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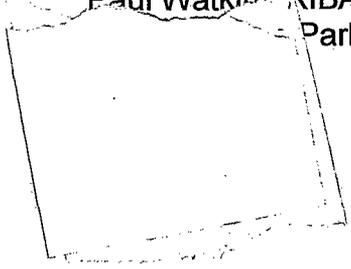
IN PARLIAMENT
HOUSE OF COMMONS
SESSION 2013-4

HIGH SPEED RAIL (LONDON-
WEST MIDLANDS) BILL

PETITION OF PAUL WATKINS RIBA

AGAINST &c.

Paul Watkins RIBA
Park Road



IN PARLIAMENT
HOUSE OF COMMONS
SESSION 2013-14

HIGH SPEED RAIL (LONDON-WEST MIDLANDS) BILL

Against

To the Honourable the Commons of the United Kingdom of Great Britain and Northern Ireland in Parliament assembled.

THE HUMBLE PETITION of Paul Watkins RIBA

SHEWETH as follows-

1. A Bill (hereinafter referred to as "the Bill") has been introduced and is now pending in your honourable House entitled "A Bill to make provision for a railway between Euston in London and a junction with the East Coast Main Line in Handsacre in Staffordshire with a spur from Old Oak Common in the London Borough of Hammersmith and Fulham with a junction with the Channel Tunnel Rail Link at York Way in the London Borough of Islington, and a spur from Water Orton in Warwickshire to Curzon street in Birmingham; and for connected purposes".
2. The Bill is presented by Mr Secretary McLoughlin, supported by the Prime Minister, the Deputy Prime Minister, Mr Chancellor of the Exchequer, Secretary Theresa May, Secretary Vince Cable, Secretary Iain Duncan Smith, Secretary Eric Pickles, Secretary Owen Paterson, Secretary Edward Davey, and Mr Robert Goodwill.
3. Clause 1 to 36 set out the Bill's objectives in relation to the construction and operation of the railway mentioned in paragraph 1 above. They include provision for the construction of works, highways and road traffic matters, the compulsory acquisition of land and other provisions relating to the use of land, planning permission, heritage issues, trees and noise. They include clauses which would disapply and modify various enactments relating to special categories of land including burial grounds, consecrated land, commons and open spaces, and other matters, including overhead lines, water, building regulations and party walls, street works and the use of lorries.
4. Clauses 37 to 42 of the Bill deal with the regulatory regime for the railway.
5. Clauses 43 to 65 of the Bill set out a number of miscellaneous and general provisions, including provision for the appointment of a nominated undertaker ("the Nominated Undertaker") to exercise the powers under the Bill, transfer schemes, provisions relating to statutory undertakers and the Crown, provision about the compulsory acquisition of land for regeneration, reinstatement works and provision about further high speed railway works. Provision is also made about the application of Environmental impact Assessment Regulations.
6. The works proposed to be authorised by the Bill as specified in clauses 1 and 2 of and Schedules 1 and 2 to the Bill. They consist of scheduled works, which are described in Schedule 1 to the Bill and other works, which are described in clause 2 of the Schedules 2 and 3 to the Bill.

- 7.1 Your Petitioner is the leaseholder of 184a Regents Park Road, London, NW1 8XP, a garden level duplex apartment, and part owner of the freehold of 184 Regents Park Road, which the bill may directly and specially affect. The building is part of a terrace of historic properties numbered 174 to 196 Regents Park Road (even numbers) between Berkley Road and Gloucester Avenue. Your Petitioner is a registered architect and has lived in the property for more than 30 years, which whilst being very close to central London, is situated in a quiet and peaceful neighbourhood. Since retiring from a large commercial architectural partnership eight years ago, your Petitioner has worked as a sole practitioner at the premises which provide a very quiet environment, which is essential when undertaking complex architectural design. The garden at 184a Regents Park Road, has during your Petitioner's occupation of the property been progressively upgraded to provide a peaceful external environment which directly contrasts to the adjoining busy and noisy streets of North London. The garden is, unlike other buildings in the terrace, directly accessible from the street by means of a side passage.
8. Your Petitioners and their interests are injuriously affected by the Bill, to which your Petitioners object for reasons amongst others, hereinafter appearing.
- 9.1 The Bill includes powers for the Secretary of State and the Nominated Undertaker to carry out works associated with the construction of the new railway. HS2 Ltd have served a Notice on Your Petitioner identifying the property, 184 Regents Park Road, as being within Schedule A of the Book of Reference. Thus it is intended the Bill.. "shall authorise the compulsory acquisition of the property or the subsoil or undersurface of or airspace over that property or a right to use that property. Acquisition will not be limited to any category of compulsory acquisition". Your Petitioner understands that this acquisition is in order to undertake strengthening works to a Victorian sewer which runs roughly parallel to the terrace at its rear. HS2 Ltd have, erroneously, identified the sewer as passing beneath the garden. The brick built sewer is, in fact, beneath the rear extension of Your Petitioner's property and was identified during construction work some years ago. HS2 Ltd have not identified how they intend to undertake the strengthening works to the sewer, but there is clearly a risk that the work could cause structural instability to the property and substantially disrupt Your Petitioner's enjoyment of the garden. Furthermore any use of our side access passageway by HS2 Ltd, in order to gain access to the rear of the terrace, will significantly impact on your Practitioner's access to the property.
- 9.2 Your Petitioner also has concern about the proposals for the Adelaide Road ventilation shaft. The road currently provides vehicular access between Swiss Cottage and Camden Town, and will be closed for a period of four months during construction of the shaft. During this period all traffic, including buses, will be diverted along other roads unsuitable for this additional volume of traffic. This gives Your Petitioner considerable concern regarding the disruption that will be caused to the local environment, in terms of noise and access.
- 9.3 Your Petitioner's property is also close to other works to be undertaken by HS2 Ltd, and also to roads which will be used by construction traffic during the building of the scheme, which will during the 10 year construction period increase dust and noise pollution, poor air quality and adverse visual impact.

10. Your Petitioner objects to the powers that are proposed to be provided by the Bill to the Secretary of State and the Nominated Undertaker and respectfully submit that the Bill should be amended or undertakings should be required to be given so that HS2 Limited, the Secretary of State and/or the Nominated Undertaker must review and set out clearly a construction strategy for the project and its related works activities, as noted above, by putting weight on their cumulative impacts on area communities, and come forward with necessary changes arising from that review before works packages design and tendering strategies have been finalised.
11. There are other clauses and provisions of the Bill which, if passed into law as they now stand will prejudicially affect your Petitioners and their rights, interest and property and for which no adequate provision is made to protect your Petitioners.

YOUR PETITIONER therefore humbly prays your Honourable House that the Bill may not be allowed to pass into law as it now stands and that he may be heard by Himself and witnesses in support of the allegations of this Petition against so much of the Bill as affects the property, rights and interests of your Petitioner and in support of such other clauses and provisions as may be necessary or expedient for their protection, or that such other relief may be given to your Petitioner in the premises as your Honourable House shall deem meet.

AND your Petitioner will ever pray, &c.

Signed Paul Watkins RIBA

22 MAY 2014