

**APPENDIX 1: A DESCRIPTIVE TEXT TOUR OF THE PROJECT**

## **A Text Tour of the project – a journey through the spaces**

*Having arrived at the UCS Centre Building, there is a new formal broad paved path across the courtyard to the new facility. To the right is the staff car parking area and to the left ballgames court and play area, each bordered by planting beds and trees. As you look ahead you see the main cloister of the new building directly at the end of the path.*

*Joining the cloister you walk along under the shade, with soft planted areas alongside as you look back to the listed buildings - some pupils are sitting on bench seats next to the beds of flowers and shrubs, discussing their lessons. The cloister path expands into a more open entrance area and at this point you turn and walk into the main entrance of the Lower School Hub.*

*Once inside, there is a generous entrance hall with views into the Lower School Common Room through glazed screens, and beyond through to the garden. The main corridor runs north and south from this foyer space. To the left are six classrooms for the youngest Year 7 group and to the right the six Year 8 classrooms, brought together to foster then sense of belonging.*

*This central corridor has a soffit of perforated acoustic metal panels, there are AV screens and noticeboards on the walls, and as you walk between classrooms, there are views each way through full height glass screens, into the classrooms and to the planted areas outside. There is a feeling of lightness and connection to nature - the classrooms are naturally ventilated and have cross ventilation over the top of the corridor.*

*When you walk into the classrooms, you immediately get a feeling generous height, and good acoustics. The general lightness of the space is helped by the precast concrete roof soffits, which have a fair-face finish, and just below the soffit hang lines of linear acoustic baffles, which help to soften the acoustics of the space. Finishes are simple but of good quality, with natural timber predominating. The doors, skirtings, cupboard units and acoustic wall panelling are all finished in natural timber. The space has a modern feeling of quiet simple elegance, good natural daylighting and a wonderful outlook to the planted areas outside.*

*You leave the classrooms and return to the entrance foyer, and then on into the Common Room. As you enter this space you get a strong sense of the east courtyard garden beyond with large areas of glazing. The same finishes as those seen in the classrooms are evident again here, but also combined with areas of soft seating and interior planting, again with timber as one of the strongest interior finish elements.*

*If you wish to visit the Well-Being area or the Medical Centre, you leave via the entrance foyer or the north doors, back out to the shelter of the cloister, and head north towards the Modern Languages building. At the far end glazed doors lead you into a reception area that is shared by Well-Being and Medical Facilities, with Well-being offices to the left and medical spaces to the right. At the end of this entrance area, you can enter the Contemplation Room, and immediately there is a sense of tranquillity and quiet.*

*You are immediately aware of a different type of environment, away from the hustle and bustle of many other school areas - the interior planting and gentle sound of water falling into a small pool. The*

*natural lighting to the space is provided by a concealed rooflight, so that the daylight washes down the end feature wall, where the fountain and planting is giving a sense of connections with nature, and calmness. The central area of the room is defined by a raised ceiling area in the shape of a pure circle, with concealed soft lighting. At the end of the Contemplation Room a glazed door leads out into the east courtyard garden, so that there is a strong connection with the quiet of the private garden area, which supports the intimacy and sense of quiet reflection in the space.*

*Leaving the Well-Being and Medical Area, you return to the cloister and walk south with planting and trees to your right. At the end of the cloister, you turn right and pass through a semi-arched opening in the brickwork wall, which leads you to a ramp to pass up a modest incline to the main entrance for music. As you walk up to the main entrance, you see ahead of you, the Queens Oak tree which is the focal point for this part of the campus. The new building has created an outdoor courtyard area around the Oak tree and at its base are tables and chairs for the Cafeteria.*

*You enter the music department under a glass canopy. Ahead of you is the Lecture Theatre which is used by all years within the school, to the left are the majority of the music rooms, and to the right, the entrance foyers leads to the Cafeteria to the stairs after drama, and to the Recital Room.*

*You can walk in a complete ring around the music department teaching rooms. In the centre are staff offices, with part glazed walls, looking out to the common spaces, and all of the teaching rooms have glazed screens so that you can both see the activities inside and just faintly hear the sounds of music being played within. The main teaching rooms are generous spaces with views back to the listed buildings. Walking further around you arrive at a suite of seven practice rooms all perfectly designed for optimum acoustics, for two or three musicians in each. Next to them doors lead through to a Rock and Recording Studio which offers the pupils the opportunity to play and record their own performances.*

*The Lecture theatre is a large, space with timber panels to the walls, matching the acoustic finishes within the classrooms, and there is a large central area of tiered seating with the presentation wall at the far end.*

*Returning to the foyer and moving southwards again you enter the Cafeteria. At the entrance lobby space there is information about today's menu and nutrition, and you pass on into a large tall open space with a food servery counter at the far wall, and cold displays to the sides. Floor-to-ceiling windows look out back to the Queen's Oak tree terrace. The Recital Room lobby connects from the foyer to the Cafeteria, which works perfectly for providing hospitality and drinks for performances, both for music and drama groups upstairs.*

*You walk to the Recital Room via a lobby, which protects the space acoustically from the noisier areas around.*

*As you enter the double doors into the recital room, you are immediately aware of the large volume, the scale and height of this space, which will be the primary venue in the school campus for smaller musical performances. To one side, tiers of comfortable seating rise up to the back. Looking up you can see high windows all around the space, which bring a beautiful natural daylight and some sunlight*

*into the space, enhancing the whole music experience of the performance. The space takes about 120 people in the audience attending the music performance, and it will be a really magical experience.*

