what is the penalty for the company should they fail to finish construction within the designated time frame?

**Email address** edwin.gutierrez@aberdeen-asset.com

**Address 1** 25A King Henrys Road

**Address 2**

**Address 3**

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** DPP WEB <info@dppukltd.com>  
**Sent:** 18 January 2015 17:32  
**To:** Cecil Gray  
**Subject:** DPP ERSKINE ROAD, PRIMROSE HILL

**Comments** I would like to highlight further concerns after reading the Draft construction management plan for 6 Erskine Road.

1. The numbers of parking bays being removed are excessive. There has been no consideration to the local residents who have paid for an annual parking permit through Camden Council and any visitors to the shops and restaurants in Erskine Road. I suggest that the number of bays removed are reduced. In addition the parking restrictions should not apply between 1pm on Saturday until 8am on Monday when there will be no building work.

2. It appears that the developers are using Erskine Road as an extension to their building site by leaving a large skip on Erskine Road. In addition the pumping of concrete will be from Erskine Road. 6 Erskine Road is a large site and so the skip and concrete pumping should be inside the building site and not on Erskine Road. This will minimise the noise and disruption to the street.

3. Erskine Road is a small narrow side street. It has difficulty coping with the traffic without having to accommodate a huge building site. It may help to make the road one way to help traffic flow. In addition there is access to the site on Regents Park Road near Bibbendum. Using this would reduce the work traffic/ lorries in Erskine Road. It is usually busy with deliveries anyway- I cannot see how the road will cope with the lorries etc from this build. The developers should enquire and use additional access points to the development.

4. I understand that building work is allowed on Saturday morning. We would appreciate if the building could begin at 9am rather than 8am on Saturdays.

Also the start and finish times should be strictly adhered to with financial penalties if they are not. This means that no lorries or deliveries should arrive in Erskine Road before or after the agreed times. How is this going to be ensured?

5. There are a number of young trees on Erskine Road and a large silver birch tree just at the entrance to the site. The developers need to show how they will protect the trees and agree to replace them if damaged.

6. As the dust and dirt will affect all the houses and businesses on Erskine Road for nearly 2 years- the developer should pay for regular cleaning of the front windows of these properties.

I do hope you will listen and accommodate our concerns. This development is taking a very long time and will have a huge affect on the quality of life of the residents and the income of the local businesses.

Primrose Hill has a lovely village/community feel. This development should keep disruption on the streets to a minimum otherwise there will be no Primrose hill village left in 2 years - all visitors will have been put off coming to the area!

I hope the consultation will not have been a waste of time for all concerned and merely a tick boxing exercise.

I await your response.

Kind regards

Lisa Murphy

Sent from my iPhone

**Email address** lisamurphycram@gmail.com

**Address 1** Erskine House

**Address 2** 89A Regents Park Road

**Address 3** NW1 8UY

**Address 4**

**Address 5**

**Address 6**

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## Cecil Gray

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**From:** Lisa Cram <lisamurphycram@gmail.com>  
**Sent:** 18 January 2015 17:07  
**To:** Cecil Gray  
**Cc:** Lisa External  
**Subject:** Re: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil

Please find below my comments on the construction management plan for 6 Erskine Road.

My Address- Erskine House, 89A Regents Park Road, NW1 8UY

Kind regards

Lisa Murphy

I would like to highlight further concerns after reading the Draft construction management plan.

1. The numbers of parking bays being removed are excessive. There has been no consideration to the local residents who have paid for an annual parking permit through Camden Council and any visitors to the shops and restaurants in Erskine Road. I suggest that the number of bays removed are reduced. In addition the parking restrictions should not apply between [1pm on Saturday until 8am on Monday](#) when there will be no building work.

2. It appears that the developers are using Erskine Road as an extension to their building site by leaving a large skip on Erskine Road. In addition the pumping of concrete will be from Erskine Road. [6 Erskine Road](#) is a large site and so the skip and concrete pumping should be inside the building site and not on Erskine Road. This will minimise the noise and disruption to the street.

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4. I understand that building work is allowed [on Saturday morning](#). We would appreciate if the building could begin [at 9am](#) rather than [8am](#) on Saturdays.

Also the start and finish times should be strictly adhered to with financial penalties if they are not. This means that no lorries or deliveries should arrive in Erskine Road before or after the agreed times. How is this going to be ensured?

