

BAM BULLETIN

Neighbourhood News

Boundary Commission

We circulated a copy of a letter sent to us by Councillor Andrew Mennear about the proposed changes to our Parliamentary constituency boundaries which will split the West Hampstead community in two. If you wish to make your views on this known you must make your representations to the Commissioner before 5th December 2011:

visit their website

<http://consultation.boundarycommissionforengland.independant.gov.uk/have-your-say>
and fill in the form online.

Neighbourhood development plan

Two of your Directors attended this meeting with other resident groups and local councillors on 31st October where discussions were held about the development of over 800 new dwellings in the West Hampstead area (identified as 'high density development') by the council. The discussion centred mainly about 187 West End Lane (car wash area opposite tube station) where the proposal is for an 11-storey development of 200 homes and communal space which will be known as West End Square, and 156 West End Lane (currently Travis Perkins / Council Offices) for demolition and a new development of 180 new homes. Watch this space for further news and website details.

West End Lane 20mph Limit.

The Council proposes to introduce a 20mph limit which will be put in place between Quex Road and Fortune Green Road.

The West Hampstead area is already largely characterised as a '20mph Zone', though some roads, including West End Lane itself, do not fall within this restriction. These streets appear to have a poor accident record compared to

other streets, which is a concern. It is for these reasons that the Council is proposing a 20mph limit to be introduced in West End Lane.

Cycle Permeability Improvements

The Council proposes to improve cycle permeability in the West Hampstead area. Specifically, this concerns the residential areas the east and west of the lower half of West End Lane.

At most hours the residential areas to the east and west of West End Lane experience relatively light traffic and the roads are often direct, providing ideal routes for cycling and good access to Kilburn High Road and Finchley Road. There are several one-way streets in the area which are designed to manage general traffic; however this reduces the permeability for cycling. As part of a wider scheme to help improve safety and cycle accessibility in the West Hampstead area they are seeking to open up several of these one-way roads to contra-flow cycling. The objective of this scheme is to improve general safety as well as cycle accessibility.

Community Life

For those new on the BAM Estate, and as a reminder to all residents who may wish to become more physically active, there are several health clubs and other venues in the near vicinity offering exercise classes, swimming, tennis, ballet, yoga, and pilates, to name just a few examples. Following is a list of some: St Andrews Church, (Santispilates, Hampstead ballet company). The Rooms Above, (yoga, zumba, spinning and more). Cumberland Tennis and Cricket Club, (tennis lessons, health club). UCS Health Club, (pool, tennis, exercise classes). Swiss Cottage Health Centre Esporta Health Centre, (gym and pool). Hampstead Heath and Hampstead Heath Extension Tennis courts. Virgin Sports Centre, Cricklewood.

Christmas Market

West End Green 10th December 10am to 4pm

Fix my Street

The dark nights are here, and suddenly broken streetlights and uneven pavements change from a minor irritation into a potential danger. This year, the 'Fix Before the Freeze' campaign encourages you to make a note of street hazards and report them at FixMyStreet.com - now, before they become a winter nightmare.

Garden News

Tree Planting

Locations for the proposed new trees have been determined and holes dug and filled with new soil ready to receive them. 6 trees are on order, and we have the yew tree in stock. A sign is being placed at each hole to give details of the tree that will be planted in it.

Wild Cherry Tree

We previously reported that the mature wild cherry (*prunus avium*) in the Marlborough West garden was diseased with *Laetiporus sulphureus* (Chicken of the woods) and Camden Council's Tree Officer agreed to its early removal. It has now been felled and the extent of the rot to its core is clearly visible. This stump and the adjoining old one will shortly be ground away so the area can be re-grassed.

Security

Postal Scam

As Christmas is fast approaching the Trading Standards Office are making people aware of the following scam:

A card is posted through your door from a company called PDS (Parcel Delivery Service) suggesting that they were unable to deliver a parcel and that you need to contact them on 0906 6611911 (a Premium rate number). **DO NOT call this number, as this is a mail scam originating from Belize.** If you call the number and you start to hear a recorded message you will already have been billed £315 for the

phone call. If you do receive a card with these details, then please contact Royal Mail Fraud on 020 7239 6655.

Crime Prevention Event:

Wednesday 14th of December 2011 from 4pm - 6pm at the St. James's Church Hall, Sherriff Road, NW6.

Police

The Metropolitan Police Service have requested that we remind our Residents to dial 999 immediately, if they observe suspicious activity around the Estate.

Halloween

Our Halloween event took place on Sunday 30th October. Thank you to all who participated, and opened their doors to our little disguised and scary witches, ghosts, etc. There was a big turn up of about 60, and the children were delighted.

Flood Precautions

Flood barrier gates are to be installed at the top of the steps that lead down to the locker area under 38-47 Marlborough Mansions. The brick piers that will support them are being built. As the flood gates have to be to a height of 1100mm above pavement level to comply with safety regulations, so the brick piers are being built to the same specification as the new ones on the other side of the road.

Looking for...

Advertise your **search** or your **availability** here free of charge. Send your advertisements (50 words max) to communicate@bamestate.co.uk or drop it into the Estate office or call Graham Hamilton on 020 7419 1112.

Nanny available - Our reliable, highly recommended nanny available mornings until 2 p.m. If you're interested, please contact me (Tanya) on 07880 501 458