

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/6405/P	Elise Geers	14/01/2020 23:08:47	COMNOT	<p>"The main issues and challenges with the re-development are:</p> <ul style="list-style-type: none"> • The site is located on the Transport for London Road Network (TLRN), which has both a northbound and southbound bus lane; • There is an existing northbound bus stop fronting the site; • There is a pedestrian crossing (across Finchley Road) immediately south of the site; <p>and,</p> <ul style="list-style-type: none"> • There is no access to the rear of the site. <p>This will be confirmed by the Principal Contractor once they have been appointed."</p> <p>How will these significant issues be addressed? They should be carefully considered and explained before planning is approved. A principal contractor will find it hard to gain access to such an extensive development at the rear of an Edwardian building which has no rear access, either from Finchley Road or Fortune Green Road.</p> <p>Has any consultation occurred into the usage of the pedestrian crossing which would seemingly require closure for a substantial part of the works? With a local primary school (St. Luke's School) and a place of worship nearby, both used by local residents, this pedestrian crossing plays a significant role in accessing both of these safely, especially for the young and local residents with disabilities.</p> <p>With residential areas nearby (many without parking provision) and children who travel home from this bus-stop (from the local school, nearby playing fields etc.) the suspension of this bus-stop will have a big impact on some passengers' daily/weekly journeys. Will there be alternative provision of a temporary bus-stop if it is suspended?</p> <p>Has there been enough careful consideration of the fire safety aspects to the development? With a change in use from daytime use by students in the upper floors, to night-time use by occupants of a temporary nature (guests/short-term lets) who might not be familiar with exit routes in an emergency, this should be taken into account before permission is granted. Recent fires locally in Wellbeck Mansions and in 2015 (in flats of a similar period, above shops also) on Finchley Road makes me question the suitability of this building as an apart-hotel, where sleeping accommodation along with kitchens is provided for so many in such a small space. How will users of the apartment-hotel/co-working space with disabilities be kept safe if such an emergency occurred?</p>