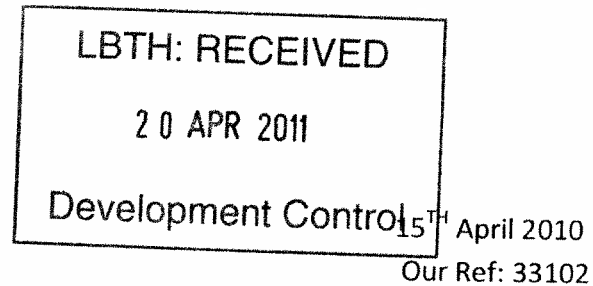


Mr P Smith,
Development Control Manager,
London Borough of Tower Hamlets,
Anchorage House,
Clove Crescent,
London,
E14



Dear Mr Smith,

Re: Lockes Wharf, St David's Square, Manchester Road, London, E14 3WA

Following on from the Planning Committee Meeting on Wednesday 6th April and its deferment. There were two points raised that we wish to provide further evidence on in favour of the planning application for mechanical gates at St David's Square.

Firstly there was a concern raised by the Planning Committee that any gates may restrict the general public's access to the River Thames walkway. We do not believe that such gates will caused such a restriction. Please find enclosed further information to this effect from Mark Smith of The St David's Square Residents Association.

Secondly the matter of anti-social behaviour also raised at the Meeting on 6th April. Please find enclosed a collated record of 48 separated incidents at St David's Square recorded in the on-site diaries held at our Development Managers office. Also enclosed are copies of the diary entries in each case.

The Planning Committee have requested a Crime Prevention Report and we eagerly await its findings. In addition to this the St David's Square Residents Association has attempted to contact the neighbourhood community [police previously, attached are communications to this effect.

As Residential Managing Agents we are concerned with the number of incidents that have taken place at St David's Square and, in particular, the number of incidents that by their very nature involve the intervention of our Concierge staff. This does put our staff at potential personal risk both now and also in the future if this continues. Whilst police are contacted in

Consort Property Management, Marlborough House, Wigmore Place, Wigmore Lane, Luton, Bedfordshire LU2 9EX
Customer Services 08451 947044 (lo-call) f. 08451 947066 e. customerservices@consortpm.co.uk www.consortpm.co.uk

most cases such incidents continue to require our intervention at the time. Our staff are not employed as security guards and we have had to employ additional external security guards in order to safe guard the Residents at St David's Square.

We thank you in advance for taking the time to take in to account this additional information ahead of the next Planning Committee Meeting where this deferment will be heard.

Yours sincerely

Steven Room,
Senior Property Manager,
Consort Property Management,
Tel: 08451 947044
Fax 08451 947066
Steven.room@consortpm.co.uk
customerservices@consortpm.co.uk
www.consortpm.co.uk

cc St David's Square Residents Association
Tim Edens, Planning Supervisor

Saint Davids Square Planning Application (ref. PA/10/2786)

Site Permeability

The purpose of this note is to briefly address the issue of permeability.

When researching this proposal, we found that almost all of the documentation for the original planning application had been destroyed. Any suggestion that the development was designed to be permeable is therefore questionable and we dispute the notion.

It does not make sense to place a water feature such as ours, so close to both residents' apartments and a public "footpath" with all the conflicts that are likely to occur(see attached photographs). By its very nature, the water feature has proved to be a magnet for troublemakers who try to use it as a swimming or paddling pool, disturbing everyone around them. With its hard-edged granite surrounds, it presents a severe risk of injury and we are very concerned about the liability risk to which we may be open.

The original planning approval appears to have covered both what is now known as St Davids Square and also Langbourne Place. A section 106 agreement dated 15 September 1995, covering the joint site, contained a condition that a "north/south access road" was to be created, in a position now marked by the boundary between the two developments. You can still see where it might have been intended to be.

That requirement for any north/south route between Westferry Road and the Thames Walkway was **specifically removed** by a Supplemental Agreement dated 10 October 1997, as the LDDC was satisfied that access to the walkway from its eastern end at Ferry Street and the existing access further west was sufficient.

St.Davids Square Planning Application (ref. PA/10/2786)

Public Access to the River Walkway

The purpose of this note is to address concerns about public access to the Thames Walkway and it will show just how little impact our proposals will make.

