

Gentet, Matthias

From: Mary Powell <[REDACTED]>
Sent: 05 September 2017 12:08
To: Thuaire, Charles
Cc: [REDACTED]
Subject: Kenwood Ladies' Pond Association response - Water House consultation 2017/3692/P

Dear Mr Thuaire

This response is sent on behalf of the Kenwood Ladies' Pond Association, which has a particular interest in the construction management arrangements for the Water House project, particularly traffic management in Millfield Lane. This lane is the main access route to the Ladies' Pond and on busy summer days there may be over 1000 visitors to the Ladies' Pond. Even on winter days this can be in excess of 100 visitors. The lane is also used by many other people accessing Hampstead Heath and Kenwood House. Our members include women with disabilities (e.g. mobility scooter users and one member who is profoundly deaf) as well as many older swimmers. The lane is also used by cyclists, joggers, dog walkers and family groups. The surface of the lane is unmade and it is also narrow and unlit. This "rural" look is highly valued and we are not seeking any "improvements" to the lane as a result of the proposed construction work.

We understand that the work at the Water House is to improve disability access for the new owner and this is an entirely understandable reason for the proposed project. The alterations proposed are much more modest than those of the previous owners, which is welcome.

Now that the Construction Management Plan has been uploaded to the council planning portal, we are in a position to comment on the overall proposal. It is, on the whole, a positive document which addresses many of the concerns which we have explained to the project team at the Water House. Their consultative approach is a great improvement on the previous owners. In particular we welcome:

1. The maximum vehicle size to be used in Millfield Lane, which appears to allow pedestrians to pass by the side safely.
2. Vehicles will turn inside the property and not in the gateway of the Ladies' Pond or on the lane, which would have been very unsafe.
3. There will be vehicle marshalling in the lane by at least 2 personnel moving at walking pace.
4. Consideration has been given to access by emergency vehicles heading towards the Ladies' Pond. It is essential that the lifeguards have the means of contacting the marshals directly as soon as this is an issue. Ambulances do occasionally get called to the Ladies' Pond and must be able to get through with minimum delay. There is no other route by which they can approach.
5. There will be no need to cut back any vegetation in Millfield Lane due to the proposed vehicle size and there is an undertaking to restore the current appearance of the lane if any damage does occur to its surface. Surface protection is to be used to protect tree routes where necessary, during works.
6. The project team seems to be very aware of the need for good conduct by their contractors anywhere near the Ladies' Pond and they intend to contact the National Association of Women in Construction. We would welcome visits to the pond by any of their female personnel.
7. The KLPA would be very happy to be involved in any Construction Working Group to maintain good relations during the works. It is important that we also have direct contact details during the works in case of any specific issues which arise between meetings. Such contact details should be displayed on the outside of the property/fence so that lane users know who to contact too. The Ladies' Pond lifeguards as mentioned above most definitely need contact details.

We have a couple of concerns however over possible exceptions to the maximum vehicle size and with the proposed times for vehicle movements.

- At page 18 of the Construction Management Plan there is reference to ready pour concrete being used for the foundations so we would need to know if there would be exceptions envisaged for vehicle size for this part of the work? It is difficult to see how a standard concrete mixer could possibly get along the lane safely.
- The possibility that vehicles will be moving after dark in the winter months is also a worry . This really is not appropriate in Millfield Lane which can be completely dark after 3 pm by December/January. Although the Ladies' Pond would be closed at this time in winter, there are many other lane users to consider including dog walkers. Even the use of dipped headlights or torches is unlikely to be reassuring to these other lane users after dark. We would strongly urge the project team to amend their plans to reflect the darkness of this lane in winter months.

Thank you for your consideration of these matters.

Yours sincerely

Mary Powell
Secretary
Kenwood Ladies' Pond Association