*The walls and roof are all lined with natural timber, the deep timber beams to the roof provide an architectural rhythm of elements that has the same harmony as a musical piece, creating a special intimacy, and you are struck by the high quality of acoustics in the space, which are so finely tuned to music performance for soloists and small ensembles. You feel a real sense of arrival, but you have to leave the space as there are still more areas of the new building to visit, so you return through the lobby back to the foyer, and then up a generous flight of stairs to the first floor.*

*Entering the main double doors you enter into the main drama studio, a black box space which has been ideally purpose designed for drama rehearsal and performance. You can imagine the tension in here in an evening performance where the pupils can put on a play or musical for an audience of 50 or 60 people. The space is fitted out with theatre lighting and is again designed acoustically for the spoken word. You are excited to feel the possibilities of drama within this space. it is like a crucible for creative dramatic work.*

*Next door there is a second drama room of smaller scale, but with a large bay window, looking directly out to the Queens tree, where two or three pupils are sitting and rehearsing their lines. This is a space for teaching, for rehearsals and for learning the arts of drama as it has a very different atmosphere to the main studio next door. From this location at the first floor, do you have a wonderful view back to the ornate listed buildings at the heart of the school.*

*It is time to leave the interior, so you go down the stairs and back to the entrance foyer and out again into the sunshine.*

*From here you may want to visit the rest of the gardens, by going up the angled stairs to the tennis courts and play areas at rooftop level, or via the steps at each end of the building. These are easily accessible from the music entrance and from the main courtyard. Whichever of the three routes that you pick to go up to the upper garden areas either externally or you can also go internally via lift and ramps.*

*Here the openness of the sports, play and amenity tennis courts area gives a real generosity of space, an area for recreation and freedom with the wonderful natural amphitheatre of the surrounding area as a backdrop. You may wish to rise further to the upper terrace path where are existing mature planted borders or visit the northern end of the path to areas of wild garden.*

*Returning to the path, you have a wonderful outlook back to the listed buildings, while to the south you can see the upper part of the Recital Room rising above the tennis courts with its sloping roof tilted upwards in a gesture of connection with the centre block, to the heart of UCS school.*

**APPENDIX 2: RECORD OF CONSULTATIONS**

## RECORD OF CONSULTATIONS

### 32.1 Consultations with Local Authority: Responses to Pre-Application report

A feasibility scheme was sent to Camden in July 2021 for a Pre-Application consideration. It was noted in the accompanying letter that at that stage the design was at feasibility status only, so for example elevations had not been developed except to indicate the general impact of the proposals. Pre-application advice was sought in respect of the following matters:

1. The principle of the proposed development and the Council's initial considerations of our assessment against Conservation Area and Listed Building policy
2. Consideration of the building form, massing and scale relevant to its context.
3. The recommended next steps including advice on which specific reports will be required for a planning application [to minimise later conditions]
4. Any other matters which the Council considers relevant to this Pre-application request.

As the design has been developed, all the points raised by Camden in the PreApp Report [2021/3693/PRE dated 14/01/2022, in their response to the initial feasibility study have been noted and addressed. A summary of the pertinent comments from the Report and the design and technical responses is as follows:

Summary of Camden PreApp comments and Notes on how they have been addressed:

Camden PreApp Report – abridged comment extracts	Response
<b>Demolitions</b>	
<ul style="list-style-type: none"> <li>○ <i>....proposed demolition has to be supported by strong justification</i></li> </ul>	<ul style="list-style-type: none"> <li>○ All demolition and retention options have been carefully considered, and demolitions scaled back. The GS Wing rc concrete ground slab, which is a raft of circa 800mm thickness, is now to be retained and incorporated into project, with a large saving of Carbon emissions as a result. New walls and roof in this area will be built off the existing slab.</li> <li>○ A significant section of the GS Wing retaining wall [approximately 34 metres] is now to be retained, with new retaining walls linking in – this has resulted in a considerable additional saving of Carbon emissions.</li> <li>○ Details on proposals will be presented</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....submit a Condition and Feasibility Study to appreciate if the existing building has potential to be reused</i></li> </ul>	<ul style="list-style-type: none"> <li>○ Surveys and studies of the existing GS Wing have been carried out, options considered from full retention to full demolition, with tabulated results and reasons for preferred approach.</li> <li>○ This D+A Statement provides a summary of four options that were considered in particular.</li> </ul>

<ul style="list-style-type: none"> <li>○ <i>If the study shows that the building could only be used to reclaim and recycle materials, a Whole Life Carbon assessment .....would be required</i></li> </ul>	<ul style="list-style-type: none"> <li>○ A WLC assessment will be provided. The Pre-Demolition Survey and Assessment has already been carried out, and the Report will develop in coordination with the whole Design Team.</li> </ul>
<p><b>Sustainability</b></p>	
<ul style="list-style-type: none"> <li>○ <i>....detailed Air Quality Assessment required</i></li> </ul>	<ul style="list-style-type: none"> <li>○ A detailed Air Quality Assessment will be provided – the surveys have been carried out by specialist consultants.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....all major development should be net zero-carbon</i></li> </ul>	<ul style="list-style-type: none"> <li>○ This is the aim to be demonstrated by Sustainability consultants Max Fordham LLP.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>A minimum on site reduction of at least 35% carbon emissions beyond Building Regulations</i></li> </ul>	<ul style="list-style-type: none"> <li>○ This is the aim to be demonstrated by Sustainability consultants Max Fordham LLP.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....a reduction of 20% carbon from onsite renewables is required</i></li> </ul>	<ul style="list-style-type: none"> <li>○ This is the aim to be demonstrated by Sustainability consultants Max Fordham LLP.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>BREEAM ‘Excellent’ rating and minimum credit requirements under Energy (60%), Materials (40%) and Water (60%)</i></li> </ul>	<ul style="list-style-type: none"> <li>○ BREEAM Assessor’s current pre-assessment is showing that the project is on target to achieve “Excellent”. The process is ongoing as the design has developed.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....consider using the Sustainability pro-forma</i></li> </ul>	<ul style="list-style-type: none"> <li>○ Will be completed by Sustainability consultants Max Fordham LLP.</li> </ul>