West of Island Gardens Park, the Thames pathway is forced to divert away from the riverside, along Ferry Street, before it rejoins the river at the eastern boundary of St Davids Square. It then continues for just under 1 kilometre before again being forced inland at Ferguson Close. There are 4 intermediate access points in this stretch, the one at Point Close (leading to Maconochies Road) being 370 metres from our eastern end.

The picture below shows the existing route along Ferry Street to the right, the Point Close route to the left, and the alternative route through St Davids Square suggested in the planning report. The existing riverside frontage of St Davids Square consists of low level brickwork topped with railings of variable height but generally around 1.4 metres. There is just a **single break**, allowing access to the Walkway for residents, as can be seen below it is close to the eastern end of the development and is **just 70 metres from the end of the walkway at Ferry Street**. The planning report champions this as an alternative route to Westferry Road but anyone trying to use it would be required to cross the busy internal estate road twice and negotiate 19 steps. It is not a direct route and would be only 20 metres longer than the officially designated and signposted route via the Ferry Street footpath, which has a gentle slope.



The picture below shows the eastern end of the Thames Walkway, the designated route along Ferry Street (on the right) can clearly be seen.



The officer's report claims that the Ferry Street route is unsafe because it has to cross a car park. That is incorrect: there are footpaths along both the northern and western perimeters of the Elephant Royale restaurant car park, clearly delineated by bollards and soft landscaping. In any event, the car park is small with only 26 spaces, in sporadic use, whereas the alternative route (on the left) twice crosses the St Davids Square estate road which provides access to a garage with c450 spaces and copes with delivery and other service vehicles for a community of over 1,000 people, day and night.

We have to agree with the report that Bus stop H on the opposite side of Westferry Road, serving eastbound busses D7 and 135 is, indeed, 30 metres closer to St Davids Square than it is to Ferry Street, but a detour of 180 metres

through St Davids Square would reward anyone with just 70 metres alongside the river before they have to back track inland anyway.

However:

The existing access via Ferry Street is already used by the overwhelming majority of genuine users of the river walkway. It is clearly the only sensible option for anyone wishing to follow the river from Island Gardens Park or use the Greenwich foot tunnel.

The Ferry Street route is closer, and more convenient, for anyone travelling from the east along Manchester Road, from Island Gardens DLR or bus stop E.

It is best for anyone travelling from the north along Eastferry Road, from Mudchute DLR or bus stop L.

Properties along Westferry Road are all much closer to the Maconochies Road/Point Close access point, with the exception of Lockesfield Place, whose representatives support our case.

The clear conclusion is that no member of the general public, with a genuine interest in using the River walkway, would be inconvenienced by our proposals.

11 12 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
SHE WE HAVE PUT UP SIGNS TO WARN
RESIDENTS BUT HAVE NOT HEARD FR



THE NEIGHBOURHOOD WATCH COMMUNITY/
POLICEMAN AND HAVE BEEN TOLD BY
THE LOCAL POLICE STATION WHICH I
CLOSED IN THE EVENINGS WE CANNOT
RECORD ANTI SOCIAL BEHAVIOR INCIDE
WITH THEM AS NO CRIMES HAVE BEE
COMMITTED. WE HAVE BEEN TRYING TO
GET HELP SINCE LAST YEAR AND ONLY
AFTER OUR GATE SUBMISSION HAVE WE
HEARD BACK FROM SOMEONE IN THE
POLICE. WE HAVE OVER 50 RECORDED
ANTI SOCIAL BEHAVIOUR INCIDENTS
RECORDED. SEE LIST ENCLOSED.

