
From: [REDACTED]
Sent: 05 July 2019 09:54
To: Planning
Cc: hampstead.heath@cityoflondon.gov.uk; Street Works
Subject: Planning Application response – Millfield Lane, Water House, 2019/2584/P
Attachments: Millfield Photo 2.png; Millfield Photo 1.jpg; MAP Millfield Lane.png

To: Charles Thuaire

Dear Mr. Thuaire,

I am a frequent user of Hampstead Heath and Ladies Pond. I swim in Ladies pond regularly for over 5 years, also in winter season, therefore have a good idea of the nature of the use of this part of Millfield lane by vehicles, pedestrian, bicycles, children and dogs.

The concerns Nr. 1 below refer to this planning application, in particular, to the planned upgrade of the gate on Millfield lane. Points 2,3 and 4 refer to the safety concerns as a consequence of increased traffic to the gate and through the gate. The copy of this letter is therefore also sent to Highway Management team at LB of Camden, and to the City of London Corporation.

1. Historic vs. new Millfield lane gate design The new gate design, in addition to **restricting the visibility** for drivers, reduces the width of the useable road. This can make it **impossible for the delivery/service van to make a U-turn**, forcing the vehicles to reverse to Merton Lane junction. Some vehicles are not expected to enter the property's driveway for the U-turn, e.g. Amazon dropping off a book through the mailbox on the gate, or failed deliveries, when the residents are not in. The proposed Water House gate will take the width of the road between the gate and Ladies pond fence to about 5.25m – very tight for the van U-turn. Other parts of the Lane leading to Water House narrows to 4m (e.g. Millfield photo 1). **Reversing** vehicles are a safety concern.

2. I have concerns on how **increased traffic** to Water House will impact safety of the users of the Millfield Lane. Judging from the amenities of Water House (drawings from consultation 2017/3692/P), it is suitable as a family home for an **above average UK household** (4 bedrooms) with extensive amenities. In addition to residents and their guests accessing the property, the traffic from the following vendors may be expected: taxis, grocery deliveries, Amazon and other deliveries, utility and maintenance companies, indoor pool maintenance (potentially, if restored), security, gardening, removals and furniture deliveries etc.

The property description by Glentree Estates (<https://www.onthemarket.com/details/3305234/>) specified "vehicular access via Millfield Lane" and "ample parking space", highlighting the potential for increased traffic to the property. Furthermore, Google maps and Waze navigate the drivers to Water House via Millfield lane. The current amount of traffic, apart from recent construction activities of Water House (well managed by banksmen), is negligible and is mostly related to

Hampstead Heath maintenance and Ladies pond facilities maintenance activities by briefed drivers.

3. In light of the increased traffic on this part of Millfield Lane, also after dark, **the traffic signs need to be updated**. A photo of current traffic sign (12mph, give way to pedestrians) is attached (Millfield Photo 2). What traffic signs (access only, speed limit, shared use notices, parking restrictions, width or weight restrictions) are planned for this section? According to the information obtained from LB of Camden Highway team, this part of Millfield Lane is neither private nor public road (see file MAP), therefore may fall into category of **unadopted roads with private owners**, which street works authority either require frontagers to repair/maintain, or street works authority executes repairs/maintenance and recovers the costs. As current vehicular traffic on the Lane is attributed to City of London Corporation and Water House, it would be reasonable to clarify the accountabilities prior to the expected increase in traffic.

4. In winter season the road surface gets **muddy and slippery**, which creates additional danger for the pedestrians, navigating around moving vehicles. Based on the rationale for the Hampstead Heath Ponds Project, also supported by LB of Camden (LB of Camden Strategic Flood Risk Assessment July 2014, p.38), future peak rainfall intensity will gradually increase due to climate change. The increased risk to users of muddy and slippery shared road therefore needs to be mitigated by those in charge of maintaining Millfield Lane.

Thank you for considering these concerns.

Kind regards,

[Redacted signature block]