

## **Statement of Community Engagement**

**Applications for planning and listed building consent for change of use from Class A3 (restaurant) to part Class D1 (school) and part Class A3 (retail), external alterations (including installation of a new shopfront, a glazed school link and minor covered access corridor to rear storage area) and internal alterations at 76 Heath Street, Hampstead to provide additional curriculum facilities (science laboratory, auditorium, lunch room, food preparation area, internal breakout space and outside teaching area) for the school. Internal and external alterations to existing school building at 86A Heath Street to facilitate improvements to circulation between 86A and 76 Heath Street.**

**For and on behalf of Heathside Preparatory School**

**Prepared by Camargue**

July 2014

## 1. Introduction and background

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### 1.1. Introduction

This Statement of Community Engagement (SCE) has been prepared by Camargue on behalf of Heathside Preparatory School. It outlines the School's approach to public consultation on its proposals for:-

Applications for planning and listed building consent for change of use from Class A3 (restaurant) to part Class D1 (school) and part Class A1 (retail), external alterations (including installation of a new shopfront, a glazed school link and minor covered access corridor to rear storage area) and internal alterations at 76 Heath Street, Hampstead to provide additional curriculum facilities (science laboratory, auditorium, lunch room, food preparation area, internal breakout space and outside teaching area) for the school. Internal and external alterations to existing school building at 86A Heath Street to facilitate improvements to circulation between 86A and 76 Heath Street.

The document details the activities undertaken as part of a programme of pre-application public consultation and the outcomes of this programme.

### 1.2. About Heathside Preparatory School

Heathside Preparatory School is a small and friendly independent school providing children in Hampstead with an outstanding education in a relaxed and happy environment. The School has been part of the Hampstead community since 1993 and, last year, was proud to receive an Ofsted 'Outstanding' report in all seven assessment areas.

The School is based at two locations within Hampstead:

- The Lower School (ages three to seven) is based in two historic buildings behind Heath Street, with the entrance located next to Heath Street Baptist Church.
- The Upper School (ages seven to twelve) is located at New End.

### 1.3. The proposals

The School is proposing to change the use of the long-term vacant bar / restaurant unit at 76 Heath Street into an attractive, viable retail shop fronting Heath Street, and to convert the rear ground floor into much-needed school facilities for the existing and future school children. The proposals would fulfil the School's ambitions to improve facilities while avoiding any meaningful increase in student numbers within the existing Lower School.

The new ancillary School facilities would include:

- A new double height gym and performance space
- A dedicated science lab
- A multifunctional learning space
- A dining hall so children no longer need to eat in their classrooms
- A library
- An extension to the outdoor daytime area, providing more space for learning, exercise, play and potentially a new vegetable garden

If approved, the proposals would result in significant benefits for the School, its pupils and the local community, including:

- The provision of much-needed and enhanced facilities for the School
- The active and beneficial use of a currently vacant Listed Building in a poor state of repair and which has recently suffered from anti-social unlawful uses
- A new retail use on Heath Street, assisting to improve the attractiveness of the area and the vitality and viability of Heath Street
- Improved Green Travel arrangements including a positive commitment by the School to improve access arrangements into the site at peak times and to minimise potential pavement congestion

#### **1.4. Public consultation methodology**

The National Planning Policy Framework (NPPF) (2012) encourages pro-active communication between applicants, local planning authorities and local communities. It states:

*“Early engagement has significant potential to improve the effectiveness of the planning system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”*

The NPPF advises that local planning authorities should, where appropriate, encourage applicants to engage with the local community where they are not required to do so by law. The NPPF also states that:

*“The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.”*

Following pre-application discussions with LBC's Planning Department, the School undertook a consultation which reflected the nature and limited scale of the proposals. The consultation sought to raise awareness and understanding of the proposal among neighbouring residents and businesses, parents and teachers at the School, and locally elected councillors.

