

Dear Mr Diver,

I would like to record my objections to the proposed development 2019/1697/P of two detached houses in the garden of 29/33 Arkwright Road. The plan to build two new properties in the garden adjacent to the single track, cul-de-sac lane leading to the properties 25D, 25 E and 25C Frognal. Currently the garden of 25 C Frognal is a quiet and peaceful garden not over-looked by two properties. After building of these two buildings, that will be less than four meters from the garden boundary, there will be considerable intrusion and the garden will be overlooked from the first floor windows based on the current plan.

Similarly the first floor windows of the proposed development will look directly into the first floor bedrooms of 25C Frognal. The property at 25C Frognal has been lived in continuously by this family for over forty years, the disruption and intrusion during the buildings and after completion based on these designs will be considerable.

Scant consideration and respect have been given to the number of mature trees on the lane and in the gardens which will be affected by the proposed buildings. The environmental report has not given an accurate assessment of the numbers or the losses that will be incurred. *Additionally a degree of de-greening has been occurring removing plants and trees in preparation for the submission of the planning permission.*

In reference to the report Planning and Sustainability "Land accessed from private lane between 25A and 25C Frognal" comprising the private homes 25A, 25B, 25 E, 25C and the six associated garages on the cul-de-sac. In Section 5.0 of the environmental report it refers to a low risk of flooding in the area, this is probably based only on a cursory examination of the elevation and proximity to open rivers. But, in living memory the area enclosed by 25B, 25C and 25E Frognal and the associated six garages has been subject to standing surface water presumably because of poor drainage through clay subsoil noted in the report. An investigational report of underground rivers and under water routes from the springs originated on Hampstead Heath by Ove Arup Engineers (ref1) for the Redington Frognal Neighbourhood Forum, the Redfrog Sub-surface Water Features Mapping Summary Report Issue, 27 January 2016 indicated a flow pattern down Arkwright road crossing under the gardens and green area to the garages and homes in the cul-de-sac area. These flows originate from springs higher up in Hampstead run over the Bagshot Formation composed of fine-grained sand and thin clay beds and the Claygate formation of alternating beds of clay silt, silty clay, sandy silty and fine grained sand. These subsoil conditions are not conducive to easy drainage and instead could lead to increases likelihood of flooding in homes lower down the cul-de-sac lane.

Historic references to small rivers in the area exist and occasional surface flooding bears out that extra pressure may risk more frequent flooding (ref2). The drainage and sewage services in this area are already under stress and the imposition of two new buildings and the requirement for access and large building vehicles will present a significant risk. No consultation or risk assessment has been made to obviate these risks. Additionally, Thames Water are currently investigating water ingress to properties adjacent to the lane access to the four current family homes.

The cul-de-sac lane will not support or have enough area for heavy goods vehicles transporting materials and turning vehicles and because of this vehicles will be either reversing into or out of the cul-de-sac and onto Frognaal road, already a busy narrow thoroughfare. No impact or risk or mitigation plan has been shown for these events.

Further the cul-de-sac lane represents a green quiet route to garage amenities and two family homes, the lack of an exit route will cause substantial difficulties for extra traffic during the proposed construction and continuing if it is completed. The design replaces the amenity of substantial greenery along the lane with tiled flooring and a double layer brick and wood wall, in addition as noted earlier, the top floor of which will overlook the private gardens and into bedrooms of 25C, 25B and 25E Frognaal.

Ref. 1 Underground river courses <https://www.theundergroundmap.com/index.html?id=82856>

Ref. 2 Redington Frognaal Neighbourhood Forum Red Frog Sub-surface Water Features Mapping Summary Report Issue | 27 January 2016, page 23.

<http://hampsteadforum.org.uk/evidence/Basement%20evidence/Hydrology%20evidence/Sub-surface%20water%20mapping%20exercise%20RedFrog%20and%20Hampstead%20area.pdf>

