



From: [REDACTED]
Sent: 08 September 2018 18:09
To: Joyce, David [REDACTED]
Cc: Adams, Steve (Councillor) <[REDACTED]>; Leo Cassarani <[REDACTED]>; Simon, Tom (Councillor) [REDACTED]
Subject: A new, practical proposal for the 100 Avenue Road CMP

Dear Mr Joyce

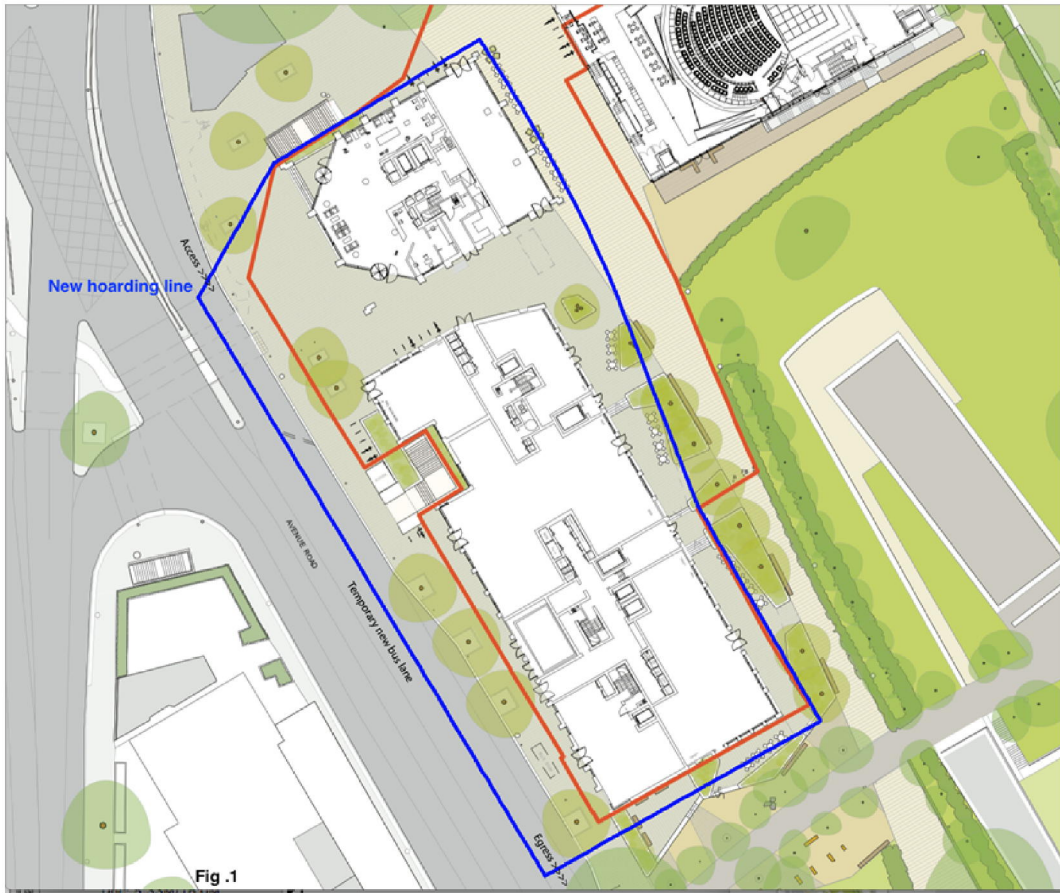
I am writing to you as a matter of utmost urgency because I believe you are in the best position and possibly the only person that can put forward this potentially very practical option to TfL for Essential Living to use only the A41 for construction vehicles for the 100 Avenue Road CMP. If you can agree with this in principle, it would be ideal to propose this, or something similar, before the judges decision that could green light CS11 construction in Swiss Cottage as early as next Monday.

I'd like you to seriously consider the option below because if TfL withhold the construction of CS11 until after the 100 Avenue Road development is complete there would be no need to impact to Swiss Cottage Open Space, the Eton Avenue pedestrian market area or the narrow Winchester Road and its vulnerable residents.

In addition there would be no conflict with cyclists from the 50+ 100AR lorries per day turning directly out from the Open Space by the library, inevitably impacting the southbound CS11 cycle lane for about 18 months once CS11 is operational.

This option involves temporarily closing the Avenue Rd tube entrance and relocating the bus stop there to the 31 bus stop only a few meters south by the library, which can be extended by about 10 meters if need be. The Eton Avenue is the main and busiest tube exit/entrance on the eastern side in any case.

The new hoarding would start at the northern end to include the existing bus lane and finish at the southern end of building. On the eastern side it would be brought in closer to the building [see fig1.], leaving the path in the park completely free for pedestrians. The trees and shrubs permitted to be felled at the east of the site could initially have a separate, temporary hoarding erected specifically for this purpose. The new bus lane would be in the next lane westwards, leaving 4 out of the 5 A41 lanes still in use.



Pedestrians coming out of Eaton Ave tube can either pop up to the Finchley Rd bus stop or walk through the peaceful, lorry free path along the Green to the 31 bus stop &/or library, sports centre etc. Simple. No bus stop would effectively be lost; the one in Finchley Road is within the 100 meters TfL guidelines for tube to bus stop ratio and the one by the library is just a few paces south.

All that space - within the new A41 hoarding would give EL more than adequate access to demolish/build both blocks concurrently in the expected time frame - possibly sooner. There would be plenty of room for a protective platform/ floating bridge at the northern end above LU's substructures if need be. There would be plenty of space also for the cement batching plant which doesn't appear to have been made provision for in their current plans.

As for closing a tube entrance - if they can temporarily close a tube entrance whilst rebuilding Waterloo tube station, which has 4 lines, then they can certainly close 1 entrance at Swiss Cottage which only has 1 line.

Effectively this 100AR CMP, as currently drafted, is pushing all the lorries into our Open Space and amenity that would otherwise all go along the A41 - just to accommodate CS11. Surely this cannot be right?

This alternative option would mean:

Three cherry trees by the library wouldn't need to be felled, the roots of the London Plane trees near the library and in Eaton Avenue would not need protecting, permission to use the covenant area outside EL's boundary would not be necessary, The Childrens' Adventure Play Ground and the listed Hampstead Seated

Figure would not have to be relocated, the hedges and lampposts along the main path by the Green would not have to be removed, safety barriers would not have to be erected every 20 minutes in front of the the Eton Avenue Tube exit, market stall holders, pedestrians and school children in Eton Avenue will always be safe, as will all the vulnerable residents, and nursery children in Winchester Road. The Chalcots CMP could proceed unimpeded. There would be a huge reduction in pollution and noise / vibration, there would be no impact to the southbound CS11 cycle lane. The list goes on.

Moreover, the Open Space and amenity would continue to be enjoyed by all.

We submit that there can be no good reason why this cannot be done.

Best Wishes

Janine Sachs


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NO CONSTRUCTION LORRIES THROUGH SWISS COTTAGE OPEN SPACE

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