



Greenside Services Limited  
1 Hurdwick Place, London, NW1 2JE

## **Statement of Community Involvement**

*February 2019*

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Prepared by: Sarah Myers

Approved by: Steve Buckley

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## **1. Introduction**

- 1.01 This Statement of Community Involvement has been prepared by Peacock + Smith on behalf of Greenside Services Limited in support of an application for residential development at 1 Hurdwick Place, London.
- 1.02 Planning permission was granted by the London Borough of Camden (herein referred to as 'the Council') on the 18 September 2015, under Application Ref 2015/1630/P, for the erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats.
- 1.03 A Construction Management Plan (CMP) has been prepared and consulted on to meet requirements set by the Council. The purpose of this Statement is to set out the way in which the applicant has engaged with the local community in preparing the CMP, in line with the Councils 'Community Liaison Guidance' (October, 2017).
- 1.04 The primary aim of the public consultation exercise was to inform the community about the proposed construction methods and to seek feedback from local people.
- 1.05 The nature and extent of the public consultation exercise that was carried out in support of the CMP is considered to be proportionate to the scale of the development. It provided the opportunity for interested parties to comment on the construction procedures before they take place.

## **2. Public Consultation Approach**

2.01 The priorities in terms of engaging with and consulting the local community can be summarised as follows:

- **Notify:** We promoted our consultation letter extensively to ensure the community was made fully aware of the community engagement programme for this project.
- **Inform:** We provided as much detailed information (as we could at this stage) about the proposals.
- **Consult:** We provided considerable opportunity for the general public and key stakeholders to interact with the professional team to discuss the proposals and provide feedback and comments.
- **Measure:** We have analysed and quantified the feedback received.
- **Report and Respond:** This document forms part of the ongoing process of reporting the feedback and results received.

### **London Borough of Camden: Community Liaison Guidance (October, 2017)**

2.02 The Council's Community Liaison Guidance sets out how Developers should consult the local community when preparing a CMP. The guidance advises Developers to consult residents, businesses, schools and organisations. Key details of the CMP, as well as access to the document should be provided in any consultation.

2.03 The guidance also advises that if any comments are received regarding the construction processes, they should be reviewed by the design team and incorporated into the document where appropriate.

### **Consultation Letter**

2.04 A letter inviting residents to comment on the proposed construction methods was circulated to those dwellings/business located in the vicinity of the application site on 14 November 2018. The letter was sent to 52 neighbouring residential and business properties in total. Please see a list of all the properties consulted at **Appendix 1**. We also contacted the 3 Ward Councillors regarding the proposed report, sending them a copy of the letter via email.

- 2.05 A copy of the consultation letter is provided at **Appendix 2**.
- 2.06 The letter set out the key details of the CMP and the purpose behind the consultation. A direct web-link to view the CMP was also provided in the letter, which complies with the requirements set out in the Community Liaison Guidance. The details of how comments could be made (i.e. by post or email) and the timescale for submission of any such comments (although it should be noted that we are accepting comments after this date) were also included in the letter.

### **3. Key Findings of the Public Consultation**

- 3.01 The purpose of the consultation was to consider the responses received from the public, and to assess whether there were any alterations to the CMP that might be warranted in the light of the feedback provided.
- 3.02 52 consultation letters were posted to residents/businesses in the vicinity of Hurdwick Place. The letter was also sent to the 3 Ward Councillors via email. From this consultation one response was received. As a result of this we will continue to monitor for any further responses and we will provide an update to this Statement summarising the comments received and our response to each issue raised, if necessary.
- 3.03 The one response received was from a local resident of Hurdwick Place. A copy of this response is attached to this Statement at **Appendix 3**. The resident objected to the proposals however his comments were concerned with the principle of the development itself, rather than the CMP.
- 3.04 Consultation on the proposed development took place during the course of the application and in granting planning permission the Council considered the development to be acceptable. The comments received by the resident have therefore been considered by the design team but are not thought to be relevant to the current consultation process or to the CMP.

#### **4. Conclusion**

- 4.01 This Statement confirms the level of public consultation carried out prior to the submission of the Construction Management Plan.
- 4.02 52 consultation letters were posted to residents/businesses in the vicinity of Hurdwick Place. The letter was also sent out via email to the 3 Ward Councillors. From this consultation, one response was received from a local resident. We will continue to monitor incoming responses and we will provide an update to this Statement accordingly.
- 4.03 As set out above, the concerns raised by the local resident was in relation to the principle of the development, which has already been deemed acceptable by the Council by the granting of planning permission ref: 2015/1630/P on 18 September 2015. The response has been reviewed by the design team and an update to the CMP was not considered to be necessary.
- 4.04 The purpose of this Statement is to set out the way in which the applicant has engaged with the local community in preparing the CMP. As set out above the consultation process is considered to be acceptable and complies with the Council's Community Liaison Guidance.

