



15th November 2019

Mr Barry Coltrini
Theatre Square Essential Living
100 Avenue Road
London
NW3

Dear Mr Coltrini

100 AVENUE ROAD NEW CONSTRUCTION MANAGEMENT PLAN

Please can you explain why the presentation slide of the proposed CMP shows the “Approved CMP version 9” but calls it the “Approved CMP Version 11”?

Please can you also explain why there is a version 9 and a version 11 when version 7 was what we heard at the 15/11/18 Planning Committee meeting where 7 lorries were agreed to go through the open space side of the site during construction?

Now you propose 25 lorries per day along this route, and when you account for the 54ft articulated lorries being almost twice the size of the original 33ft lorries, this gives the equivalent of more than four times the amount of lorries compared to the 7 that were agreed last November and at least double that of the 14 lorry movements given in the Approved CMP version 11.

Either way it is clear that this new proposal is a substantial material departure from what was originally agreed upon and subsequently approved and should therefore be given a full public committee hearing.

I see that your Feedback Tracker insists that there is no real difference between the current and proposed plan because there are still 53 vehicles accessing the site. However the Approved CMP version 11 gives a total of 14 tipper trucks for the open space route whilst 39 articulated lorries are for the A41/ pit lane route which has no actual access into the site. For version 7 the ratio was 7 for the open space route and 53 for the pit lane route.

Camden and EL must now consider the Imperial College statistics that show NO2 levels in Swiss Cottage Open Space are already 5.3 times above the EU limit. With all the serious health concerns associated with NO2 poisoning it is no longer enough to only consider and measure PM10 levels. The current ULEZ reduction of emissions only amounts to 29% according to the latest Mayoral press release. This does not ameliorate the problem here.

It is essential that an impartial independent body now be now engaged to assess this site in relation to pollution and give the parameters and ground rules as to what is acceptable and provide new monitoring systems in terms of Nitrogen Dioxide and other toxic emissions, as well as PMs. For the sake of health and safety and maximum transparency.

Because this is a new CMP, and the serious concerns stated, I request this is referred to a full planning committee. However I would also request that first full agreement to this plan

should be given by TfL and LUL - to avoid another faux pas - such as has just occurred with the tower crane which was only deemed this July to be unsafe by LUL, to avoid potentially wasting any more of everyone's time in the future.

There should be no hurry to recommend this new plan as it is for construction, which isn't due until June/July 2020.

Yours faithfully



Terence Ewing

cc LB Camden
Save Swiss Cottage