<p><b>Design + Heritage</b></p>	
<ul style="list-style-type: none"> <li>○ <i>The rolling garden setting is a significant part of the character of the area and the setting of the listed building</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The garden setting is important, but also the hard paved area directly in front of listed buildings is equally so, currently a large tarmac area. Proposals will enhance the garden and setting of both listed buildings and new building, but also will significantly uplift the hard standing areas for play and car parking with an integrated design. The aim is a balance of layout that reflects the geometry of the site while using curved and organic forms to soften building edges and boundaries.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>The path is not fully accessible, to which resolution may be created through this project.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ Aim is to improve accessibility to top path by lift access. This has been achieved by the addition of a new lift at the south end of the building, accessing from ground to upper path via the first floor and tennis courts. Both levels are already accessible at the north end.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>Following re-design, the Oak tree is retained.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ Oak tree is now the centrepiece of composition around the building main entrance, with a strong connection to the Cafeteria, providing a terrace seating area at the base of the tree.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>The school currently sits in a highly suburban green setting and this is part of its special interest.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The landscape design reflects the garden character of the setting and environment around the school site. It also provides more opportunities for pupils and</li> </ul>

	staff to sit in garden areas, and for natural outlook from classrooms to be enhanced with landscaping.
○ <i>....ensure any new structures are well integrated into its garden setting</i>	○ The single storey block is seen as part of the garden, its west cloister an important transition from landscape to building. The building also provides roof and upper level planting areas so that the landscape and building are fully integrated
○ <i>....particular attention is required to the two-storey element to the south to ensure that this is a comfortable addition to the area.</i>	○ Further design studies have developed this south block considerably, and the upper floor is now further set back away from the south boundary.
○ <i>....expect to see more consideration for the design of this primary façade</i>	○ The elevations at PreApp stage were stated as being notional only. Massing, elevation and character design has been developed in detail, transforming the west frontage to the listed buildings in particular. The addition of a projecting west “extension” to the single storey block has reduced the perceived length of the elevation, and created more variety of form – the cloister is now shorter and lighter, with steel posts creating a strong rhythm.
○ <i>The landscaping scheme includes regimented lines of trees, which is uncharacteristic for this part of the conservation area</i>	○ The landscape at PreApp stage was stated as being notional only. An external works and garden design of very high quality has now been developed with landscape architects, which embraces the gardenesque character, combining formal school play, seating and parking hard-standing areas with informal, lush organic planted areas.
○ <i>A high quality landscape design for the scheme that complements the local character whilst maximising opportunities for greening will be critical.</i>	○ All areas on the School site have been considered for greening, and opportunities taken where possible. The approach has been to consider the senior school site holistically.
○ <i>If the tennis courts must be re-provided, the design of the structure underneath should not be overly compromised</i>	○ The 3 tennis courts are required, for tennis, play and for many other uses – other sports, general recreation and play at break times, play for holiday clubs and summer schools. The courts are the main outdoor ‘breathing space’ for pupils.
○ <i>The opportunity to allow east-west access through the development to link the playground and upper path to the east should be explored.</i>	○ Access will be improved by the development, with 3 external means of accessing the upper garden areas and tennis courts, 2 prominent new stairs. The south route alongside the boundary wall is the third access route, arriving at the top of the south-east stairs.
○ <i>....what associated movement activities could be accommodated on the roof</i>	○ The tennis courts double for many sports as well as general social and play activities.
○ <i>At the rear, a thin courtyard is proposed, with a sheer wall of approximately 5.8m in height, which would impact the daylight and outlook of the classrooms.</i>	○ The east garden courtyard has been expanded in width to improve daylight to rooms and amenity of the space. Daylight factor to all classrooms [on both east and west sides] conforms to BREEAM requirements.
○ <i>You are advised to better integrate [the Oak tree] into the design of any future scheme.</i>	○ Oak tree is now the centrepiece of composition around the building main entrance, with a strong connection to the cafeteria, providing a terrace seating area at the base of the tree.



<ul style="list-style-type: none"> <li>○ <i>The Council expect development to be sustainable in construction and adaptable for the future</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The new project is design according to these principles, with frame construction for future adaptability [unlike existing GS Wing, which is load-bearing walls] and most sustainably appropriate methods of construction that allow for end-of-life deconstruction and re-use as primary elements. The approach to Circular Economy has been strengthened by the retention of large elements of the GS Wing in the new design.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....it will be critical that the MEP design is considered early and that all services equipment is well integrated in to the building form.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ With Max Fordham LLP, the design of MEP services has been fully integrated into the design and sustainable strategies developed, with AHU plant internalized in the basement plantrooms, discreet and accessible service distribution runs, and minimal impact on the building exterior.</li> </ul>
<p><b>Trees &amp; Landscaping</b></p>	
<ul style="list-style-type: none"> <li>○ <i>....something far lush and more natural/romantic needs to be proposed.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The landscape at PreApp stage was stated as being notional only. The developed landscape design incorporates organic, flowing areas of extensive planting and with new trees, as a counterpoint to the geometry of the listed buildings and new building.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....the proposed development should be rooted in provision of green infrastructure</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The garden does not stop abruptly at the building – the planting engages with the building with vertical planting features, as well as rooftop green roofs and deeper planted roofs. The design concept is for a “garden building” embedded in the garden terraces of the site.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>[The Oak’s] integration into the design of the scheme is desirable</i></li> </ul>	<ul style="list-style-type: none"> <li>○ Oak tree is now the centrepiece of composition around the building main entrance, with a strong connection to the cafeteria, providing a terrace seating area at the base of the tree.</li> </ul>
<p><b>Nature conservation</b></p>	
<ul style="list-style-type: none"> <li>○ <i>....you are advised to commission a Habitat Assessment and Ecology Survey</i></li> </ul>	<ul style="list-style-type: none"> <li>○ a Habitat Assessment and Ecology Survey will form part of the planning submission – Ecologists were appointed early in the process so that landscaping could develop with ecology concerns being central, and they have completed their initial surveys.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....the significant amount of glazing proposed through the scheme would result in harmful light spill to the biodiversity of the site and surrounding gardens,</i></li> </ul>	<ul style="list-style-type: none"> <li>○ Since the PreApp scheme the glazing has been reduced, while still providing the required daylight to all rooms, as calculated by Max Fordham LLP.</li> <li>○ The combination of larger windows with ventilation louvres creates a richer language, while smaller rooms and music rooms have “windows in walls” that are different in nature to the classroom glazing.</li> </ul>

