

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2019/3091/P | John Myers | 06/08/2019 08:23:30 | OBJNOT | <p>We object to the application in its current form.</p> <p>Mitigation. Please note that many members of the community are still strongly opposed to the siting of the CSC in an area has already lost large amounts of open space and is already suffering tremendous amounts of crime, congestion and pollution due to HS2, in a location contrary to the Euston Area Plan. Full mitigation of any potential negative impact is crucial.</p> <p>Workspace. It is critically important that the terms on which the building is tendered out to a workspace provider include a contractual guarantee that the multi-use hall (former gym) will be at least partly available for community uses for and at sufficient times and at affordable costs. Availability of the community hall to the community should be a planning condition.</p> <p>Access. We would also ask for a planning condition for opening hours of the CSC and the eastern open space. The CSC should not be open at weekends or in the evenings; the eastern open space should be open at weekends but, as you have already indicated, only in daylight hours.</p> <p>Temporary permission. We support the proposed limitation on the planning permission for a period of ten years, by which time all HS2 work in the area will have finished.</p> <p>Trees. Given the ambiguity in the documents we would request a planning condition confirming that the large cherry tree labelled T13 Cherry C1 on the Arboricultural Impact Assessment between the Exmouth Arms and the eastern wing of the Maria Fidelismain building, and all the trees shown as being retained, will not be removed.</p> <p>Deliveries. The statement about "exceptional deliveries" at 5.3.1 of the Transport Statement is insufficient. There should be a planning condition that delivery of construction materials and equipment to the CSC should be limited to a maximum of twelve times per year when it is in operation. There should also be a planning condition requiring banksmen for those deliveries.</p> <p>We thank the LBC for eliminating the proposed cement mixer.</p> <p>Concrete and future non-percussive demolition. Any additional concrete foundations laid should be conditioned on a method statement to ensure that they can be demolished without percussive demolition methods, in order to avoid further illegal vibration damage to the vulnerable listed buildings of North Gower Street.</p> <p>Open space, gates, trees and landscaping. It is not clear to us that the Government has received full information and has validly granted permission for the former school playground to be built on. We request that the proposed open space, gates, trees and landscaping be included as planning conditions to compensate for the loss of playground space and to supply the additional green space that will be required to meet the large number of people using the site, in an area that is already highly deprived of green and open space. There is a long history of planning applications in this area showing extensive trees, greenery and landscaping, only for those never to appear.</p> <p>Noise. We note from the acoustic report that 'London Borough of Camden has advised that they expect bricklaying, drainage, paving, scaffolding and cladding with some timber works. They also advised that this would not include any diesel/petrol/electric power tools or other plant. There will be occasional deliveries.' We would request that that exclusion of power tools or other plant outside be included as a planning condition.</p> <p>Noise. We would request a planning condition that the roller shutter door on the workshops be kept closed when the Chop Saws/Bench Saws or other electrical equipment are being used. (Acoustic report paragraph 5.3.2)</p> <p>Design. It is proposed that the exterior cladding for the workshop CSC is to be pulled round onto the exterior of the Maria Fidelis site and used to create an entrance canopy, enclose some mechanical plant on the roof and possibly a bench. As the CSC is a temporary building using low cost industrial finishes it is not aesthetically appropriate or in keeping with the historic nature of Maria Fidelis, it was never a workshop. As the</p> |

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buildings have very different proposed uses and one is historic and the other temporary, we do not believe the building materials should be mixed and the architects need to provide any unification of the site through the planting and green spaces between.

With regards access gates, a note is made on the engagement page "Attendees noted however that it would be nice to be able to walk through on route to the main open green space rather than having to walk around the corner and enter through Starcross Street." There is however no declaration or clear intention made on the plans or visuals for the route requested. A gate is shown on one plan, but the route into the communal green space is blocked by "structural and evergreen planting" and "proposed herbaceous and mixed planting". The comment does not therefore appear to have been incorporated into the design, which should be amended and made subject to a planning condition.

We are grateful for the proposed additional gates to the space in front of the workspace area, open during office hours, to allow people to 'cut across the corner' through the landscape space in front of the offices, in response to community request.

Rubbish. Rubbish collection points are shown off Hampstead Road and off Starcross street. There is also a third, more contentious, rubbish collection point off North Gower Street, which will require use of residential roads for regular rubbish collections. Given the extensive problems with rubbish collection and rodent infestation already within the Neighbourhood Area, which will only be compounded by ten years of HS2 construction, and that the site already has direct access from Hampstead Road, we believe there should be a combined bin collection in the service yard with the collection from Hampstead Road, eliminating the bin collection on North Gower street. If those bins cannot be put the bins in a more suitable location as the community requested, there should be arrangements to ensure that collections are done at the same time as the rubbish collection from the north end of George Mews, in order to avoid double visits by bin and recycling lorries. That should preferably be included as a planning condition (see 5.6.3 of the Transport Statement).

Drummond Street Neighbourhood Forum

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| 2019/3091/P | Anna Stokes | 05/08/2019 20:25:30 | OBJ | <p>Dear Planning at Camden Council,</p> <p>I would like to whole-heartedly object to the proposal 2019/3091/P submitted for the Maria Fidelis School Redevelopment.</p> <p>Whilst I reluctantly agree with the current school footprint being re-developed into a change of use for business, I truly do not agree and I am completely opposed to the addition of the Construction Skills Centre (CSC) in an area that has already become subjected to an enormous re-development.</p> <p>The plans submitted are to increase the current footprint of the Maria Fidelis site by more than double, and to reduce what 'green space' was originally going to be returned back to the community, instead all that is being provided is an insignificant, patch that is unusable for the public to use.</p> <p>This community, greatly affected by HS2, was led to believe that the site would become a green space according to the Euston Area Plan, a small consolation for the loss of an entire park (Euston Square Gardens). This is now not the case, and a large footprint has been planned for a two-story construction that will also impact even further on those that live close to this site, and that are already dealing with the inescapable build of HS2.</p> <p>We, as Euston residents are currently suffering a major burden, we are subjected to increased crime, higher levels of pollution, road closures that cause traffic issues, unrelenting building noise, inconceivable amounts of dust, increased rodent inhabitants, rubbish issues and unimaginable levels of antisocial behaviour in the area, all stemming from building demolitions and the construction be carried out in Euston. It is unjustifiable and inhumane to subject the same members of the community to another build on top of this.</p> <p>The community members that live in this vicinity DO NOT want the CSC to be built here. Our feedback has been ignored on all levels.</p> <p>We must be considered, and our voices must be heard for Camden to find an alternative solution for CSC and to start instead, investing on making this area an acceptable place to live.</p> <p>Regards, Anna Stokes</p> |
