

From: Chenies Mews Working Group

An informal group of like-minded residents who got together in August 2016 to do what they can when they can to improve the environment of Chenies Mews as a place to live and work.

**74 Chenies Mews
London WC1E 6HU**

Email 

Laura Dorbeck
Principal Planning Officer
Planning Department
Camden Council
5 Pancras Square
London N1C 4AG

24 July 2022

Dear Laura

Re: Rockefeller Building 2022/0898/P & Construction Management Plan

Thank you for forwarding to us: (1) UCL's Planning Consultant's e-mail to you responding to the concerns we raised in our letters of objection to the Planning Application and (2) The Principal Contractor's Draft Construction Management Plan. Thank you for inviting our comments. We are commenting on behalf of Chenies Mews Working Group - (CMWG). The Planning Consultant's responses and CMP do not adequately address our objections.

1.0 Our comments on e-mail dated 8 July from Sophie Thompson, Gerald Eve, Planning Consultants, to Laura Dorbeck, Camden regarding our objections to the Planning Application

1.1 Plant noise from new equipment once in operation

On Page 4 of her e-mail Sophie Thompson responds to our concern about plant noise from the equipment installed in the basement. She says: *"Should Camden require, the applicant is agreeable to a compliance condition being imposed so noise levels for the equipment are set to mitigate any perceived harm. Should this be required, the applicant team are agreeable to discuss noise level limits prior to determination."* **Residents would be grateful if you could include such a compliance condition in the planning permission.**

1.2 Hours of operation of the beam and light well once constructed

Sophie Thompson's e-mail does not address this issue which Sandra raised as item 4.2 in her letter of 4 April. **Please could Camden Planning (as a condition) restrict operation of the beam and light well and any**

maintenance work connected with them to 8-6 Monday to Friday and 8-1 on Saturdays.

2.0 Our Comments on the Draft Construction Management Plan (draft date 30.06.22) submitted by Alpine Works Ltd, the Principal Contractor

2.1 Clause 2.8 Welfare Facilities 96A-98 Chenies Mews

UCL plan to use 96A-98 as the Construction Welfare Facility for these works.

The planning permission 2015/3414/P (whereby these premises were allowed a change of use from educational and office to Welfare Facility) was temporary for 5 years and expired in 2020.

2.2. Clause 3.2. Delivery and Removal PLUS Clause 3.9. Traffic Routes

The CMP states that *"Deliveries will generally be made between the hours of: 08.00-16.00hrs (Larger vehicles will whenever possible be arranged for early morning arrival)"* (section 3.2). **Please can we ensure that NO deliveries will be made before 8am, this would then comply with existing UCL policy and the s106.** Reversing horns & bleeps etc are really irritating early in the morning.

The CMP goes on to say that *"Larger vehicles will whenever possible be arranged for early morning arrival"*. There is already early morning waste and clinical waste collection daily from the Paul O'Gorman, plus BOC gas deliveries. Scheduling site waste collection and large deliveries at the same time will just add to congestion. **Please can the site manager co-ordinate with UCL's existing schedule of deliveries.**

The traffic management failures of the last works to the Rockefeller Building had a big impact on a lot of people – not just residents. The needs of pedestrians (often wheelchair users & patients with poor mobility) accessing the medical facilities in Chenies Mews via the archway from Huntley Street should be prioritised in the CMP. **We ask for UCL to bear more of the inconvenience of these works by using the front entrance to the Rockefeller Building, in University Street.**

2.3 Clause 4. 6. Noise & Vibration

"Noise assessments (Where applicable) will be undertaken at regular intervals during operations so as to reduce noise pollution." **This isn't clear – will noise assessments be undertaken? And at what interval? Please could the project manager send residents the results of the assessments too?**

2.4 Clause 4.8 Neighbour & Community Liaison

Residents request to meet with the contractor and UCL before work starts and for a timetable of communication to be put in place at that meeting. On a previous project UCL contractors have complained at residents and some residents have felt intimidated. We would like to get off to a positive start with Alpine and any other contractors.

2.5 Clause 4.9 (Pg 17). Complaints Procedure

This section states: "*Complaints will be handled in the first instance through the Project Manager or a UCL Representative*". This is a bit vague. **Please can all complaints go to, or at least be copied to, a single named person who will be ultimately responsible for outcomes and keep a record of every complaint? Residents would expect to be informed of the name, phone number, e-mail address and normal working hours of this person at a pre-works meeting.**

Many thanks for giving us this opportunity to comment.
Kind regards

Bridget Cuming & Sandra Wheen
On behalf of Chenies Mews Working Group