<p><b>Amenity</b></p>	
<ul style="list-style-type: none"> <li>○ <i>...harmful light spill would be caused by the proposed windows at roof level serving the auditorium and cafeteria</i></li> </ul>	<ul style="list-style-type: none"> <li>○ For the Recital Room, glazing has been limited only to the upper section of the walls just below the sloping roof, to avoid light pollution. These are being considered as either clear or translucent.</li> <li>○ The first floor Drama Studio and the entire south façade facing the boundary has no windows.</li> <li>○ There will be no overlooking to neighbours.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>....consider the relationship with neighbouring gardens and buildings to ensure that the proposals would not impact on the quality of their accommodation.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ As above note, the entire south façade facing the boundary has no windows, so no overlooking. Although taller than existing buildings, the proposed development is set back away from the boundary [the existing Fives Building is right on the boundary]. There is no rooftop plant and all spaces are designed to be at least acoustically in compliance with Council requirements for noise at boundaries.</li> </ul>
<p><b>Basement</b></p>	
<ul style="list-style-type: none"> <li>○ <i>....proposed basement excavation would have to be supported by a Basement Impact Assessment.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ A Basement Impact Assessment will be provided with the application by Price + Myers.</li> <li>○ Initial soil and ground test surveys have already been carried out on site.</li> </ul>
<p><b>Flood Risk</b></p>	
<ul style="list-style-type: none"> <li>○ <i>....a flood risk assessment would be required</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The BIA outlined above] will include a detailed Flood Risk assessment.</li> <li>○ Current proposals are for underground attenuation tanks to support soft landscaped areas and new permeable paving.</li> </ul>
<p><b>Transport</b></p>	
<ul style="list-style-type: none"> <li>○ <i>.... confirmation is required in relation to the additional number of staff members subject to this development to ensure provision of additional cycle facilities can be provided on site, if required.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ There will be no increase in staff or pupil numbers as a result of this development.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>A transport assessment and draft Travel Plan should be provided</i></li> </ul>	<ul style="list-style-type: none"> <li>○ A separate Transport Report will accompany the application.</li> </ul>
<p><b>Refuse &amp; Recycling</b></p>	
<ul style="list-style-type: none"> <li>○ <i>Given the increase in floor area refuse and recycling facilities would be required</i></li> </ul>	<ul style="list-style-type: none"> <li>○ As the School population of pupils and staff will be unchanged, there will be very little change in the refuse and recycling area required.</li> </ul>

<b>Recommendations</b>	
<ul style="list-style-type: none"> <li>○ <i>We are generally supportive of improvements to the existing school facilities; however, significant work is required in order to reach an acceptable scheme, given the site's and scheme's complexity.</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The original PreApp scheme was noted as being feasibility only, so it was always anticipated that design development would evolve the scheme significantly, which has been the case. This has taken due cognizance of the important sensitive site context and listed buildings.</li> </ul>
<ul style="list-style-type: none"> <li>○ <i>It was discussed during the meeting that a Planning Performance Agreement (PPA) would be the best way to facilitate this</i></li> </ul>	<ul style="list-style-type: none"> <li>○ The School subsequently entered into a PPA process with Camden Planning Officers, with Workshops beginning at the start of September 2023</li> </ul>

Summary / Key points

- There was a shared understanding of the context of the site, and the importance of the key relationship with and contribution to setting of the listed buildings.
- The Queen's Oak tree was acknowledged as an important part of the landscape and social heritage, and will be retained.
- The nature of the proposed external works and landscaping will reinforce the local Hampstead character of the rear gardens, albeit that this is not a residential site so needs to be relevant to School life and uses.
- The existing Giles Slaughter Wing has been seriously analysed for its potential to retain, adapt and re-use, and as a consequence the project will retain the main GS Wing rc concrete raft slab and a significant part of the east retaining wall into the new construction.