## 2. Approach to community engagement

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The principal activities undertaken by Heathside Preparatory School as part of the consultation process were:

- Holding a public exhibition of the proposals on Monday 16 and Tuesday 17 June 2014
- Inviting local residents and businesses to the event, along with school parents and staff
- Identifying and seeking to engage locally elected councillors
- Engaging site neighbours who would be most affected by the change of use
- Holding follow up meetings with these individuals as appropriate
- Providing a variety of feedback mechanisms and channels of communication for enquiries
- Responding to queries and requests for more information where appropriate

### 2.1. Locally elected councillors

Local councillors were contacted by email and, where appropriate, in person to ensure their awareness of the proposals. Correspondence sought to ensure these individuals were aware of the proposals, invited to the exhibition, and provided with email and telephone contact details for the School. Emails were issued week commencing 2 June to:

- Councillor Tom Currie (Hampstead Town ward)
- Councillor Simon Marcus (Hampstead Town ward)
- Councillor Stephen Stark (Hampstead Town ward)

### 2.2. Local residents and nearby commercial properties

Immediate site neighbours, including occupiers of both residential and commercial properties, were invited to the public exhibition by letter. This sought to ensure that neighbours were aware of the proposals, invited to the exhibition and provided with the School's email and telephone contact details in the event of any queries.

Letters were hand delivered on 6 June 2014 to more than 50 properties in the area immediately around the site as indicated on the map below. A copy of the letter to neighbours can be found at appendix A.

### 2.3. Parents and staff

A similar letter was emailed to all parents of children at the Lower School, inviting them to the exhibition. School staff were notified directly by the Headmistress.



Map showing existing Lower School (outlined yellow), 76 Heath Street (outlined red) and site neighbour mailout area (shaded blue)

#### **2.4. Public exhibition**

The focus of the consultation programme was a public exhibition held at 76 Heath Street on Monday 16 June (2pm-8pm) and Tuesday 17 June (2pm-8pm). The session allowed interested parties to find out more about the School and view the proposed plans, as well as seeing first-hand how the existing building is configured and how each space was intended to be used.

The School's planning and development representatives were available at all times to answer any queries, while the School's Headmistress was also available during the event. Feedback forms were available for visitors to submit any comments.

The information panels on display at the exhibition can be seen at appendix B. A copy of the feedback from can be found at appendix C.



Exhibition and information panels

## 2.5. Feedback mechanisms

### Exhibition and feedback forms

Feedback forms were available at the public exhibition to allow members of the public to register their views and submit written comments on the proposals (see appendix C). To date, 55 feedback forms have been submitted to the development team.

Members of the public were able to ask questions of and provide feedback to members of the development team, including the Headmistress of the School, throughout the exhibition session.

### Direct meetings

In addition to the public exhibition, representatives of the School met with immediate neighbours and local interested parties to discuss and receive feedback on the proposals. Meetings were held following the exhibition, on 29 June and 8 July, with:

- Residents of Streatley Place (including representatives of the Flask Walk Neighbourhood Association)
- Residents living on Mansfield Place

### Email correspondence and telephone line

The School has maintained email correspondence with interested individuals where appropriate to respond to queries on the proposals and receive feedback. Queries could also be directed to the School telephone line. These channels of communication remain open for enquiries.



### 3. Feedback received

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#### 3.1. Exhibition attendance

A total of 113 adults attended the public exhibition over the two days – 45 on the Monday, 68 on the Tuesday. A large number of children also attended the exhibition and many returned feedback forms. For the purposes of the consultation for the School's planning application, children's comments have not been included in the feedback reported below, but have been retained for use by the School.

#### 3.2. Meetings with site neighbours and interested parties

In addition to the two-day consultation event, separate smaller meetings have taken place with the more immediate neighbours at the 'rear' of the property fronting onto Streatley Place and Mansfield Place. These meetings were conducted on site and utilised the same consultation boards. The comments from these parties were principally relating to noise and possible incidents of overlooking from a rear service passageway/yard.

#### 3.3. Feedback forms

To date, 55 feedback forms have been submitted to the development team. The feedback form asked three 'tick-box' questions and allowed respondents to provide written comments. The results of the tick-box questions are shown in the tables below and the written comments are grouped into categories for analysis in section 3.3.4.

