

UCS PROJECT 200**RESPONSE TO COMMENTS ON CAMDEN PLANNING WEBSITE**

21 March 2024 Version 3 – updated in response to neighbour comment of 07/03/2024 – see note 10

RESPONSES ARE TO THOSE COMMENTS AVAILABLE ON THE WEBSITE BY DATE ABOVE:

| Party / property + key comments / objections | Date of comment | UCS Response |
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| 1. Redington Frognal Neighbourhood Forum <ul style="list-style-type: none"> - Supports development - Supports 43% BNG - Use of hedges - Bird nesting - CMP - Flooding | 24/01/2024 | <ul style="list-style-type: none"> - Landscape design does include hedges - The proposals will aim to contribute to ensuring wildlife habitat, such as birds nests - A planning stage CMP has been provided with the application and a detailed CMP with neighbour consultation will be addressed under Condition to meet Camden requirements - Flooding issues as a technical issue will be addressed by the UCS Design Team FRA and Drainage Strategy consultants separately |
| 2. Sun House, 9 Frognal Way <ul style="list-style-type: none"> - Construction noise - Construction Dust - Sunlight - Construction cranes - Construction duration | 26/01/2024 | <ul style="list-style-type: none"> - The submitted CMP demonstrates a planning stage commitment to minimising impact on the local community, and to develop a detailed CMP strategy to meet Camden requirements, including further post-planning consultations with the community. This applies to all the noted Construction related comments. Construction site access will be via the South Gate away from Frognal Way. - The proposals will <u>not</u> obstruct sunlight to properties in Frognal Way, or any other adjacent property |
| 3. South Hampstead Flood Action Group <ul style="list-style-type: none"> - Flood Risk - Drainage Strategy | 26/01/2024 | <ul style="list-style-type: none"> - This is a detailed technical commentary and these points will be addressed by the UCS Design Team FRA and Drainage Strategy consultants separately |
| 4. 30 Ellerdale Road / NTA Planning LLP <ul style="list-style-type: none"> - Excessive height of Recital Room - Lighting [tennis courts] - Noise | 26/01/2024 | <ul style="list-style-type: none"> - Height of Recital Room roof does not impact on neighbours' amenity, privacy, daylight or sunlight, which has all been carefully considered and evolved in PPA Workshops with Camden, resulting in a height and roof form that relates well with the surroundings. - Height / volume of space is essential for first class music acoustics internally - High level windows are recessed below gutters/overhanging roofs to provide solar shading - Acoustics of all spaces are designed to meet or surpass Camden requirements as the Noise Assessment acoustic report submitted; |

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| | | <p>Music spaces are all 'sealed' with no opening windows, to maintain acoustic noise break-out performance at all times</p> <ul style="list-style-type: none"> - The original bird's eye sketch illustration was based on earlier Googlemaps view which did not show this newly-built property – the illustration will be updated to reflect latest Googlemaps information and the amended illustration will be re-issued to Camden. - Initial design for tennis court lighting has been submitted with details – further detail to be provided under Condition - Height of proposed court lighting approx. 1.77m higher than existing, designed to reduce overspill and glare to neighbours: height of posts allows fittings to be angled downwards onto the courts to limit overspill and impact on wildlife, as technical reports - Noise emission from all interior spaces, including Recital Room, music rooms, plantrooms etc. are all designed to meet or surpass Camden requirements - Noise from tennis courts is covered in the application Acoustic Report, will not significantly differ from existing. Use of the upper play area will not change significantly from current use as a result of the proposals. |
| <p>5. 26 and 26a Ellerdale Road NW3</p> <ul style="list-style-type: none"> - Noise impact tennis courts - Lighting to tennis courts - Recital Room height | 28/01/2024 | <ul style="list-style-type: none"> - The responses to these comments apply as for 4 [30 Ellerdale Road] above |
| <p>6. 18 Arkwright Road NW3 -</p> <ul style="list-style-type: none"> - Green flat roofs not for general access - Noise - Clarification on works to retaining wall | 28/01/2024 | <ul style="list-style-type: none"> - UCS confirm that the southern flat roofs with green roof finishes will <u>not</u> be for general access – only for maintenance and upkeep - Acoustics of all spaces are designed to meet or surpass Camden requirements as the Noise Assessment acoustic report submitted; Music spaces are all 'sealed' with no opening windows, to maintain acoustic noise break-out performance at all times - The intent is to retain the existing boundary wall [subject to detail condition survey, in particular at fives building] – more details will be provided post-planning and with Party Wall process when there will be full consultation |
| <p>7. Mr. Mayo [adjacent property to site]</p> <ul style="list-style-type: none"> - Over-development - Noise and pollution during construction | 28/01/2024 | <ul style="list-style-type: none"> - Development is necessary for educational and pastoral excellence at UCS - A planning stage CMP has been provided with the application and a detailed CMP with neighbour consultation will be addressed |