### 32.2 Consultations with Local Neighbours 1

#### 32.2.1 Venue & Date

- 15<sup>th</sup> March 2023 from 6pm – 9pm
- UCS Gower Room

#### 32.2.2 Invitations

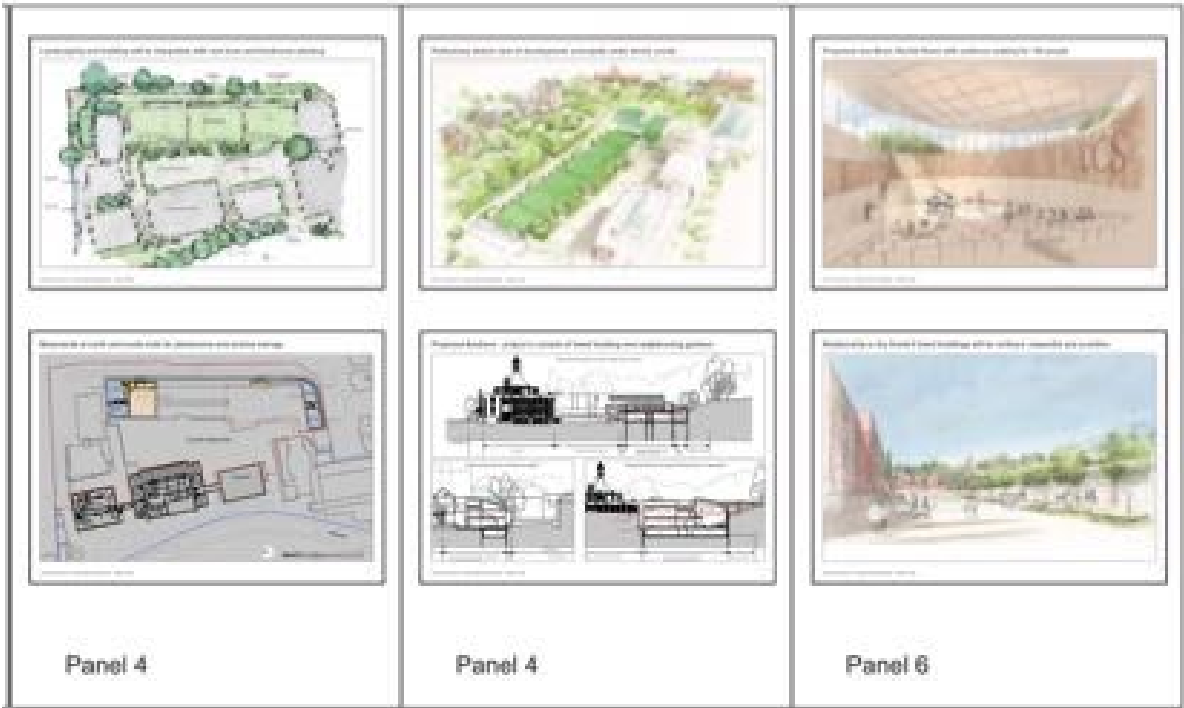
- Invitations were sent to the owners of 78 properties whose land borders onto the rear School site, 2 weeks in advance of the event

#### 32.2.3 Exhibition

- 12 x A1 boards comprising 2 boards of welcome and description, 10 boards of drawings, plans and sections – refer to illustrations
- Boards shown with sequence of “tour” of project to date, in development. It was noted to all that the scheme is still developing and is at an early stage of design, and that a further exhibition will follow as the scheme design becomes more resolved.
- Neighbours were greeted by the UCS team – one or two of the team then accompanied the neighbours through the sequence of boards, describing the project intentions and status, answering any queries and responding to comments.
- A record book was provided at the exhibition for attendees to write comments and notes, however none chose to do this.

#### 32.2.4 Drawings presented March 2023





View of exhibition in the UCS Gower Room

- 32.2.5 Attendees
  - For UCS

- Mark Beard, Headmaster
- Afshan Sohail, Head of Estates
- Steve Adams, Governor
- Ed Toovey, Architect
- Neighbour attendees from:
  - 30 Ellerdale Road
  - 26 Ellerdale Road
  - 14 Ellerdale Road
  - 12 Ellerdale Road
  - 22B Ellerdale Road
  - 20 Ellerdale Road
  - 2 Frogнал Close
  - 18 Frogнал Way

### 32.2.6 Record of comments and design responses since exhibition

We noted verbal comments from neighbours as follows, as we reviewed the project together, with our responses [these are comments from different people, as noted immediately after the exhibition, but not verbatim]:

○ <i>What will I be seeing from my property? I currently see part of the three tennis courts. [Neighbours comments generally from northern group of Ellerdale Road properties]</i>	○ <i>The single storey part of the project will have the 3 tennis courts / amenity play area on the roof, effectively reproducing the existing.</i>
○ <i>How much higher will the courts be?</i>	○ <i>The new courts level will be about 1 – 1.5 metres higher than at present.</i>
○ <i>The floodlights for tennis are on 2 courts at present – will these still be in place?</i>	○ <i>The new tennis courts will also require floodlights – we want to include that in the application. However we will be proposing low tilt angle lights which restrict distribution to lower the glare outside the courts.</i>
○ <i>How many storeys will the development be?</i>	○ <i>Under the tennis courts it will all be single storey. At the south end the development rises to a further 1 - 1.5 storeys higher for the Music and Drama spaces. There are also two basement spaces for plant and storage.</i>
○ <i>Will the roof to the Recital Room be higher than existing? [Neigh bours from the southern group of Ellerdale Road properties]</i>	○ <i>Yes, there is only a very low maintenance shed building in the south-east corner at present, and the Fives building is further down the slope. The proposed Recital Room roof will therefore be higher but the shallow pitched roof design will present a green roof to neighbours overlooking from higher ground to the east.</i>
○ <i>How high will the Recital Room roof be in relation to the east boundary wall?</i>	○ <i>The roof is pitched, at its highest ridge less than 1.5 metres above the top of east boundary wall adjacent. The lowest eaves line of the roof is below the level of the wall. Since the perspective sketch [in the exhibition] we have also “flipped”</i>

