
From: [REDACTED]
Sent: 29 April 2019 05:56
To: McClue, Jonathan
Cc: Planning
Subject: Fwd: Applications 2019/1772/P and 2019/1773/P100 Avenue Road London NW3 3HF

Categories: CASES

Subject: Re: Applications 2019/1772/P and 2019/1773/P100 Avenue Road

Dear Mr McClue

[2019/1772/P](#) - 100 Avenue Road London NW3 3HF - Details of the landscaping to the eastern boundary of the site adjacent to Hampstead Theatre to partially discharge condition 15 (microclimate mitigation measures) of planning permission 2014/1617/P

[2019/1773/P](#) - 100 Avenue Road London NW3 3HF - Details of landscaping, replacement trees and planting and maintenance plan to discharge condition 3 (landscaping details) of planning permission 2014/1617/P

I wish to object to the above planning applications for the following reasons. Please enter under both above applications. I would also be grateful if you could redact my details for the reasons outlined in my previous objections to aspects of this development

The Council should not approve the measures that have been submitted for the following reasons:

(1) Fire safety and emergency access:

The proposed planters in the lane between the proposed development and the Hampstead Theatre would be a major and insurmountable obstacle to emergency vehicle access, both for the tower itself and for the Green Space, especially if, as the drawings show, café terraces were permitted, as this plan suggests.

The Council's Planning Committee has a duty to take the issue of Fire Safety seriously. I note that no approval from London Fire Brigade has been sought for blocking this key emergency access route with permanent planters, granite slabs and tall trees of up to 6 metres high, with an "ultimate height 8-12 metres and ultimate spread of 4- 8 metres" [RHS]. Even a low level spread of 4 metres would impede access for large delivery and emergency vehicles at this section of the path.

(2) Inadequacy of the proposed provision:

The proposal will not meet the key requirement to provide mitigation to pedestrians. Indeed, given some of the suggested trees are fruiting/flowering varieties, they risk making the path more dangerous for pedestrians.

In RWD's technical note attached to the application, it is accepted that, as a result of the development, the site adjacent to the Hampstead Theatre would have winds so strong they could 'impede walking' at certain times in the year [para 1]. RWDI do not give a clear assurance that the mitigation measures will be any more than 'likely' to offer suitable conditions [para 3]

In the Section Arrangement from Camlin's attached to this application, various planting which might act as mitigation are outlined. These trees do not match the specifications set out by RWDI. I.e. apart from the Pinus Nigra, the trees now proposed will not have the suggested dense/evergreen branches during the winter season as RWDI recommend [6.6].

RWDI's report concludes that despite the mitigation, 'it is likely that strong winds in excess of Beaufort Force 6 may occur for more than one hour per year' ... [para 7].

I do not accept RWDI's assertion that winds of Force 6 magnitude would 'not cause significant nuisance to pedestrians on thoroughfares'. Beaufort force 6 is defined as a 'strong breeze' of approx. 49 kmph where pedestrians 'would have difficulty opening umbrellas'.

(3) Inappropriateness of proposed provision.

Given dead trees at Ballymore development in West Hampstead, the planning committee must ensure that in complying with microclimate conditions, developers choose appropriate trees. Only one of the trees or plantings detailed in the detailed plan are suitable. There is ever indication that if this development goes ahead, the area will quickly be subject to unmitigated windy conditions.

It is inappropriate to use a fruiting or flowering varieties on a public access route used by elderly and disabled people with a risk of slippage particularly in the windy conditions.

i. Amelanchier Lamarkii (multi-stem), is a fruiting variety, creating a risk of slippage on the path. For optimum growth, it requires a sunny disposition facing South. The pathway does not provide this. The tree would take around 10 years to reach optimum height during such time it is not offering full wind mitigation, and, because deciduous, will offer little wind mitigation in Winter when wind levels are highest.

ii. Magnolia soulangeana large flowering shrub (multi-stem). Fallen Magnolia flowers are known for being as slippery as banana peel so would also create a risk of slippage on the path: <https://metro.co.uk/2015/04/10/health-and-safety-erect-sign-warning-people-of-slippery-magnolia-petals-5144602/>. The tree would take around 10 years to reach optimum height during such time it is not offering full wind mitigation, and, because deciduous, will offer little wind mitigation in Winter when wind levels are highest.

iii. Taxus bachata (yew hedge). This is a highly toxic hedge which is totally inappropriate for low level planting in a public space with many children playing. It is very susceptible to disease.

(4) Mitigation at other sites not detailed.

The proposed mitigation does not deal with the areas of high wind at Beaufort Force 6 which the tower would cause outside Swiss Cottage tube station on Eton Ave and the main entrance of the tower block, and at the proposed cut-through between the Avenue Road tube station entrance and this entrance of the lower block.

In short, the microclimate mitigation measures detailed here are totally inadequate to deal with the severe wind blight that would be created by this tower. Therefore I strongly request that Camden commission their own independent microclimate report to avoid the problems that will inevitably occur once the development is complete.

The measures would themselves create new dangers, particularly as they block emergency access. In the wake of the Grenfell tragedy, I would request that, at a minimum, Camden Council requests a report on these measures and their impact on fire safety of the site from the London Fire Brigade before any decision can be reached.

Sincerely

A solid black rectangular redaction box covering the signature area.