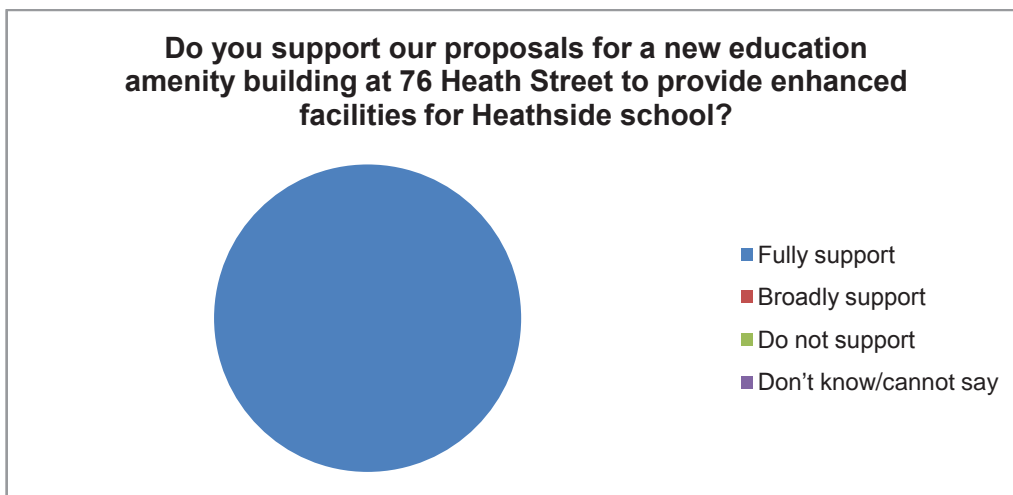
The form also asked respondents to identify themselves as a parent, neighbour, staff member or other. 53 respondents (all but two) gave an answer to this question and four respondents ticked more than one box. The majority of those who completed a feedback form were parents at the school (68 per cent), while 15 per cent of respondents identified themselves as site neighbours.

Type of respondent	Number	Percentage
Parent	36	68%
Neighbour	8	15%
Staff member	11	21%
Other	1	2%

**3.3.1. Question 1 – creating a new education amenity building**

Question 1 asked respondents: “Do you support our proposals for a new education amenity building at 76 Heath Street to provide enhanced facilities for Heathside School?”. It offered the options “Fully support”, “Broadly support”, “Do not support” and “Don’t know/Cannot say”. 54 respondents answered this question.

Response	Number of respondents	Percentage
Fully support	54	100%
Broadly support	0	0%
Do not support	0	0%
Don’t know/cannot say	0	0%

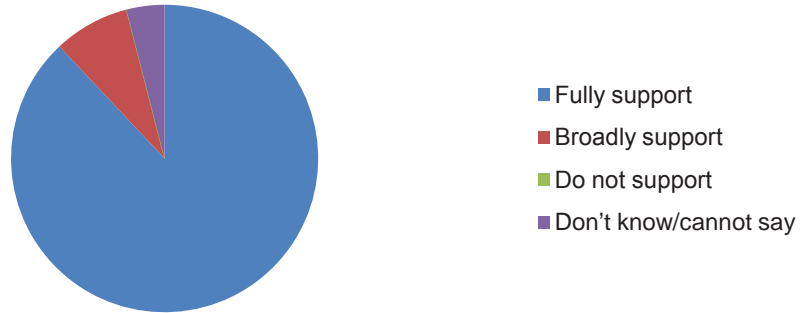


**3.3.2. Question 2 – introducing a traditional shop frontage at 76 Heath Street**

Question 2 asked respondents: “Do you support our proposals to introduce a traditional shop frontage at 76 Heath Street, with an independent retailer, coffee shop or other small occupier?”. It offered the options “Fully support”, “Broadly support”, “Do not support” and “Don’t know/Cannot say”. 50 respondents answered this question.