	<i>the roof so that its highest point is furthest from the east boundary [as per the sections included].</i>
○ <i>Why does the Recital Room need such a roof height? Could it have a flat roof? What are the materials?</i>	○ <i>For the space to have optimum acoustics for music, it needs a tall volume. The floor has been sunken down into the sloping ground to keep as low as feasible. The Recital Room will have solid walls and roof on the south and east sides, to avoid light spillage to neighbours. Options for the materials for the roof are still being considered – including zinc metal or a green planted roof.</i>
○ <i>Will there be noise from construction? Especially excavations and piling?</i>	○ <i>It is impossible to avoid some noise, but a CMP plan will be carefully prepared to minimise noise. For example, we will not be using percussive piling at all – probably be using secant piling which is much quieter.</i>
○ <i>How does my house relate to the development [Neighbours in Ellerdale Road properties]</i>	○ <i>We have recently had measured surveys undertaken so will be producing long site sections based on measured roof eaves and ridge heights. That will allow neighbours a clearer understanding of the relationship so that the sections show some of the houses.</i>
○ <i>Will the construction be going on at the weekend?</i>	○ <i>The working times will be governed by Camden requirements, generally from 8am-1pm on Saturday, not on Sunday at all.</i>
○ <i>How long will it take to build?</i>	○ <i>That will depend on whether the works will be done in a single phase, likely to be about 2 years, or two phases likely to be 3 years – as estimates only.</i>
○ <i>Will the works affect the boundary walls and destabilise them?</i>	○ <i>Parts of the east wall are currently leaning and requiring remedial works to strengthen – the School intend to carry this out during a summer holiday before the main project. The School has engaged very experienced leading national structural engineers to look at options on how best to do this.  <i>During the main works it is likely that walls will have movement monitors installed so that any impact from works can be closely checked throughout construction. All this will be subject to the engineer's designs.</i></i>
○ <i>Will the numbers of pupils increase?</i>	○ <i>Noted that the new development will not result in an increase in pupil numbers.</i>

### 32.2.7 Summary / Conclusions

- There were attendees from 8 out of 78 properties. The School will also contact some of those properties most affected.
- The designs received some compliments, in particular from those whose view is mainly of the tennis courts, [middle to north area of Ellerdale Road and northern roads, as their views are not significantly changing.



- The neighbours closest to the southern area welcomed the early consultations and wanted to see if the Recital Room roof could be reduced, or a green roof used.

### **32.3 Consultations with Local Neighbours 2**

#### 32.3.1 Venue & Date

- 21<sup>st</sup> November 2023 from 6pm – 8pm
- UCS Gower Room

#### 32.3.2 Invitations

- Invitations were sent to the owners of 94 properties whose land borders onto the rear School site.

#### 32.3.3 Exhibition

- 12 x A1 boards comprising 2 boards of welcome and description, 10 boards of updated drawings, plans and sections – refer to illustrations
- Some of the attendees had been to the earlier exhibition in March 2023 so were interested in how the design had changed.
- A record book was provided at the exhibition for attendees to write comments and notes, however none chose to do this.

#### 32.3.4 Attendees

- For UCS
  - Steve Adams, Governor
  - Victoria Heeley, Chief Operating Officer
  - Afshan Sohail, Head of Estates
  - Ed Toovey, Architect
- Neighbour attendees from:
  - 26 Ellerdale Road
  - 28 Ellerdale Road
  - 3 Frogna Close
  - 27a Frogna
  - 29 Frogna
  - 42 Frogna
  - The New House, Arkwright Road
  - 17 Arkwright Rd



32.3.5 Drawings presented November 2023

<p><i>"UCS Headmaster welcomes you to the 2nd presentation of design drawings for the Project 200 Educational Building. We are happy to discuss and answer any questions that you may have, and welcome your comments. We are engaged in a Planning Performance Agreement with Camden, leading to a planning application submission later in 2023."</i></p> <ul style="list-style-type: none"> <li>This presentation is an introduction to the proposed new "Project 200" Teaching Building and landscape project.</li> <li>The aim of the brief is to improve pupil numbers, but to provide qualitative improvements to school facilities, such as the Wellbeing, Music and the Performing Arts. Working and to bring the Learning Centre together in a single "hub".</li> <li>The brief is for the new building to be situated in the garden overlooking existing school buildings and to be well integrated with the existing site and to be a high quality, well-located and well-served building.</li> <li>The brief is for the new building to be a high quality, well-located and well-served building, but to be integrated into the existing site, to be a high quality, well-located and well-served building, and to be a high quality, well-located and well-served building.</li> <li>The brief is for the new building to be a high quality, well-located and well-served building, but to be integrated into the existing site, to be a high quality, well-located and well-served building, and to be a high quality, well-located and well-served building.</li> <li>A Pre-Application project design was submitted to Camden in July 2021, with updates and advice received in 2022, and this application is now submitted on site preparation in March 2023, which requires 200 to have been engaged in a Planning Performance Agreement with Camden in order to proceed with all aspects of the design and construction.</li> </ul>	<p>Existing Site Plan of UCS School in context with outline overlay of new proposal</p>	<p>Proposed Design: main plan at ground floor with uses (level with rear courtyard play area)</p>
<p>Proposed teaching development on the site of 3 tennis courts and the South-west corner</p>	<p>Proposed Design: overall roof plan with green roof finishes, planters and garden areas</p>	<p>Proposed Design: first floor plan + outdoor play area tennis courts on roof level</p>
<p>Panel 1 at Entrance to Room</p>	<p>Panel 2</p>	<p>Panel 3</p>

