

24th June 2013

Charles Thuaire Esq,
London Borough of Camden
Development Control
5th Floor
Town Hall Extension
Argyle Street
London
WC1H 8ND

Dear Mr. Thuaire,

**Former Nurses Hostel, 29 New End London NW3 1JB
Application Number 2012/3089/P and 2012/3092/C**

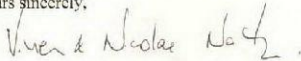
I would like to object to the amendments following the revised plans for 29 New End.
Application number 2012/3089/P

I notice that the new plans use frosted glass on many of the windows in order to overcome the 'overlooking issues'. I find this unacceptable. Not only as future enforcement in terms of ensuring they stay 'frosted' is an issue but because it would seem unreasonable to expect the occupants of the apartments to live without reasonable access to light.

The proposed building breaches Camden's planning rules in terms overdevelopment. The huge increase in volume compared to the existing building demonstrates this overwhelmingly.

I am also concerned that there does not seem to be adequate information regarding the brick crushing which is proposed in the plans. Very little reference is made to the methodology and safeguards especially considering that there is a school adjacent to the site.

Yours sincerely,



Nicolas and Vivien Norton

Charles Thuaire
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle St
London WC1H 8ND



Application Ref: 29 New End 2012/3089/P – The Nurses Home
Associated Ref: 2011/4317/P; 2011/1555/NEW; 2011/4322/C

19th July 2012

Re: New End Nurses Home, 29 New End London NW3 1JE

Dear Mr.Thuairé,

I write to express our objection to the above proposed application.

1. Scale

The proposal plans to nearly double the size of the building taking the floor area from some 28,000 sq ft to over 48,000 sq ft. This represents significant over development of the site for which there is no architectural justification. The proposed uplift in volume is over 8,100 sq ft of basement space and an increase to the ground, 1st and 2nd floors by 78%, 73% and 59% respectively. Both the guidelines of the Local Development Framework and English Heritage are that a replacement building should significantly enhance a conservation area to an appreciably greater extent than the existing building. We do not believe that this objective is met with the current proposal.

2. Impact of Site Traffic during Re-development

The demolition and subsequent reconstruction of this development will cause severe congestion and disruption in this small and narrow street already blighted by the traffic generated from the concentration of schools (Heathside Preparatory and New End) during the day, the pubs, the village Schul and Tinseltown. Any traffic survey of peak time school runs will bear out the suggestion that traffic congestion at these times has reached intolerable levels. The Applicant's earlier application proposing 32 ton vehicles exiting via the roads adjacent to the Old White Bear betrayed its' complete lack of understanding of the impact the same would have on the locality. The present proposed re-routing of vehicular access restricted to New End is of equal complacency.

While the developers have laid out a plan to reduce the impact on neighbours, for example to try and squeeze all excavation into the school summer holidays, there is very considerable risk that they will not run to plan – as has been witnessed in other big excavations – such as

Christchurch Hill, NW3 which went on for years longer than originally planned. This risk will be borne 100% by residents and is intolerable.

3. Impact of Basement Excavation

The Council is required to only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity. The plan to dig deep foundations to support the new construction is alarming. The reference in the planning statement (para 4.106) to control of ground movement and groundwater to ensure “*minimal*” effect or “*within acceptable limits*” is inadequate and without supporting evidence.

The proposal is to dig down 3 storeys in an area of sand served by several underground streams. The depth of the digging is below the water table which will necessitate constant dewatering (pumping) of the site and increases the chances of diverting water courses in an unpredictable manner. This is very risky in an area prone to flooding and road collapses. The project also requires a complex system of propping up which is risky and uncertain.

In the past New End Road has been subject to partial collapse. There is a tunnel between the Hospital redevelopment and the Village Schul (formerly the New End Theatre) which renders the road unsuitable for construction traffic and exposes the same to further collapse. The pile-driving that was needed to develop the old hospital a decade ago caused damage and some subsidence in several buildings on the road as a result.

The planning application has yet to assess major technological and structural issues arising from such a large and challenging structure. This is extremely worrying as approval is being sought on very theoretical and arguably inadequate information. In short the approach appears to be somewhat myopic, unduly optimistic and entirely speculative. This is not an approach that should be encouraged, still less permitted.

4. Impact on Future Parking and Traffic Congestion

The provision of 15 spaces for 15 “dwellings” (families) may be “*compliant with parking standards*” (para 5.4 of the Transport Statement for EUD) but for those who already live in this congested and well policed area, it is wholly inadequate.

Off-street parking is presently running at full occupancy with insufficient space to meet present demand. It is unrealistic to expect from the proposed residential mix of apartments of 3 to 5 bedrooms that second vehicle families will not be attracted to the scheme. The inevitable increase in visitors’ permits in respect of the new development will further intensify competition for residential parking.

Of equal concern is the proposal that the controlled parking zone currently located on the north side of New End, be re-sited to the south side so as to permit vehicular access to the development. This, in our view, would have a detrimental effect to the safety of pedestrians and other highway users. Due to the declining camber and steep of the road; visibility of, and by, vehicles parked on the south side, and young children emerging from the front entrance of Heathside Preparatory School, would be substantially reduced. The safety aspect of the

proposal to re-site the parking bays is not referenced anywhere in the supporting documents and thus does not appear to have been considered.

Accordingly, we strongly urge the Council to reject the current proposal.

Yours sincerely,

Adrian Pritchard



Good day,

I am writing to oppose the plans for the proposed works at New End Nurses Home. Firstly, I do not understand why the existing nurses facade which is lovely building cannot be kept with the internal modified to make new flats. To tear down the building and start again is a complete waste of resources. Also, the new design is not in keeping with the architecture in Hampstead which is a conservation area. Difficult access to the site during construction will also make it incredibly difficult for residents to get around the area.

The building is very large and I think an eyesore. The basement work is the most concerning – the impact of such a large basement for residents around the area, including flood and sustenance risk I think is not researched on and addressed enough.

We remain to be convinced it will be the same height as the current building but this is definitely a crucial factor. I agree the building should be made liveable again but not to an extent where a good building is being torn down for no reason. Our biggest opposition is against the basement.

I hope the Council will reject the application and retain the facade of the building while allowing the internal to be updated.

Many thanks for taking our thoughts into consideration.

Best Regards,

Zavier Kwek