Response	Number of respondents	Percentage
Fully support	44	88%
Broadly support	4	8%
Do not support	0	0%
Don’t know/cannot say	2	4%

**Do you support our proposals to introduce a traditional shop frontage at 76 Heath Street, with an independent retailer, coffee shop or other small occupier?**

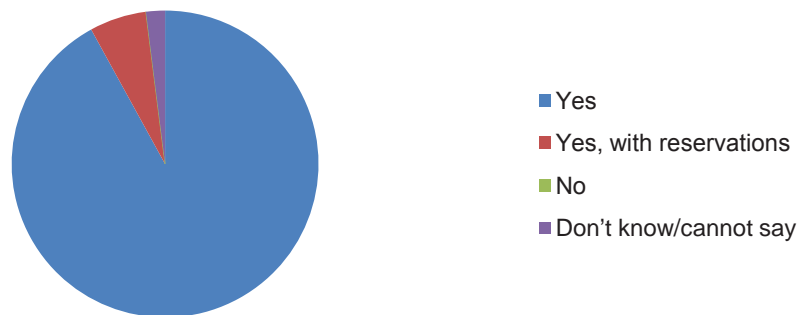


### 3.3.3. Question 3 – progressing new access options

Question 3 asked respondents: “Would you like the school to progress new access options, including a potential new access at 76 Heath Street?”. It offered the options “Yes”, “Yes, with reservations”, “No” and “Don’t know/Cannot say”. 51 respondents answered this question.

Response	Number of respondents	Percentage
Yes	47	92%
Yes, with reservations	3	6%
No	0	0%
Don't know/cannot say	1	2%

**Would you like the school to progress new access options, including a potential new access at 76 Heath Street?**



### 3.3.4. Analysis of written comments

#### **New access opportunities**

The most common category of comment provided by respondents was on the subject of new school access options. 30 respondents (55 per cent) expressly welcomed the prospect of new access options in written feedback, with 11 noting issues of congestion at the current drop-off/collection point at 84A Heath Street; 10 expressing that an access at the rear of 76 Heath Street/Streatley Place would be particularly desirable; and four expressing that an access at the 76 Heath Street frontage would be particularly desirable. One respondent noted that new access would need to provide enough operational space, while another noted that staff would need to be present at drop-off/collection times. Comments included:

*“A rear entrance would be very desirable and ease congestion on the narrow pavement on Heath Street”*

*“Access into 76 Heath Street will address safety issues (children entering and leaving this building) and reduce congestion issues on Heath Street during the day.”*

*“I support access through the door on Heath Street and the back entrance on Streatley Place so that the children can be safely picked up and this will ease congestion on upper Heath Street and be safer for children!”*

#### **General positive comments**

27 respondents provided general positive comments on the proposals. Comments included:

*“Plans look excellent!”*

*“We fully support those plans to expand the school and hope those will receive permission swiftly so that we can enjoy them soon!”*

*“I think this proposal would be an asset to the community as well as to Heathside School.”*

#### **Positive comment on enhanced facilities for the School**

23 respondents provided positive comments on the opportunity for enhanced facilities for the Lower School. These included both general comments and comments on specific elements of the plans and educational spaces which the proposals would provide. Comments included:

*“Phenomenal space and amazing impact it will have on the school and its pupils and, together with the shop front, on the wider community.”*

*“Adds much needed space & facilities to the school. The gym/auditorium idea with retractable seating will greatly ease cramped conditions into the school hall. This space has been empty for very long time and it is nice to see it being used.”*

*“Wonderful, much needed space, in character with the existing school, and neighbourhood – finally, more outdoor space, an eating space, library and auditorium which will benefit all the school – pupils, parents and teachers.”*

### **Positive re-use of the existing unit**

11 respondents gave comments noting that the proposals would represent a positive use of the existing unit / space at 76 Heath Street. Comments included:

*“This would be an excellent extension of Heathside School’s facilities and a great re-use of commercial space that has remained un-used for years!”*

*“Great use of the building!”*

*“Why waste a good space. A brilliant sized building and what better use than to educate children.”*

### **Comments on the proposed retail unit**

A range of comments and recommendations on potential occupiers were made for the new retail unit proposed for the front part of 76 Heath Street. 10 respondents noted their preference for an independent or locally-run occupier to operate the unit, rather than a chain or franchise. Popular suggestions for potential uses included: a cafe or coffee shop (nine respondents); a school-related use such as an exhibition or gallery space (three); a community-focused use (three); a library or bookshop (three); and an art shop, travel agent or print shop (one each). One respondent commented that the retail unit may be difficult to let owing to its small size. Comments included:

*“Coffee/community shop or an independent retailer. A health food shop would be ideal!”*