5. There are a number of young trees on Erskine Road and a large silver birch tree just at the entrance to the site. The developers need to show how they will protect the trees and agree to replace them if damaged.

6. As the dust and dirt will affect all the houses and businesses on Erskine Road for nearly 2 years- the developer should pay for regular cleaning of the front windows of these properties.

I do hope you will listen and accommodate our concerns. This development is taking a long time and will affect the quality of life of the residents and the income of the local businesses.

Otherwise the consultation will have been a waste of time and merely tick boxing exercise.

Sent from my iPhone

On 5 Jan 2015, at 12:22 pm, Cecil Gray <[Cecil.Gray@dppukltd.com](mailto:Cecil.Gray@dppukltd.com)> wrote:

Good Afternoon and Happy New Year!

I have had a very limited number of responses to the Construction Management Plan consultation for 6 Erskine Road, NW3 3AJ.

The Construction Management Plan provides essential dates for the commencement and duration of the works at 6 Erskine Road, as well as information regarding proposed hours of operation, site construction workers, traffic management, vehicle access arrangements and pedestrian and cyclist safety.

We recognise the importance of minimising impact upon the quality of life for people living and working around a new development. Therefore, we would like to receive your feedback on the Draft Construction Management Plan.

If you would like to make comments on the Draft Construction Management Plan, please download the Draft Construction Management Plan and fill in the comments section online at:

<http://www.dppukltd.com/dpp-6erskine-road-primrose-hill-construction-management-plan-consultation>

**Kind Reagrds.**

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP

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<image002.png> <image003.png>

D:0207 706 6294  
T: 0207 706 6290

66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

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**From:** Cecil Gray  
**Sent:** 16 December 2014 08:58  
**To:** 'Melanie Press'; Jill Riley  
**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk); [sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freeserve.co.uk](mailto:family@murphy333.freeserve.co.uk); [manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk); [lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)  
**Subject:** RE: Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Melanie,

Nice to meet you yesterday evening, as I said the consultation is online and will run from December 22nd 2014 to January 23rd 2015, therefore the link becomes active on the 22nd. We welcome all of your comments, if there is anything else please drop me another email.

Regards,

**Cecil Gray** BA(Hons) (RIBA 1) MA

Assistant Planner  
DPP

<image001.png>

<image002.png> <image003.png>

D:0207 706 6294  
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66 Porchester Road  
W2 6ET

**London** Cardiff Leeds Manchester Newcastle upon Tyne

**From:** Melanie Press [<mailto:melaniepress@aol.com>]

**Sent:** 15 December 2014 16:07

**To:** Jill Riley; Cecil Gray

**Cc:** [mary@maryportas.com](mailto:mary@maryportas.com); [info@essentialvintage.com](mailto:info@essentialvintage.com); [mattstorey@gallowglass.co.uk](mailto:mattstorey@gallowglass.co.uk);  
[sirinesaba@hotmail.com](mailto:sirinesaba@hotmail.com); [jobarnett18@me.com](mailto:jobarnett18@me.com); [family@murphy333.freeserve.co.uk](mailto:family@murphy333.freeserve.co.uk);  
[manna@swlo.com](mailto:manna@swlo.com); [roger@mannav.com](mailto:roger@mannav.com); [robin@mannav.com](mailto:robin@mannav.com); [patricia.callaghan@camden.gov.uk](mailto:patricia.callaghan@camden.gov.uk);  
[lazzaro.pietragnoli@camden.gov.uk](mailto:lazzaro.pietragnoli@camden.gov.uk); [chris.naylor@camden.gov.uk](mailto:chris.naylor@camden.gov.uk)

**Subject:** Construction Management Plan consultation for 6 Erskine Road: ref CG/1145/LO

Dear Cecil Gray,

Thanks for your letter received today by hand.

It is encouraging indeed to read that you 'recognise the importance of minimising impact upon the quality of life for people'.

We look forward to attending your consultation in January 2015: what day might you be there?

Yours,

Melanie

Melanie E. G. Press  
Director  
PRESS  
3 Erskine Road  
Primrose Hill  
NW3 3AJ  
UK

[www.pressprimrosehill.com](http://www.pressprimrosehill.com)

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