

REDINGTON FROGNAL
NEIGHBOURHOOD FORUM

8 July 2021

Dear Ms Henry,

2021/2446/P Cascades Apartments, Finchley Rd NW3 7AJ - objection

This change of use is planned at an extremely busy intersection of two red routes. Prior to lockdown, an average of 35,591 cars passed next to the Tower Service Station site on Hendon Way, which is opposite the Cascades. These traffic estimates do not take account of the traffic from Finchley Road.

The Cascades site is very close to two bus stops, which are heavily used by residents, including school children.

The Neighbourhood Forum objects to the application due to road safety concerns and transport implications.

Further clarification is required for the following matters:

1. How are the goods to be distributed delivered to The Cascades? Lorries and other delivery vehicles will not be able to park outside (by the bus stops) and there are no nearby turning circles
2. What is the forecast daily number of bicycle deliveries from The Cascades?
3. What are the likely safety issues surrounding both of these aspects on what must be one of the busiest and most dangerous road junction layouts in London?
4. How are the staff at the unit provided with showers, rest rooms and other facilities?
5. What conditions will Camden impose to ensure that the delivery vehicles are restricted to bicycles only? And how will it be ensure that mopeds, electric scooters and other powered vehicles do not become part of the delivery fleet?
6. What storage arrangements are there for when the bicycles are not in use?
7. How is the building frontage projected from cyclists gathering before executing their orders?

Yours sincerely,



Secretary

Redington Frognal Neighbourhood Forum

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