*“It would be a good idea to give the space/opportunity for another independent retailer to set up business in the Heath St”*

*“Cafe, bookshop. Be great to grab coffee next door after drop off! Exhibit children’s art there?”*

### **Additional comments**

Five or fewer respondent raised comments on the following issues:

- Positive comments on new outdoor educational spaces (3)

- Local community groups will also benefit (1)
- Importance of making good use of the space (1)
- Importance of light and air circulation (1)
- First floor flat should also be converted for classroom use (1)

#### 4. Response and conclusions

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Through the public consultation on its proposals for change of use at 76 Heath Street, Heathside Preparatory School has recognised the importance and value of involving local residents and organisations in its planning application.

In particular, the School has paid close attention to the amenity and interests of those site neighbours who would be most affected by the change of use, and has sought to engage them directly. Where appropriate, the School has taken a bespoke or one-to-one approach to consultation to best address the queries or concerns of key interested individuals or groups. In addition, the School has sought to consult with other interested parties, including local councillors, local businesses, school parents and school staff.

In terms of the immediate neighbours on Streatley Place and Mansfield Place, there is a general acceptance that the school proposals would result in less overall impact on the amenity of residents than the existing lawful use as a bar/restaurant with its extended evening and weekend use. The neighbouring residents acknowledge that the proposals are intended to provide additional curriculum accommodation for the existing school/children and as such would have little additional external impact. The one exception was the issue of noise from external play space and rear servicing. To respond directly to this consultation with neighbours, the School proposals now include:

- A restricted rear access at 76 Heath Street, providing only a delivery access and means of emergency escape
- Outside space at 76 Heath Street designed for use principally as structured teaching activity space, rather than play space
- Acoustic screening to the rear of the outside space
- Windows onto the rear passage at 76 Heath Street to be double or triple glazed
- Removal of extract ductwork from the rear wall

In addition, the School is looking to provide additional soundproofing to the hall area at 76 Heath Street, which will both support internal acoustics and further address site neighbours' comments on noise. The School is therefore confident that it has taken steps to directly and adequately address neighbours' concerns. It has been agreed that the proposed design and access arrangements will be sent to the residents as part of an ongoing dialogue and in advance of the planning application being submitted to LBC. This will allow the residents to formally respond once the application has been registered.

The response to the wider public consultation indicates an extremely high level of support for the proposals. The public exhibition was well attended, with 113 parents, neighbours, staff members and other interested individuals visiting the event over two days. 55 completed feedback forms were returned. Of those who provided responses, 100 per cent fully supported the proposal to create a new educational amenity building providing ancillary facilities for the School. No objections or concerns were raised in written feedback. In addition, 88 per cent of respondents fully supported the proposals to introduce a retail use to the front of 76 Heath Street, with a further eight per cent broadly supportive. A range of comments, suggestions and recommendations were provided on the type of occupier which would be appropriate.

92 per cent of respondents indicated that they would like to see the school progress new access options, with a further six per cent selecting “Yes, *with reservations*”. Further, access options was the issue most commonly commented on, with 30 respondents stating their support for new access options, often adding that this would reduce congestion at the existing 84A Heath Street entrance at peak drop-off/collection times. The proposals therefore strike an appropriate balance by providing a new School access at 76 Heath Street but restricting the rear access to respect the amenity of our neighbours.

The School recognises that the results of this consultation are, in significant measure, influenced by the views of school parents, who made up some 68 per cent of respondents. The School considers feedback from parents, as users of the existing school site, valuable and important, and their support will ensure that the School brings forward appropriate proposals for its future and continues to operate viably as a complementary and community-focused use in Hampstead. Moreover, the School is reassured that a number of non-School parents attended the exhibition and no objections were raised via feedback forms.

Overall, the School’s consultation has closely involved key parties who could be affected by the proposals and demonstrated that there is very significant support for the plans in the community. There is support for both the education and retail elements of the proposals, as well as the opportunities for new access options. Where issues have been raised, these have been addressed in open dialogue with the School and resulted in changes to the final proposal. Channels of communication remain open for any further enquiries and the School will continue to engage openly and constructively with its neighbours and the wider community in Hampstead.