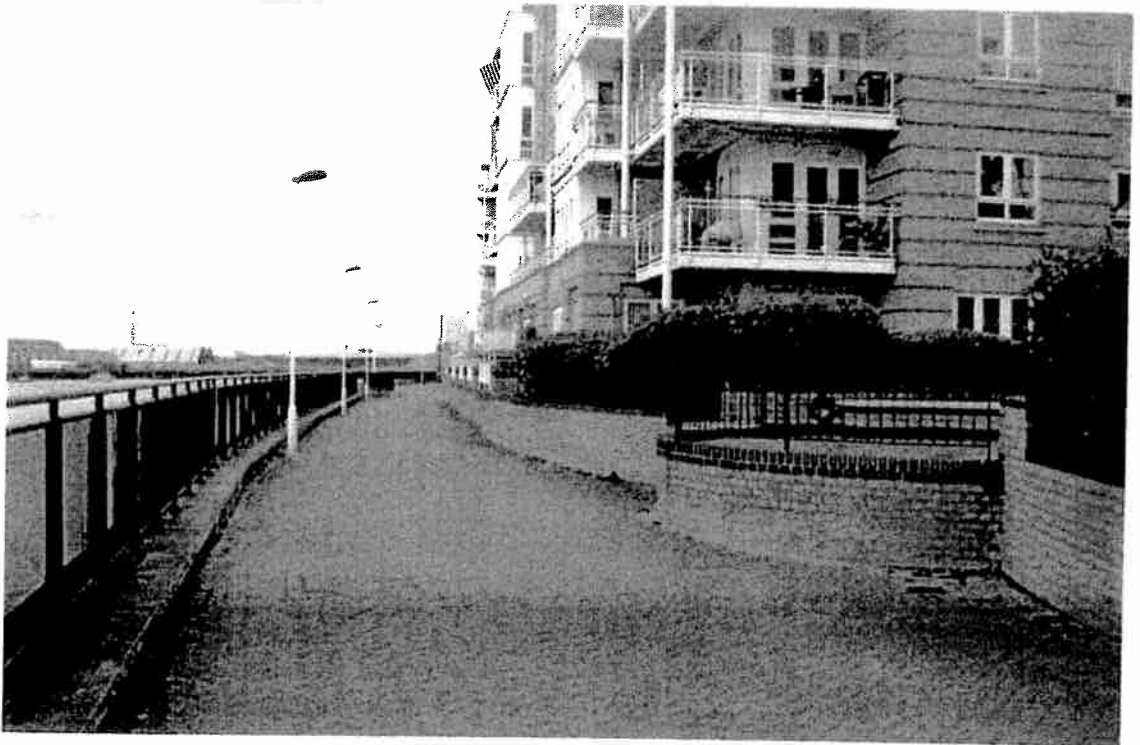
THE THAMES WALKWAY PAST ST
DAVIDS WITH SIGNAGE TO GREENWICH
FOOT TUNNEL. STRAIGHT ON TO FERRY ST

