

From: ANTHONY KAY [REDACTED]
Sent: 01 October 2018 04:41
To: McClue, Jonathan [REDACTED]
Cc: [REDACTED] Planning Obligations
[REDACTED] Planning <Planning@camden.gov.uk>; 100avenueroadCMP
<100avenueroadCMP@camden.gov.uk>
Subject: 100 Avenue Road Amended Application (2018/4239/P) and CMP (2017/6638/CMP)

I am writing this email to express my concerns and objections to the latest proposals of Essential Living on reducing safety with regard to number of fire escapes, waste bins and corridor size; and on the CMP.

As both these issues were covered to some extent already in my letter of 27 December 2017, a further copy of that is attached.

With the present enquiry taking place if anything there should be an increase in fire safety standards all round, rather than the suggested reduction in the number of fire escapes etc.; so this is a matter which requires serious consideration by both the Planning Dept. and the Planning Committee.

In view of the recent rejection by the High Court of CS11 it would be even more perverse now not to insist on all the construction vehicles making use of Avenue Road. So any use of Winchester Road and the Open Space should not be permitted, and it is even more unacceptable that from the most recent details that have come to light Essential Living is contemplating a six fold increase in the traffic along Winchester Road and the Open Space compare to their previous submissions. Therefore apart from proper fresh consideration again by the Planning Dept. and Planning Committee it may well be that the correct course is for a new public consultation.

Please would you ensure that the above comments together with the attached letter are registered on the websites for both the above numbered applications.

Regards Anthony Kay, [REDACTED]

ANTHONY H. KAY LLB.

SOLICITOR

Non-practicing

[REDACTED]
27 December 2017

VIA EMAIL to
Essential Living (Swiss Cottage) Ltd. [REDACTED]
London Borough of Camden

Dear Sirs,

100 Avenue Road Construction Management Plan

In October I responded by email on the above. Having recently received the latest material from the Save Swiss Cottage Action Group, the situation would appear to be even more serious. To avoid repetition and for ease of reference it is probably best if I set out in the next three paragraphs my previous response.

My wife and I live in Crossfield Road about a minutes walk away from the above site, and we are continually walking through the western pedestrian end of Eton Avenue, at all times of the day and evening, to get to Finchley Road and its shops, Swiss Cottage Underground Station, the Library, and the Avenue Road bus stops. We also walk regularly through Winchester Road to the shops there and also on to St.Johns' Wood. We are concerned that the

CMP as it stands will result in great disruption to our everyday lives with increased stress, noise, pollution and danger from HGVs.

While we prefer to walk or use public transport, there are occasions when this is not possible and instead we have to use our car (although we often have to recharge the battery first) or minicab or taxi; for example if delivering or collecting one of us from hospital or transporting heavy goods or luggage. The usual route to and from our house is through Winchester Road, so we are concerned again if the CMP remains as it is with the access to our house being blocked both through Winchester Road, and gridlock in all other local streets.

Accordingly there are several issues that arise and also need clarifying on the CMP. Full information is needed of the actual number of vehicles, their frequency and the times of day when access to the site will be needed during the various different phases of the works; although in this respect it would be much better anyway for all this traffic to make use of Avenue Road rather than Winchester Road and the pedestrian/market area of Eton Avenue. Also the position with regard to HS2, and the potential damage and interference that may be occasioned from those works needs to be clarified.

The latest information confirms the difficulties for at least 3 years in the increase in noise and pollution, the severe disruption in getting pedestrian access to ones homes and being able to enter the underground, and gridlock throughout the area, if Winchester Road and the Market Square are used by the developers instead of the clear better alternative of the A41/Avenue Road. In addition recent tragedies have unfortunately highlighted the fire risks, with only one fire safe access being proposed, and the fire and explosion risk to the whole neighbourhood from the adjacent gas pressure reduction station. Finally on access and gridlock issues there are concerns arising from the HS2 proposed works as well as other pending planning applications in the area; and all the traffic which 400 new residents will cause.

Yours faithfully,

A.H.Kay