# **Appendix 1**

## Consultation Addresses

## **HURDWICK PLACE ADDRESSES**

- 1 Hurdwick Place, London, NW1 2JE
- Flat 1, 1A Hurdwick Place, London, NW1 2JE
- Flat 2, 1A Hurdwick Place, London, NW1 2JE
- Flat 3, 1A Hurdwick Place, London, NW1 2JE
- Flat 4, 1A Hurdwick Place, London, NW1 2JE
- 2 Hurdwick Place, London, NW1 2JE
- 3 Hurdwick Place, London, NW1 2JE
- Basement Flat, 3 Hurdwick Place, London, NW1 2JE
- First Floor Flat, 3 Hurdwick Place, London, NW1 2JE
- Ground Floor Flat, 3 Hurdwick Place, London, NW1 2JE
- Second Floor Flat, 3 Hurdwick Place, London, NW1 2JE
- Third Floor Flat, 3 Hurdwick Place, London, NW1 2JE
- Flat 1, 4 Hurdwick Place, London, NW1 2JE
- Flat 2, 4 Hurdwick Place, London, NW1 2JE
- Flat 3, 4 Hurdwick Place, London, NW1 2JE
- Flat 4, 4 Hurdwick Place, London, NW1 2JE
- Flat 5, 4 Hurdwick Place, London, NW1 2JE
- Flat 6, 4 Hurdwick Place, London, NW1 2JE
- Flat 7, 4 Hurdwick Place, London, NW1 2JE
- Flat 8, 4 Hurdwick Place, London, NW1 2JE
- Flat 9, 4 Hurdwick Place, London, NW1 2JE
- Flat 1, 5 Hurdwick Place, London, NW1 2JE
- Flat 2, 5 Hurdwick Place, London, NW1 2JE
- Flat 3, 5 Hurdwick Place, London, NW1 2JE
- Flat 4, 5 Hurdwick Place, London, NW1 2JE
- Flat 5, 5 Hurdwick Place, London, NW1 2JE
- Flat 6, 5 Hurdwick Place, London, NW1 2JE
- Flat 7, 5 Hurdwick Place, London, NW1 2JE
- Flat 8, 5 Hurdwick Place, London, NW1 2JE
- Flat 9, 5 Hurdwick Place, London, NW1 2JE
- Capitol News, 277 Eversholt Street, London, NW1 1BA
- First Floor Flat, 277 Eversholt Street, London, NW1 1BA
- Second Floor Flat, 277 Eversholt Street, London, NW1 1BA
- Third Floor Flat, 277 Eversholt Street, London, NW1 1BA
- Fourth Floor Flat, 277 Eversholt Street, London, NW1 1BA
- Day Lewis Pharmacy, 275 Eversholt Street, London, NW1 1BA
- First Floor Flat, 275 Eversholt Street, London, NW1 1BA#
- Second Floor Flat, 275 Eversholt Street, London, NW1 1BA
- Third Floor Flat, 275 Eversholt Street, London, NW1 1BA
- Fourth Floor Flat, 275 Eversholt Street, London, NW1 1BA
- 273 Eversholt Street, London, NW1 1BA
- Flat A, 273 Eversholt Street, London, NW1 1BA
- Flat B, 273 Eversholt Street, London, NW1 1BA
- Flat C, 273 Eversholt Street, London, NW1 1BA
- Home Clean, 271 Eversholt Street, London, NW1 1BA
- Flat A, 271 Eversholt Street, London, NW1 1BA
- Flat B, 271 Eversholt Street, London, NW1 1BA

- Flat C, 271 Eversholt Street, London, NW1 1BA
  - 269 Eversholt Street, London, NW1 1BA
  - Flat A, 269 Eversholt Street, London, NW1 1BA
  - Flat B, 269 Eversholt Street, London, NW1 1BA
  - Flat C, 269 Eversholt Street, London, NW1 1BA
- 
- Councilor Nasim Ali OBE, Member Support, Town Hall, Judd Street, London, WC1H 9JE
  - Councilor Heath Johnson, Member Support, Town Hall, Judd Street, London, WC1H 9JE
  - Councilor Nadia Shah, Member Support, Town Hall, Judd Street, London, WC1H 9JE