CONSORT
HOUSE

THIS IS
ONLY
ACCESS
TO ST



DAVIDS SQ. ALL TRAFFIC THROUGH PASSES CONSO.
HOUSE ENTRY & POOL WHICH IS VISABLE

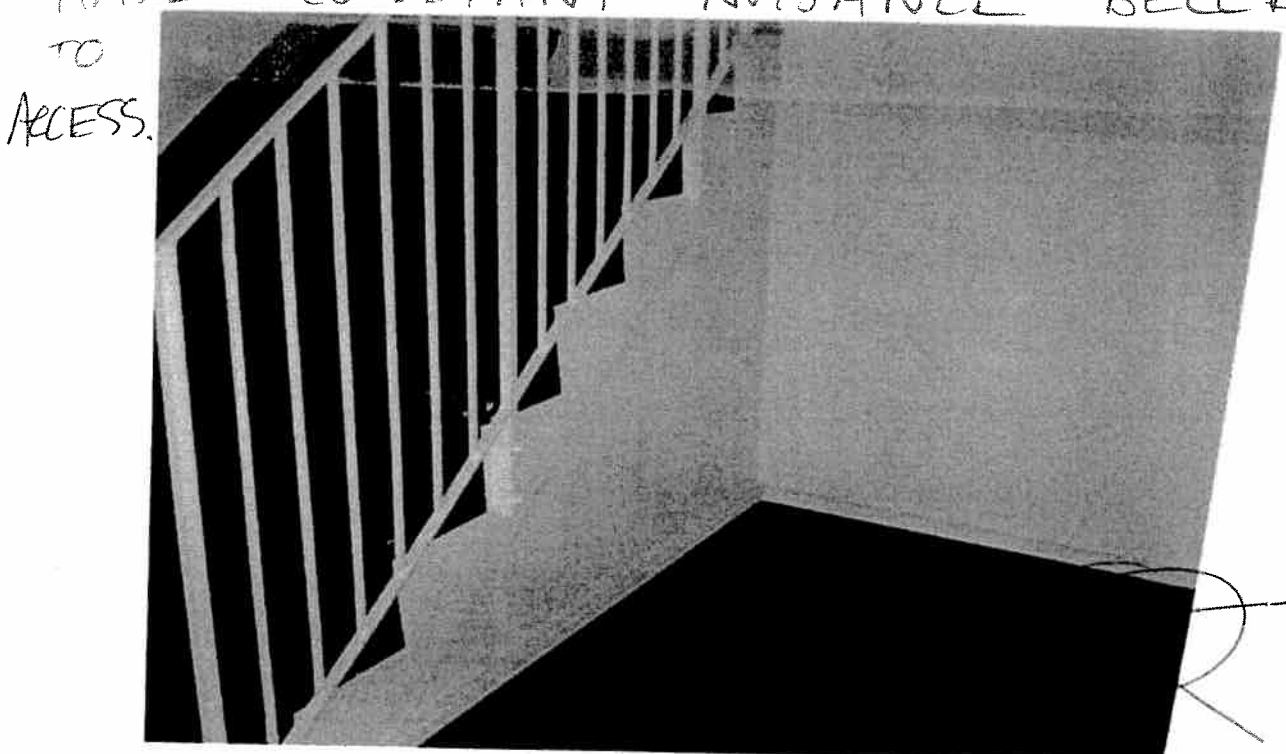


THE OTHER EXITS WHICH LOOK LIKE
ACCESS POINTS ON PLAN ARE RAISED
PLANTERS AND SEATING. PEOPLE CLIMB OVER
WITH BIKES & CHILD

ONCE ACROSS THE SECOND RD WITH A FOOTPATHS YOU PASS CONSORT HOUSE WH YOU CAN SEE THE SWIMMING POOL, SO LOTS OF PEOPLE THINK YOU CAN GET



IN THIS DOOR TO THE POOL, WE HAVE CONSTANT NUISANCE BELLRING TO GET



SOMEONE WAS STRUCK WITEN ASKING PEOPLE WHAT THEY WERE DOING IN THE BUILDING & SOMEONE DEPICATED IN THE ENTR

THE MOST AGGRESSION & INTIMIDATION
HAPPENS AROUND THE POND. ITS WORSE
IN HOT WEATHER AS GROUPS OF YOUNG
WANT TO DIP & SWIM IN THE WATER



YOUTH
BLOC
WALK

OFTEN SITTING ON THE WALLS WITH
ALCOHOL. THERE ARE CHEMICALS IN THE

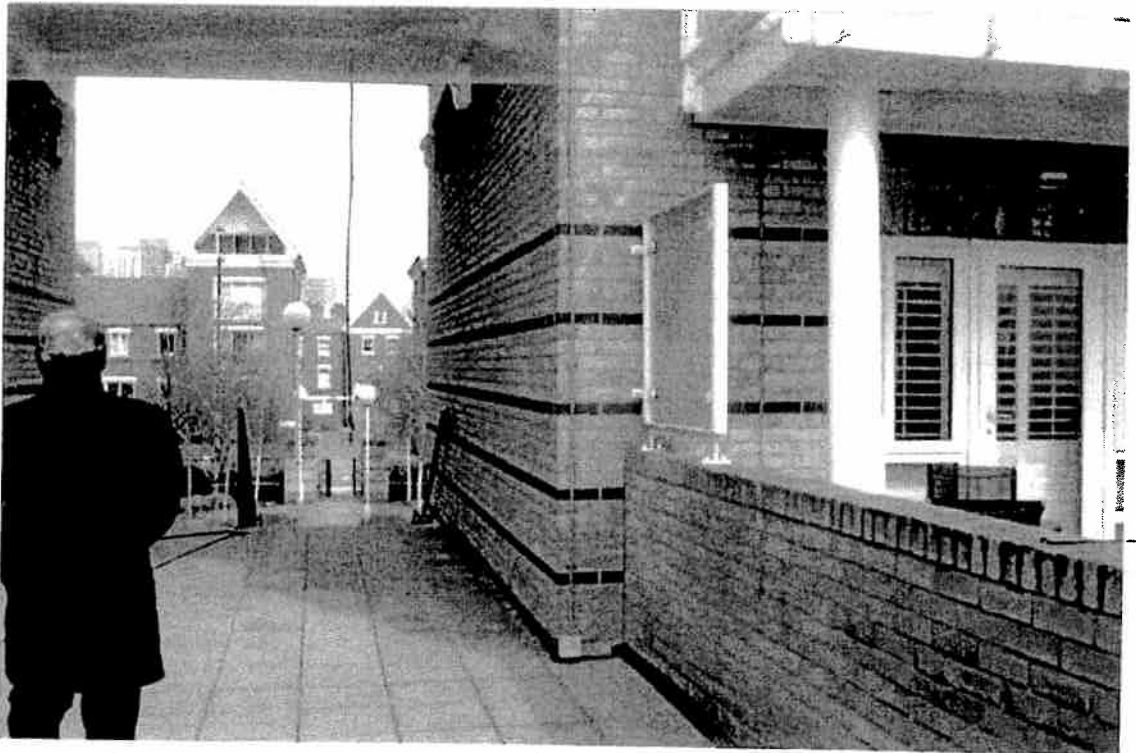


WATER AND EVEN YOUNG CHILDREN ARE
PUT IN THERE TO SWIM. ONCE PAST
THE POND (100) HAVE TO CROSS ANOTHER T.