<p>Proposed new Music Rehearsal Room next to the play / amenity area / tennis courts</p>	<p>Sketch views of the proposed new building in its garden setting</p>	<p>Preliminary sketch view of development, with 1-storey under tennis courts &amp; 3-storey block</p>
<p>Proposed Sections - project in the context of listed buildings and neighbouring properties</p>	<p>West elevation facing courtyard &amp; listed buildings</p>	<p>Building and landscape are strongly integrated, with new trees and biodiverse planting areas</p>
<p>Panel 4</p>	<p>Panel 4</p>	<p>Panel 6</p>

## Record of comments and design responses since exhibition

We noted verbal comments from neighbours as follows, as we reviewed the project together, with our responses [these are comments from different people, as noted immediately after the exhibition, but not verbatim]:

○ <i>How much higher will the courts be?</i>	○ <i>The new courts level will be about 1 – 1.5 metres higher than at present.</i>
○ <i>The floodlights for tennis are on 2 courts at present – will these still be in place?</i>	○ <i>The new tennis courts will also require floodlights – we want to include that in the application. However the lighting will be a new design to minimise spill to adjacent properties</i>
○ <i>Will the roof to the Recital Room be higher than existing? [Neighbours from the southern group of Ellerdale Road properties]</i>	○ <i>Yes, there is only a very low maintenance shed building in the south-east corner at present, and the Fives building is further down the slope. The proposed Recital Room roof will therefore be higher but the shallow pitched roof design will present a green roof to neighbours overlooking from higher ground to the east.</i>
○ <i>How high will the Recital Room roof be in relation to the east boundary wall?</i>	○ <i>The roof is pitched, at its highest ridge less than 1.5 metres above the top of east boundary wall adjacent. The lowest eaves line of the roof is below the level of the wall. Since the perspective sketch [in the exhibition] we have also “flipped” the roof so that its highest point is furthest from the east boundary [as per the sections included].</i>
○ <i>Will there be noise from construction? Especially excavations and piling?</i>	○ <i>It is impossible to avoid some noise, but a CMP plan will be carefully prepared to minimise noise. For example, we will not be using percussive piling at all – probably be using secant piling which is much quieter.</i>

## 32.3.6 Summary / Conclusions

- There were attendees from 8 properties.
- The neighbours closest to the southern area were most interested in the height of the Recital Room – but mainly as it affected their existing view downwards towards the UCS site.

## **32.4 Consultations with Local Community Groups – RedFrog Neighbourhood Association and Hampstead CAAC**

### **32.4.1 Venue & Date**

- 15<sup>th</sup> November 2023 from 1pm – 3pm
- UCS Gower Room + Site Walk

### **32.4.2 Invitations**

- Invitations were sent to RedFrog Neighbourhood Association and Hampstead CAAC to a lunchtime meeting at the School with

### **32.4.3 Attendees**

- For UCS
  - Mark Beard, Headmaster
  - Afshan Sohail, Head of Estates
  - Steve Adams, Governor
  - Ed Toovey, Architect
- Consultee attendees:
  - Ms. Nancy Mayo, Secretary - Redington Frogna Neighbourhood Forum
  - Mr. Malcolm Parker - Redington Frogna Neighbourhood Forum
  - Mr. John Malet-Bates (Chair), Hampstead CAAC
  - Others were invited / accepted but did not attend

### **32.4.4 Presentation**

- A3 presentation document for each person present, ETA Design Presentation 15/11/2023 with architectural and landscape design drawings
- Site Walk afterwards all around the proposed development site

### **32.4.5 Record of comments**

- Mark Beard introduced the background to the proposals and reasons for needing these facilities, outlining the brief and principal spaces being provided in the development.
- Ed Toovey then did a "page-turn" through the document, there was general discussion on many aspects including [points raised by RFNA and CAAC]:

Questions / topics raised	UCS Team Responses
<ul style="list-style-type: none"> <li>Car parking [JMB] – asked whether car parking spaces will reduce</li> </ul>	<ul style="list-style-type: none"> <li>UCS answered that they will be reduced in line with recent progression at UCS, as new staff replace existing staff they are not offered parking spaces</li> </ul>
<ul style="list-style-type: none"> <li>Programme [MP]</li> </ul>	<ul style="list-style-type: none"> <li>UCS outlined main approach and how we had considered options for phasing, with reasons for single phase proposed, access via south gates</li> <li>MP agreed that single phase was preferred</li> </ul>
<ul style="list-style-type: none"> <li>CMP [MP]</li> </ul>	<ul style="list-style-type: none"> <li>UCS outlined main approach and how we had considered options for phasing, with reasons for single phase proposed, access via south gates</li> <li>MP agreed that single phase was preferred</li> </ul>
<ul style="list-style-type: none"> <li>Funding [MP]</li> </ul>	<ul style="list-style-type: none"> <li>MB outlined approach to funding and viability of proposals</li> </ul>
<ul style="list-style-type: none"> <li>Flooding [NM] – noting that listed building Crypt did flood</li> </ul>	<ul style="list-style-type: none"> <li>UCS noted that the original crypts were designed to be wet, in two of the buildings these crypts had now been waterproofed to bring into use</li> <li>Noted history of site development with terracing of landscape gardens in 1906</li> <li>Noted surface water attenuation to be largely provided by underground storage attenuation tanks, combined with landscaping</li> </ul>
<ul style="list-style-type: none"> <li>Landscape design and how it impacts on surface water [NM] - NM noted it would be useful to show which planting areas are in the ground, and how deep other planters are – less than 450mm not considered deep enough</li> </ul>	<ul style="list-style-type: none"> <li>Described landscape scheme with various types of planting areas including in the ground, in roof deep planters, on top of roofs</li> <li>Noted rainwater garden as contribution to sw attenuation</li> <li>Noted that sedum roof planting not likely to be included – biodiverse roof planting</li> <li>Noted that the project needed to find the right balance between not losing sports and play space, good for Wellness, and providing as much landscaping and biodiverse planting as possible</li> </ul>
<ul style="list-style-type: none"> <li>Asked about Community benefits [MP]</li> </ul>	<ul style="list-style-type: none"> <li>UCS noted that some of the spaces such as the Recital Room and Drama Black Box Studio may be hired out for public use, although primary use is for School</li> </ul>