## 5. Appendices

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Appendix A – Letter to site neighbours

Appendix B – Display panels available at public exhibition

Appendix C – Feedback form

**APPENDIX A**  
**LETTER TO SITE NEIGHBOURS**

*(Printed on Heathside Preparatory School headed paper)*

6 June 2014

Dear neighbour

**Consultation on plans to improve Heathside Preparatory School by renovating and converting 76 Heath Street**

I am writing to let you know that, having recently bought the vacant building at 76 Heath Street, we are bringing forward plans to use the rear part of the ground floor to deliver enhanced facilities for our school. We are also looking to restore the traditional shopfront with a viable independent retail unit as well as retaining the existing first floor flat.

I would be very pleased if you could join us at a public exhibition of our plans at **76 Heath Street on Monday 16 June (2pm - 8pm) and Tuesday 17th June (2pm - 8pm)**. We are inviting school parents and our neighbours in Hampstead and would welcome your feedback.

Heathside Preparatory School has been teaching children in Hampstead since 1993. Last year, we were very proud to receive an all-Outstanding report (in all seven areas) from Ofsted for the quality of education we provide our children. We are keen to invest further in the school to provide the best all-round learning environment which will help us maintain these high standards.

76 Heath Street was previously occupied by Maxwell's Bar & Grill and briefly by The Tabby Cat Lounge, but it has been vacant since 2008 and was recently occupied by squatters. The building, given that it immediately abuts our Lower School, provides a fantastic opportunity to improve our existing facilities.

Our proposal is to create a new linked ancillary amenity building for our children and staff. This is not intended to provide any meaningful increase in pupil numbers in the Lower School but will instead enable us to provide some much-needed new learning and ancillary spaces:

- A dining hall so children no longer have to eat in their classrooms
- A dedicated science lab
- A gym and performance space
- A new library

These changes can all be undertaken within the fabric of the existing building, and we are proposing only very minor external improvements. We are looking at using Maxwell's former outdoor dining space to enhance outdoor learning, including the potential for a vegetable garden, and we also have some ideas about how we can use the new building to improve circulation within as well as outside the school.

We are also keen to reinstate the frontage of 76 Heath Street into a traditional, independent shop unit that will really complement this part of Heath Street. As a local school which has served the community for some time, we are open to suggestions and want to hear what local people think.

Our plans are still being finalised, plus we will need Camden Council to approve the change of use from a restaurant/bar to a school building. We will be submitting an application to the Council in the coming weeks but, before we do that, we would like to share our plans with our parents, neighbours and the wider community and talk through with them what we are proposing to do.

We hope you will be able to join us on 16 or 17 June. If you have any questions about the event or our plans, please feel free to call me on 020 7794 5857 or email [melissa@heathsideprep.co.uk](mailto:melissa@heathsideprep.co.uk).

Yours faithfully

Melissa Remus Elliot

**Headmistress**

**APPENDIX B**  
**EXHIBITION DISPLAY PANELS**

# Welcome to our Exhibition

Heathside Preparatory School is a small and friendly/independent school providing children in Hampstead with an outstanding education in a relaxed and happy environment.

This exhibition sets out our plans to change the use of the long term vacant bar / restaurant unit into an attractive, viable retail shop and convert the rear ground floor to much needed school facilities for the existing and future school children.

We would like to hear the views of our parents, neighbours and staff before submitting a planning application for 'change of use' to the London Borough of Camden.

If the application is approved, we expect the renovated building would be finished later this year.

Our proposal would:

- Provide fantastic new facilities for our school
- Introduce a complementary and sensitive neighbour at 76 Heath Street – one creating far less noise and disturbance than the currently permitted hospitality use.
- Improve 76 Heath Street by bringing a vacant shop building back into active use with an occupier which complements the area
- Offer potential school pedestrian and transport improvements

These proposals would fulfil our ambitions for improved facilities for current and future pupils, while avoiding any meaningful increase in student numbers within the existing Lower School.

Please let us know your views and comments by filling in a feedback form. These will all be taken into account before we finalise our planning application.





# Heathside Preparatory School

Heathside Preparatory School has been part of the Hampstead community since 1993. Last year, we were very proud to receive Ofsted 'Outstanding' report in all seven assessment areas.

