

London Borough of Camden  
Development Management  
Camden Town Hall Extension  
Argyll St.  
WC1H 8ND

Dear Sir

Re Waterhouse Development, Millfield Lane;ref 2011/4390/P

I am writing as a regular swimmer in the Ladies Pond and regular walker on the Heath. I am very concerned about the risks associated with the construction of the above development. As you know Millfield Lane, at the point where there is access to the Water House is not a made up road , but a dirt track, which in itself is quite unsuitable for the passage of many heavy Vehicles over a long period. It is an integral part of Hampstead Heath and therefore has to be maintained in that Condition, that is not made up. Usage by heavy vehicles over a prolonged period is likely to ruin the road, and in wet weather the vehicles themselves may be stuck.

More significantly it is not wide and I question the feasibility of large construction vehicles being able to use it without causing significant damage to the banks on each side. These are, at least on the Heath side, extremely important ecologically and for much of its length it runs along the Bird sanctuary Pond, a haven for many species. Not only the wildlife may be disturbed by this; the plant life on either side is also likely to suffer. The lane cannot, in my view , be "improved" by any proposals this development is suggesting- any change can only be for the worse. It is very important that you recognise and accept this view, which is held by the very many users of the Heath. Heath users value the lane for its natural state and would wish that to remain untouched.

The Lane is heavily used by pedestrians, including children, runners and cyclists, some with their dogs. The entrance to the Ladies Pond is directly opposite the entrance to the Water House and there is a regular flow of women there all the year round, and of course large numbers in summer. I am very concerned about the possible risks to these users from heavy vehicles, even if they are crawling. Looking at photographs taken by the City of London there would appear to be little room for passing such vehicles. But it is so busy with pedestrian traffic that it may not be feasible to delay any vehicle travelling up it until the road is clear, especially as people access it from at least 3 points beyond the Water House, four if the Ladies Pond is included. It is also likely to be very difficult and risky for these vehicles to turn into the water house immediately opposite the Pond entrance without putting pedestrians, as well as the verges, at risk.

There are also likely to be smaller vehicles associated with the construction which and pass more easily, but may also go faster and so even present a risk to passers by.

Another concern is the periodic necessity for access by emergency vehicles, especially ambulances, either to the Ladies Pond, or indeed for a person suffering an accident somewhere on or just beyond the lane. A slow moving construction vehicle could significantly delay an ambulance required for an emergency.

I would be worried about the possible impact on the quality of the water in the Pond from run off from the construction. Already we have experienced significant and continuous water run off from a development in that area and such building run off may contain harmful elements.


Finally the effects of noise and dust associated with such a massive building exercise should be taken into account. The Heath and the Pond are places whee people go to experience quiet and peace and this development will seriously inpair that.

I wrote to you two years ago expressing similar concerns about another planned development and visited the site with various people; at that time the Planning Inspector found that the lane was unsuitable for heavy traffic and nothing has changed in this time

I await your reply.

Yours sincerely

Ms Anne Elton



Dear Planning Dept

I strongly object to the revised Water House Development plans.

Increasing the size of the footprint from the existing 15% to almost 34%

Moreover the two basements will have a significant effect on the hydrology of the Bird Sanctuary Pond and may have other effects as well.

Furthermore the use of Millfield lane by lorries will destroy the rural atmosphere of the lane and will be a danger to pedestrians who use the Lane.

yours sincerely

Terry Jones