<ul style="list-style-type: none"> <li>• <i>Will this be last development on the Frognaal site? [JMB]</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Noted that this is an important development site and probably the final large area to consider, after this it will be more about adapting existing buildings for the next period</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Can the single storey block be extended upwards [MP]</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Noted that the structure will be heavyweight - steel and concrete – in order to provide a firm base for the sports courts, and likely that this could have the capacity to extend up, but this is not the intention in this period</i></li> <li>• <i>Noted that London Plan does encourage flexibility for the future and this includes being able to adapt and extend</i></li> <li>• <i>However in this specific place and context, UCS noted that the external sports courts are very important for the pupils and unlikely not to be so in the future – another storey up is too high and remote</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Wellbeing area [NM] – what is the Contemplation Room for?</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Described the purpose of this room as a "quiet" space for pause and reflection, for some this might mean prayer, but it is not denominational</i></li> <li>• <i>Noted that the interior might include a water feature and indoor planting, with daylighting by a rooflight rather than windows, to allow focus internally without distraction</i></li> <li>• <i>Noted that the space is next to Wellbeing offices and to outdoor Wellness gardens</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Trees [NM] – also regretted loss of willow trees at the frontage [not part of this project]</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Noted that some trees will be lost, in particular the small cypresses around the 'amphitheatre' steps, but these are being compensated by larger number of new native trees</i></li> <li>• <i>Noted that the willows had reached the end of their life, quite short, and were a safety hazard – hence replaced by maple</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Setting of listed buildings [MP]</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Noted that the design was respectful towards the listed buildings and largely maintained and improved their context by excavating and putting the sports courts on top of single storey building, which is part of the garden terracing setting</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>East path and boundary walls</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Noted that the path remains in current location / width and the brick terrace and boundary walls to the east are being retained and repaired where necessary</i></li> </ul>

<ul style="list-style-type: none"> <li>• <i>GS Wing [MP, NM]</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Noted the reasons for partial demolition, including the low soffit heights and rigid structure of load-bearing walls</i></li> <li>• <i>Noted that the thick ground slab and part retaining wall were being kept to reduce demolition and Carbon</i></li> <li>• <i>Members understood this better during the site walk and agreed, also that the roofscape meant conversion was not preferred</i></li> </ul>
<ul style="list-style-type: none"> <li>• <i>Sports / tennis courts level [MP, NM]</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Noted that the courts would be approx. 1.5m higher and closer to the west front, but otherwise in a very similar relationship to surroundings</i></li> <li>• <i>Members agreed that this would be little change and have no real impact on neighbours</i></li> </ul>

**32.4.6 Post-Meeting Response**

The School received the following email from Nancy Mayo, Secretary at RedFrog after the meeting:

From: Redington Froggnal <redfrogemail@gmail.com>  
 Sent: 16 November 2023 00:06  
 To: Ms Afshan Sohail <afshan.sohail@ucs.org.uk>  
 Subject: Re: UCS - Redington Froggnal Neighbourhood Forum

*Dear Ms Sohail,*

*I should like to thank you, the Headmaster, Steve and Ed very much for today's detailed explanation of the UCS development plans, to both Redington Froggnal Neighbourhood Forum and Hampstead CAAC. The tour of the site following the meeting greatly clarified the proposal and was most helpful. We'll write back once Mal has provided input, but it seems likely that the proposed development and landscaping will considerably enhance the site.*

*The lunch was also very welcome and appreciated.*

*With kind regards,*

*Nancy*

Nancy Mayo Secretary  
 Redington Froggnal Neighbourhood Forum

Following this a further letter after more detailed consideration was received on 14<sup>th</sup> December 2023, as follows:

**REDINGTON FROGNAL**  
NEIGHBOURHOOD FORUM

14 December 2023

Dear Mr. Beard, Ms Sohail and Steve,

**Project 200 Pre-Application Design Consultation**

Redington Frogнал Neighbourhood Forum values the opportunity to provide feedback relating to the Project 200 pre-application design consultation.

It was reassuring to hear that the policies of the Redington Frogнал Neighbourhood Plan and Redington Frogнал Conservation Area Appraisal and Management Plan had been material considerations in drawing up the landscape plans, with wildlife habitat provision central to the planting scheme.

Other Neighbourhood Plan policies specific to landscape and biodiversity include:

- the use of hedges as front, side and rear boundaries: policies SD 1 vi, vii; SD 5 vii, BGI 1 i and v;
- the incorporation of eaves and bird bricks: policy SD 4 xii;
- retention and incorporation of trees with a high value to biodiversity: policy BGI 2 i, ii, iii and iv. Species with a high value to biodiversity are set out in order of importance in section 6.2.1 of the Neighbourhood Plan.

Excavation is likely to affect the local hydrology and will require consideration of policy UD 1 i, ii and iii.

We are very appreciative of the facilities that UCS offers not just to its pupils but also to residents, including use of classrooms for meetings and the UCS Active complex for local members. We wonder if community use outside school hours might similarly be available for some of the new buildings?

Yours sincerely,

*Nancy Mayo*

Secretary

Redington Frogнал Neighbourhood Forum

<https://www.redfrogforum.org/>