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| <ul style="list-style-type: none"> - Construction traffic route in CMP - Lighting to tennis courts, impact on property and wildlife | | <p>under Condition to meet Camden requirements</p> <ul style="list-style-type: none"> - The proposed route for construction traffic will be via the South Gate, <u>not</u> the North Gate – this was changed from early preliminary proposal after neighbour consultations. - Height of proposed court lighting approx. 1.77m higher than existing, designed to reduce overspill and glare to neighbours: height allows fittings to be angled down to limit overspill and impact on wildlife, as technical reports |
| <p>8. Heath & Hampstead Society</p> <ul style="list-style-type: none"> - Noise & Light from tennis courts - CMP – pollution - CMP –traffic to/from site | 31/01/2024 | <ul style="list-style-type: none"> - The proposed tennis court lighting design is in accord with existing and previously approved lighting proposals; the design of light posts will minimise light spillage to neighbours as notes above. - Noise from tennis courts is covered in the application Acoustic Report, will not significantly differ from existing. Use of the upper play area will not change significantly from current use as a result of the proposals. - A planning stage CMP has been provided with the application and a detailed CMP with neighbour consultation will be addressed post-planning under Condition to meet Camden requirements. - The proposals for traffic access have been set out in the CMP with due consideration for the surrounding area, and will be subject to more appraisal at neighbour consultations. |
| <p>9. Heath & Hampstead Society</p> <ul style="list-style-type: none"> - Flooding | 31/01/2024 | <ul style="list-style-type: none"> - This is a detailed technical commentary and will be addressed by the UCS Design Team FRA and Drainage Strategy consultants separately |
| <p>10. Froggnal Way Residents Association</p> <ul style="list-style-type: none"> - CMP | 07/03/2024 | <ul style="list-style-type: none"> - We confirm that we have followed TFL guidance and Best Practice in the planning stage CMP issued. - This guidance promotes the use of the Strategic Road Network to get delivery vehicles as close to the construction site as possible and for them to return to the Strategic Road Network, in a shorter distance as possible, preferably on a different route, to minimise overall impact on the local road network. - For UCS the Strategic Network is the A41. - We have shown vehicles leaving the road network at Arkwright Road and returning to it at Froggnal Lane. This access to the A41 from Froggnal Lane is desirable because there are traffic lights and it allows vehicles to turn right, to head North on the A41 which will be the likely direction vehicles would want to exit the local area. Although the entrance on to Froggnal Lane from Froggnal is tight, it is not an |

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| | | <p>issue for the vast majority of construction vehicle types that would be utilised on the UCS project. Our team witnessed in person two commercial coaches at this junction, one in each direction, and neither had a problem negotiating the junction.</p> <ul style="list-style-type: none">- With regards the North Gate, <u>whilst it clearly in our proposals will not be the primary access</u>, at this stage it is considered prudent to allow for some flexibility of use on occasion.- We note also that under our recent Transport discussions, the CMP will be developed with section 106 obligations for continued review post-decision, including the formation of a construction working group consisting of representatives from the local community. |
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