



FAO: Planning Department, London Borough of Camden
Re: 100 Avenue Road: changes to Construction Management Plan (CMP)

Dear Officers,

This is now ridiculous: Essential Living's representatives have deposited yet another set of revised plans for the demolition of the 100 Avenue Road building and construction of the three blocks of private flats replacing it, including the appalling 24-storey tower full of private flats which will dominate the whole of NW3, including FIVE Conservation Areas! <https://creeksidewharf.london/public-consultation/theatre-square/scheme/>

We insist that the 15th November CMP Planning Committee meeting be deferred to allow enough time for all the new information the developers have just added to be properly digested by our expert advisors, the local community and our councillors. Once again no one has had any notification of these changes nor enough time to respond to the complex changes proposed.

A quick look shows that they STILL plan to run dozens of massive trucks a day through one of the narrowest local streets, Winchester Road, round a very sharp corner into the pedestrianised Market Square on Eton Avenue, and then ACROSS the main walking routes used by local residents and visitors going from and to their homes, the underground station, all local bus routes and shops!

This cannot be done with safety and will bring massive amounts of noise, pollution and inconvenience to all people living in and visiting this area, including the elderly residents in the Mora Burnett House, right on the corner of Winchester Road.Eton Avenue which these massive trucks will only be able to negotiate with great difficulty.

This insanity must be stopped. There is a simpler and safer option: do ALL the truck movements directly from the front of the building, a section of Avenue Road/A41 which can easily be made available if TfL will show a little bit of flexibility. Using a single lane of the six available will cause little disruption to traffic flows, but will reduce the inconvenience and danger facing users of the area. It will be far less inconvenient and much safer than this latest proposal.

It was clear from the outset that allowing this massive set of buildings on such a constricted site would be very difficult to do, yet Camden's Planning Department officers still helped the developers push the overdevelopment project on, so Camden's officers must now do whatever it can to protect its residents for the years this project will take to be built.

But first, please postpone the 15 November meeting and give local residents time to digest all the ramifications of these revised plans.



SAVE SWISS COTTAGE ACTION GROUP, representing thousands of local residents