ROUTE TO RIVER & THAMESWALK
WAY THROUGH ST DAVIDS

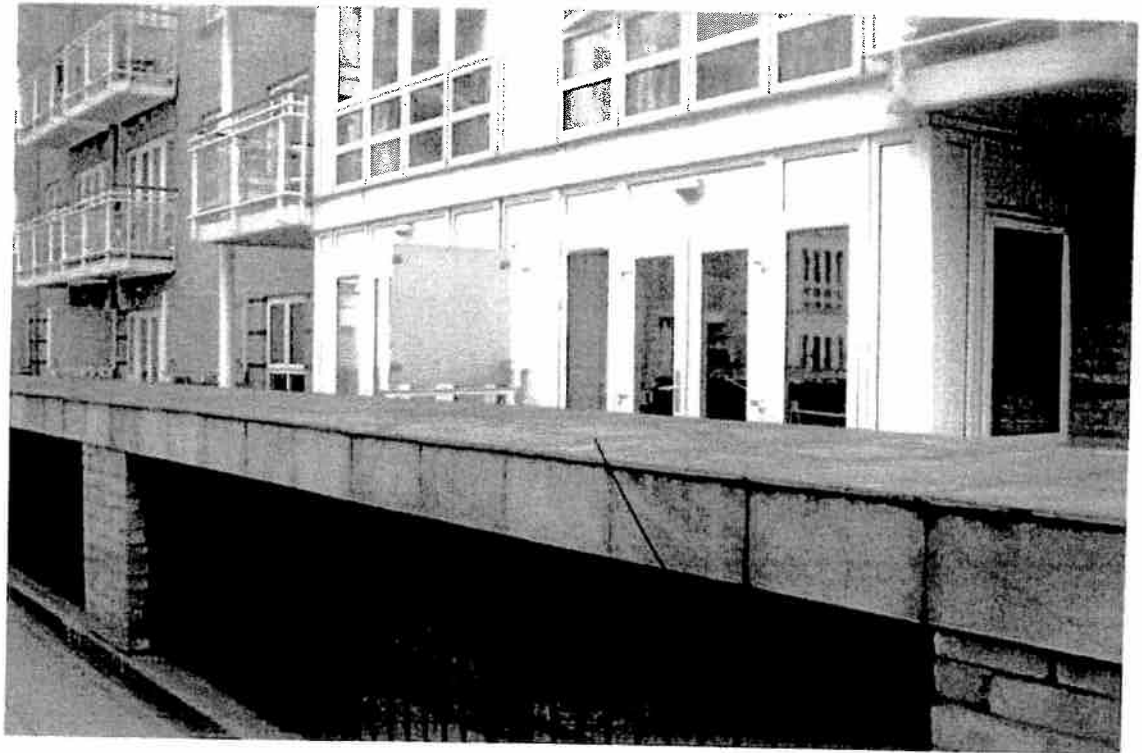
- YOU CROSS A ROAD AS NO FOOTPATHS
- YOU CLIMB 19 STEPS TO THIS POINT

YOUTHS
CONGREGATE
HERE



Y
S
O
W

THIS IS WHERE YOUTHS CONGREGATE
WITH BIKES AT TOP OF STEPS, OUTSIDE



PEOPLES FRONT ROOMS & TERRACES. THERE
IS AGGRESSION & INTIMIDATION WHEN ASKED
TO BE QUIETER OR MOVE ON.

ST DAVIDS SQ.

NO FOOTPATHS ≠ WITH 400 APP



A LOT OF TRAFFIC. TWO ROADS
HAVE TO BE CROSSED TO GET TO



THAMES WALK. UP 19 STEPS ≠
ONWARDS. THERE IS NO SIGNAGE TO
DATHWAIU AND NO OBVIOUS ROUTE