

7th February 2013

Amanda Peck
Principal Planning Officer
Camden Town Hall Extension
Argyle Street
London
WC1H 8NJ

19 Maltings Place
169 Tower Bridge Road
London SE1 3JB
Telephone
020 7089 2121
Facsimile
020 7089 2120
info@tibbalds.co.uk
www.tibbalds.co.uk

Dear Amanda

Response to St Joseph's RC Primary School's letter of 9th January 2013

We write in response to the above letter of objection.

The letter raises a number of issues/ concerns as follows:

- Loss of light to the School's classrooms and playground
- Construction noise and dust
- Lack of community benefits accruing to the school
- Adoption of more sensitive demolition methods
- Programming of the works.

In response to these various issues we would respond as follows:

- 1. Loss of light.** We confirm that the additional daylight and sunlight analysis undertaken for St Joseph's School was sent to you on 24th January 2013.

The work confirms that all of the classrooms, school hall and nursery satisfy the BRE guidelines with only one minor transgression in respect of the daylight distribution results for the nursery where the percentage reduction was 27.83%. The results show that the nursery did, however comfortably satisfy the VSC recommendations and received a very good ADF value indicating that internal lighting conditions will remain very good.

The work also confirmed that the proposed development comfortably satisfies the BRE overshadowing standards.

In summary the additional testing confirms that there will be no material impact on the use of the school buildings. Indeed the report demonstrates that there will be an improvement in the level of sunlight penetration at certain times of the day when compared with the existing.

- 2. Construction noise.** The School raises a number of concerns in relation to the impact of demolition and construction noise. In

Principal

Andy Karski
BA(Hons) MSc(Econ) FRTPi

Directors

Jane Dann
BA MA(UD) DipArch MRTPI

Jennifer Ross
BA(Hons) MRTPI

Sue Rowlands
BA(Hons) DipArch
MA(UD) RIBA MRTPI

Hilary Satchwell
BA(Hons) DipArch RIBA

Associate

Katja Stille
BA(Hons) DipArch MA(UD)

response the applicant has now commissioned a more detailed acoustic survey to assess the likely levels of noise within the classrooms and playground (see attached).

As discussed we would normally expect matters of noise and construction method statements to be controlled by conditions. Given the school's concerns and the sensitive nature of the use we have advanced this element of work and identified a series of potential measures that the applicant would envisage using to mitigate potential noise and vibration effects.

Such mitigation, together with the proposed management of the construction programme will ensure that the school will be able to continue to operate and any disturbance will be kept to a minimum.

We confirm that this more detailed work has been based on a draft outline demolition method statement, which has been produced by Keltbry (see attached).

- 3. Construction dust.** The outline demolition plan attached identifies a series of monitoring and mitigation measures to control dust emissions from the site. Such measures will be incorporated into any future Construction Management Plan approved for the site.
- 4. Lack of community benefits.** The School has requested that the applicant should incorporate an additional pedestrian route through Parker House site directly into the School Playground.

The school contends that this route is needed due to the fact that, 'the main school entrance on Macklin Street accesses, straight onto a narrow footpath making the pavement extremely crowded at drop off and pick up times, which is unsafe and necessitates large numbers of parents coming into the School'.

The letter goes on to state that a route through Parker House site directly into the School playground would allow for younger children to be picked up from the School playground and to exit into a much safer environment in Parker Street.

In pursuit of the above the School produced a sketch drawing of the proposed link.

As discussed the provision of this link does not form part of this planning application, nor is there any material planning reason why such a link should be provided as part of the proposed development.

Having said this the applicant asked the design team to explore the feasibility of the link. The attached drawing confirms the following:

- The alley would need to enter through an existing window in the façade.
- The alley would need to be a minimum of 1,500mm wide and would need to dog-leg around the existing flues.
- The alleyway would take up to 40sqm in area and would result in the loss of 20sqm (GEA) of residential floorspace and 16sqm of garden space.
- The construction of the alleyway would have to deal with level changes: Based on the proposed slab level there would be approximately a 280mm step up at the threshold on Parker Street into the alleyway and a further 480mm step up into the school courtyard.
- Access and egress would need to be controlled in order to address secure by design issues.

In addition to the above design issues the applicant has also considered the impact of providing this link on value. The applicants confirm that any new entrance is likely to have very limited impact on the residential units on the upper floors or on the western end of the scheme. However, for those properties more directly impacted through congregating parents and children, loss of residential floorspace and loss of garden space and any perceived loss of privacy or security there would be a more significant impact on value.

On unit by unit basis this loss in value has been estimated at £1.1m. Such a loss would have a direct impact upon scheme viability and hence the ability of the application proposals to deliver affordable housing and other benefits.

Given the above the applicant, whilst being sympathetic to the school's position would question whether there are not more cost effective ways to address the school's concerns.

Having observed the existing access arrangements on site it would appear that there is an opportunity to enhance the existing entrance onto the pedestrianised part of Macklin Street and/ or insert another entrance in to the frontage.

In this regard a sum of £0.25m has been allocated within the cost plan towards potential mitigation and improvement measures in the vicinity of the site. In relation to the school consultation undertaken as part of the pre-application process identified a series of potential improvement works associated with the school.

One option included improvements to the entrances to the school and the provision of two new glass lobbies, at a cost of

£40,000 each.

The applicant confirms that they will continue to work with the school to explore opportunities to enhance the environment of and access to the school. Given the potential impact of providing the link on value we confirm that the applicant is not a position to incorporate an actual physical link through the building.

5. **Demolition.** In response to the comments in relation to demolition Keltbry have produced a draft demolition statement (see attached).
6. **Programme.** As already discussed the applicant's objectives are to try and the programme for demolition into school holidays. This objective is driving the application timetable and hence the desire on behalf of the applicant to secure a permission as soon as possible to enable this timetable to be met.

We hope the above provides you with sufficient information to address the points raised. Please do not hesitate to contact me if you require additional information.

Yours sincerely



For Tibbalds Planning and Urban Design

Jennifer Ross
Director

jennifer.ross@tibbalds.co.uk
Direct dial: 020 7089 2131

enc

cc

Hilary Satchwell Tibbalds Planning and Design
Nick Clough London Borough of Camden

Michael Holland EC Harris
Celia Bacon Paul Davis and Partners