The school is based at two locations within Hampstead:

- The Lower School (ages three to seven) is based in two historic buildings behind Heath Street, with our entrance next to Heath Street Baptist Church
- Our Upper School (ages seven to twelve) is located at New End

We pride ourselves on being a small and friendly school, focused on fostering a strong sense of individuality and self-motivation in all our children.

Our work includes:

- Building strong foundations in literacy and numeracy
- High teacher-to-student ratios and learning tailored to individual pupils
- A full range of academic subjects, with imaginative and challenging teaching
- Focusing on language, creative thinking, problem-solving and scientific skills
- Trips and events to learn about cultures, science, technology and the arts
- A colourful programme of extra-curricular activity, including a full range of team sports, many after-school clubs from capoeira to philosophy to drawing to coding, and thriving drama, music and chess programmes
- Targeting academic success while also providing a relaxed and happy learning environment
- Working with other local organisations to make a positive contribution to the community in Hampstead



Site Plan of the Proposal



Heathside Preparatory School



# Design Brief

We propose to renovate and convert the rear buildings at 76 Heath Street to provide flexible new spaces for use by the Lower School and an enhanced learning environment for our children. The new ancillary facilities would include:

- A new double height gym and performance space
- A dedicated science lab
- A multifunctional learning space
- A dining hall so children no longer need to eat in their classrooms
- A library
- An extension to our outdoor daytime area, providing more space for learning, exercise, play and potentially a new vegetable garden

This conversion would open up a range of opportunities for the school, our neighbours and wider Hampstead community, including:

- Improved circulation of students within the school
- Offering local theatre groups use of the performance space
- Potentially opening up the space to the community for hire
- Introduction of new options to improve transport arrangements for school parents

# Key Benefits

The proposal will result in significant benefits for both the school, its pupils and the local community, including:

- The provision of much needed and enhanced facilities for the school, some of which may also be available for use by the wider local community
- The active and beneficial use of a currently vacant Listed Building in a poor state of repair and which has recently suffered from anti-social unlawful uses
- A new retail use on Heath Street, assisting to improve the attractiveness of the area and the vitality and viability of Heath Street
- Improved Green Travel arrangements including a positive commitment by the School to improve access arrangements into the site at peak times and to minimise potential pavement congestion



