

REDINGTON FROGNAL

NEIGHBOURHOOD FORUM

6th October 2016

Dear Ms Constantinescu

40 ARKWRIGHT ROAD NW3 - 2016/4823/P OBJECTION

Redington Frogna! Neighbourhood Forum wishes to object to this application for off street parking and associated dropped kerb at 40 Arkwright Road. The proposal will have a negative impact on the environment, the safety of pedestrians and on the Conservation area.

Safe Pedestrian Environment

Arkwright Road is one of busiest streets in Hampstead especially during the school run (there are four schools in the vicinity) and we should be looking to reduce traffic and create a safe environment for pedestrians. The current application does neither. Instead there is a high potential to add to traffic congestion when cars enter and leave the property.

Environmental Impact

The provision for a green roof, a living wall, a private electric charging point is in effect "green wash" and does not mitigate the harmful environmental impact of increasing the hardstanding in the front garden, felling a mature tree and increasing traffic congestion. There is no guarantee that current or future owners will use the charging point and no guarantee that car parking will not be used for non electric vehicles in the future. Indeed these are unenforceable.

Negative Impact on Conservation Area

In the Conservation Area Statement for Redington Frogna!, number 40 Arkwright Road is cited as making a positive contribution, its architectural setting is therefore important. This proposal will have a negative impact on the street scene by obscuring the facade of the property and reducing the front garden.

The design and materials for the sliding gate are inappropriate and do not respect the style of the original boundary.

The road is well placed for transport facilities on the Finchley Road, including buses, Finchley Road Underground and Finchley Frogna! Overground and the proposed cycle super highway, it has a high PTAL rating and therefore a more "green" approach would be car free. This would also be in keeping with Camden's policy aspirations.

Please refuse this application.

Penny Davis
Vice Chair

REDINGTON FROGNAL

NEIGHBOURHOOD FORUM