

Gentet, Matthias

From: Mary Powell <[REDACTED]>
Sent: 01 August 2017 19:27
To: Planning
Cc: Thuaire, Charles
Subject: Planning Consultation 2017/3692/P - The Water House, Millfield Lane, Highgate N6 6HQ

Dear Sir/Madam

I am a regular swimmer at the Kenwood Ladies' Pond and have taken an active interest in the planning applications from the Water House since 2011.

I am relieved to note that the most recent planning application, made by new owners in 2017, is of a much more modest nature. It does not involve wholesale demolition and re-building or excavation of a huge basement, which led to so many objections to the plans of the previous owners. The most recent planning application also focuses to a large extent on alterations to improve disability related access for the owner. This is a very understandable reason for making alterations.

The new owners have taken a much more open and consultative approach to their neighbours and users of Hampstead Heath, than was the case with the previous owners. They have set out to meet with local stakeholders and try to understand any concerns about the construction process. This is all very welcome.

As a user of the Ladies' Pond, arriving via Millfield Lane, it is the management of construction traffic which is of great concern to me, as well as protection of the lane and its vegetation. The owners have met with users of the Ladies' Pond on two occasions recently. It is unfortunate that the detailed Construction Management Plan is not yet available with the planning application, and it is imperative that further opportunities to comment are given once this is available. However, the early consultations with the owners and their project team have been encouraging and I would like to emphasise the following points which need to be confirmed in a Construction Management Plan:

1. The lane is not suitable for heavy goods vehicles as the video [here](#) demonstrated. Construction traffic should be limited in size to something along the lines of a Transit van, which is consistent with the current access for ambulances along the lane.
2. The entrance to the Ladies' Pond cannot be used as a vehicle turning area as this would present a danger to pond/lane users. All vehicle turning should be within the entrance and/or site of the Water House. There should be no need for construction vehicles to come any further along the lane than the end gatepost of the Water House.
3. There needs to be an active traffic marshalling system in place for any construction traffic, with "high-viz" personnel before and aft, escorting vehicles along the lane at walking pace. They should be mindful of lane users with disabilities, families with children, cyclists and dog walkers.
4. Ideally, traffic movements should be limited to a specific time within each hour so that lane users can anticipate when disruption is most likely. Ideally traffic movements should not start before 8 am or an hour after sunrise, whichever is later. During the winter months, the lane is dark by about 3pm and not suitable for construction vehicle movements once visibility is this poor.
5. In the event of emergency vehicles needing access to the lane, there should be clear provision for the traffic marshals to get the construction vehicle out of the way safely.
6. It is important that Ladies' Pond staff and committee representatives have a direct contact in the project team, who can be alerted to any issues. Good communication should be a way to head off any problems developing between people who use the lane and the contractors working at the Water House.
7. The semi-rural nature of Millfield Lane must be protected with no permanent damage to trees, other vegetation or the wildlife. Any temporary measures e.g. surface protection, will need to be removed at the

end of construction with the previous condition of the lane restored. No tree should be cut back to provide easier access for construction traffic, unless that tree is already diseased or dangerous.

The Water House project team has expressed an interest in working with the National Association of Women in Construction, which is encouraging. Any female site staff will be welcome to visit the Ladies' Pond.

Yours faithfully

Mary Powell