# **Appendix 2**

Consultation Letter

SM/5105/01(14Nov18)CMP

To: Owner/Tenant

Peacock & Smith Limited  
Second Floor  
2 Sycamore Street  
London  
EC1Y 0SF  
**T: 0203 122 0030**  
E: [planning@peacockandsmith.co.uk](mailto:planning@peacockandsmith.co.uk)  
[www.peacockandsmith.co.uk](http://www.peacockandsmith.co.uk)

14 November 2018

Dear Sir/Madam

**REF: 2015/1630/P**  
**1 HURDWICK PLACE, LONDON, NW1 2JE.**  
**CONSTRUCTION MANAGEMENT PLAN – COMMUNITY LIAISON.**

We write to consult you on the construction methods proposed for a residential development at 1 Hurdwick Place, London. The development was granted planning permission by London Borough of Camden on the 18 September 2015 under Application Ref 2015/1630/P, for the erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats. A Construction Management Plan (CMP) has been prepared and will be submitted to the Council in order to discharge the necessary condition associated with this application ahead of construction works starting on site.

The CMP sets out the proposed methods to help developers to minimise construction impacts, and relates to both on site activity and the transport arrangements for vehicles servicing the site.

As part of this, we would like to consult all neighbouring residents on the CMP and provide the opportunity for any comments ahead of its submission to the Council. The key construction processes are summarised below as well as further information on how you can view and comment on the document.

#### Construction Management Plan (Summary)

The key construction processes are as follows:

- Works at basement level for stripping out and structurally waterproofing;
- The erection of two-storeys at the top of the 2-storey building;
- The erection of scaffolding at the front, side (from existing first floor flat roof) and rear of 1 Hurdwick Place;

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- The construction of a cavity wall with facing brick finish (to match existing) on the new two-storeys;
- The construction of new timber flooring;
- Works for demolition of parts of the existing roof and the extension of a new roof which will be covered with roof tiles to match existing and roofing felt on flat areas.

A copy of the CMP is available to view and download at the following link:

**<https://we.tl/t-r19l0zKguW>**

To access the document please click the download button on the web page.

If you are unable to access this link and would like a hard or electronic copy of the CMP emailed to you directly, please contact us via the details set out below to request this.

How do I comment on the Construction Management Plan?

Comments on the CMP can be sent to Peacock and Smith either by post or email:

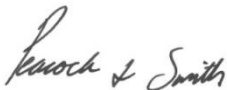
**Post:** Peacock and Smith, Second Floor, 2 Sycamore Street, London, EC1Y 0SF

**Email:** [hurdwickplace@peacockandsmith.co.uk](mailto:hurdwickplace@peacockandsmith.co.uk)

Any correspondence should be clearly marked with the reference “**Hurdwick Place**”. In order to ensure that your comments are considered as part of the CMP, please send us your comments at the latest by the **30th November 2018**.

If you have any queries in respect of the above consultation on the CMP, please do not hesitate to contact Sarah Myers on 0113 243 1919.

Yours faithfully



PEACOCK AND SMITH

# **Appendix 3**

Consultation Response

From: **Sarah Myers** <Sarah.myers@peacockandsmith.co.uk>  
To: **Sarah Myers** <Sarah.myers@peacockandsmith.co.uk>  
Subject: FW: two storeys on top of 1 Hurdwick Place.  
Date: 08.02.2019 10:49:00 (+0000)

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**From:** Jubin [mailto:pantheonhouse@hotmail.com]  
**Sent:** 17 November 2018 13:57  
**To:** Hurdwickplace <hurdwickplace@peacockandsmith.co.uk>  
**Subject:** two storeys on top of 1 Hurdwick Place.

Dear Sir,

I strongly object to building two storeys on top of 1 Hurdwick Place.

I live in top floor flat at 275 Eversholt St and I currently enjoy the view of listed black cat building from my bedroom and my rear corridor.

Building two storeys above 1 Hurdwick Place will block my view with a new building which is totally out of character in this Victorian neighbourhood.

Camden is Conservation area and a new building two storeys on top of an existing building in the centre of Victorian terraces adjacent to a listed tube station (Mornington Crescent) will severely harm the character of this important part of Mornington Crescent area.

For the above reasons I object to your plan to build two storeys on top of existing building at 1 Hurdwick Place.

Yours faithfully  
Jubin Motamed PhD MCIOB