



New Ender, **Sybil Fwalty** keeps us up to date with HM Planning Inspectorate's rigged development in New End.

NEW END: THE UNAFFORDABLE CARNAGE CONTINUES

Currently owned by *The Linton Group*, the luxury development on the site of the annihilated *New End Nurses' Home* will apparently involve twice as many lorries as originally planned.

As a result, some 8,000 HGVs are expected to invade Hampstead over three years in order to complete penthouse flats set to go on the market at £11m a pop.

Apparently, because the road is too narrow, the huge vehicles can't turn left into New End, so will have to go all the way down Heath Street and Fitzjohn's Avenue, round the Swiss Cottage gyratory system and then return back up to Heath Street in order to turn right into New End.

- Ed. And once CS11 and HS2 get underway, they'll have to spit out diesel fumes all the way to Lords cricket ground. Ahh, that fresh London air!

That's eight thousand diesel guzzlers times two ridiculous journeys through Hampstead and Swiss Cottage, past 12 schools. It's almost beyond imagination and will clearly shatter everyone's quality of life.

Yet Camden's traffic planning officer, Steve Cardno, has informed residents that whilst lorries are limited to 20 a day, there is no upper-limit deemed as unacceptable.

- Ed. Oh goody! Yet more hours of fun during an already deplorable school run - oh, isn't modern day life in Hampstead glorious.

Only a week after Camden and its engineers Campbell Reith signed off on scant piling for the Basement Impact Assessment (BIA), the developer submitted a total revision involving sheet piling.

- Ed. how very cunning...

This will involve 16m lengths of sheet pile, water-pressured into place: quite unsuitable for a site surrounded by 13 listed buildings built mainly on sand, because it will involve greater ground movement and damage.

Needless to say it will be disruptive, requiring at least six total road closures in order to deliver the vast sheets of metal.

Oddly, although Camden Council has insisted that the BIA is re-submitted for approval to Campbell Reith, it has not revoked planning - even though approval of the BIA was the single most important condition of planning.

The rationale for moving to sheet piling has not been properly explained but it is believed to be a cheaper



£11m penthouse in New End anyone? The relentless demolition of Hampstead continues to feather the nests of developers and offshore investors.

method that will enable the 8,000 sq foot basement to be even bigger.

- Ed: Hurrah! They can jolly well dig all the way to Hell then.

Damage To Grade II

Revisions for higher estimates of damage to neighbouring properties are currently being assessed.

In November of 2016, developers Linton applied for Listed Building consent to remove the grade II buttresses which prop up a grade II listed house and grade II listed wall.



Actually, at time of writing, these Grade II listed buttresses have disappeared under a huge mound of sand.

These structures are characterful and serve the very real purpose of supporting old buildings. The reason given for removal and rebuilding much smaller versions is to allow more room for a piling plant. So large is the proposed basement that there will be

insufficient room to build it without first removing the listed structures.

Rather than making the basement smaller, these historic structures will have to be removed, incurring even greater damage on listed buildings

- Ed: Did Basil hire Mr. O'Reilly again?

It Gets Worse

Local residents have presented evidence of two wells, contradicting claims there is no ground water of any significance on site. Ground water is already known to be an issue in New End School.

A further concern is that the only monitoring placed on neighbouring buildings are tilt meters. But it's more important to measure horizontal ground movement, especially that of the Christ Church spire.

Our independent engineers tell us that on a properly run project, the engineer writing the Basement Impact Assessment would normally submit a proposal for the formal monitoring of all neighbouring buildings and anything in the vicinity that is listed.

Yet, several of the surrounding houses have had no such monitoring and that which has been fitted by Camden or the contractors is insufficient. The only meters placed on houses and the church, were done so at the request of local residents.

-Ed: Quelle surprise!