

From: Churchill, David [REDACTED]
Sent: 29 August 2018 12:26
To: Peres Da Costa, David [REDACTED]
Cc: Planning [REDACTED] Stanley, Jamie [REDACTED] Cox, Hannah [REDACTED]
Subject: RE: Reps to (2018/2316/P) Land to the rear of 222 Euston Road, adjacent to 210 Euston Road, fronting Stephenson Way London NW1 2DA [CJ-WORKSITE.FID496971]

David,

I hope you had a nice break and welcome back.

We have noted that some further documents have been uploaded to the Council application pages that relate to the proposals at land rear of 222 Euston Road. It appears that the applicant has produced a revised Secure by Design Statement (SDS) and some additional floor plans.

Our review of these additional documents appears to confirm that:

- The revised SDS amplifies concerns expressed in our representations that the applicant is unable to demonstrate that the rear of 222 Euston Road can be accessed by anything other than a car – which is patently insufficient for a commercial building;
- That the additional submissions do nothing to address any of the concerns identified in our representations; and
- Significantly, that the proposed built form above the access ramp introduces a limit to the height of vehicles entering and exiting the site.

On the latter point, the submitted documents and drawing appear to show a clear height of 2.35m at the access gate. This would act as a further restriction on the height of vehicles able to access 222 Euston Road via the access ramp. For clarity, the height of a Long Wheel Base transit (similar to that used to service 222 Euston Road) is either 2.43m or 2.78m in height. This is an additional and concerning addition to the concerns expressed in our representations to the application to date.

As ever, we would be grateful for confirmation of receipt of this email. Should you need us to provide our scaled drawings that have been prepared to explain the above, or the technical specification for a Long Wheel Base transit, we would be happy to do so on request.

Regards

David Churchill
Partner

For and on behalf of Carter Jonas LLP
[REDACTED]