**Aerial View of Heath Street**

main entrance at 84A, Heath Street entrance

secondary entrance at 76 Heath Street

proposed school use

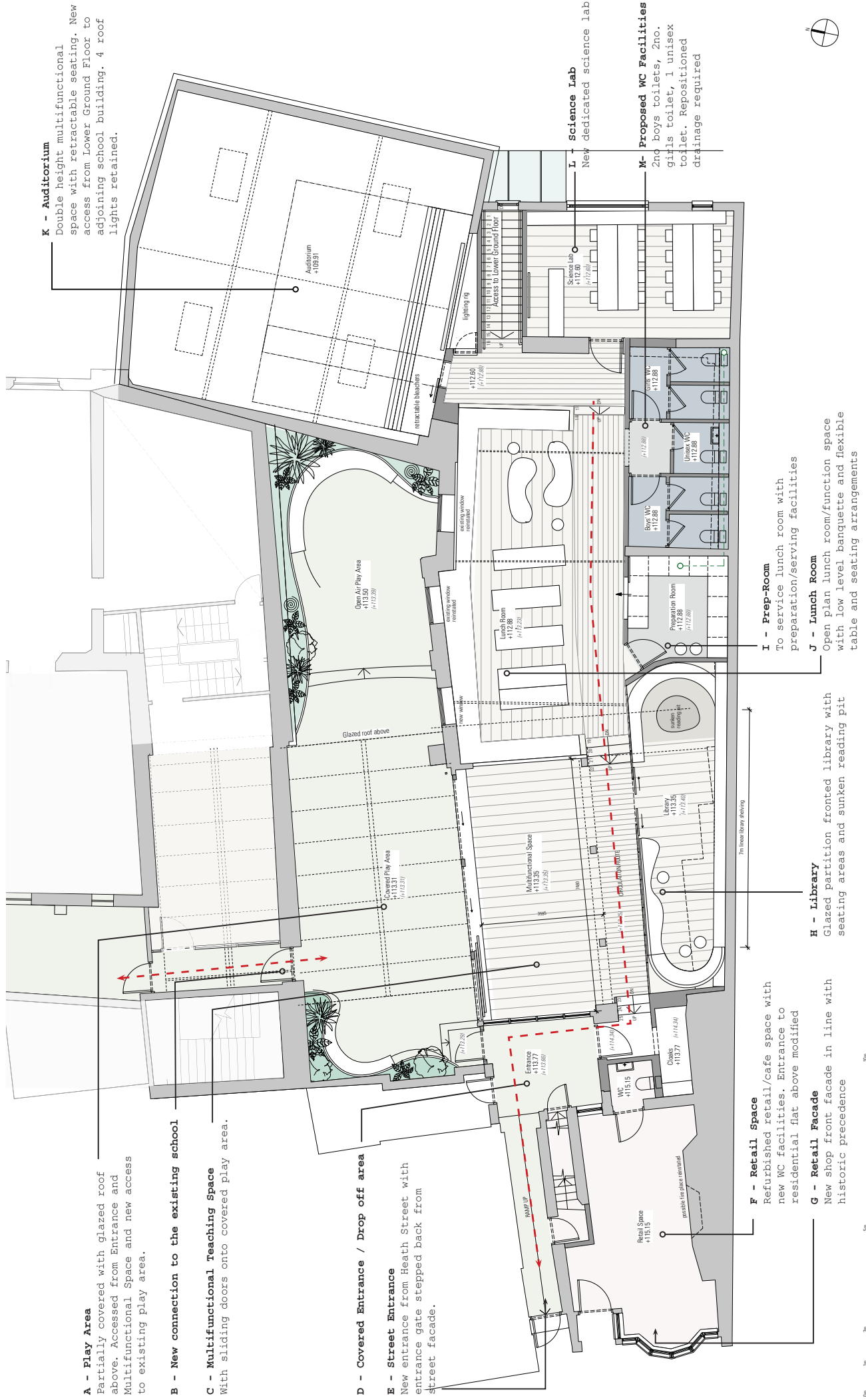
existing Heathside Prep domain

secondary entrance (pedestrian access only)

proposed ground floor retail space with residential flat above



# Proposed Ground Floor Plan



**A - Play Area**  
Partially covered with glazed roof above. Accessed from Entrance and Multifunctional Space and new access to existing play area.

**B - New connection to the existing school**

**C - Multifunctional Teaching Space**  
With sliding doors onto covered play area.

**D - Covered Entrance / Drop off area**

**E - Street Entrance**  
New entrance from Heath Street with entrance gate stepped back from street facade.

**F - Retail Space**  
Refurbished retail/cafe space with new WC facilities. Entrance to residential flat above modified

**G - Retail Facade**  
New shop front facade in line with historic precedence

**H - Library**  
Glazed partitioned library with seating areas and sunken reading pit

**I - Prep-Room**  
To service lunch room with preparation/serving facilities

**J - Lunch Room**  
Open plan lunch room/function space with low level banquette and flexible table and seating arrangements

**K - Auditorium**  
Double height multifunctional space with retractable seating. New access from Lower Ground Floor to adjoining school building. 4 roof lights retained.

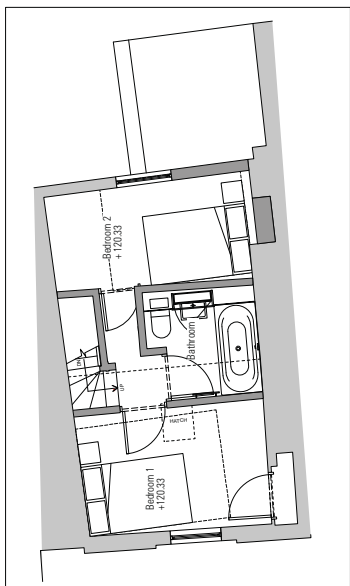
**L - Science Lab**  
New dedicated science lab

**M- Proposed WC Facilities**  
2no boys toilets, 2no girls toilets, 1 unisex toilet. Repositioned toilet. Repositioned drainage required

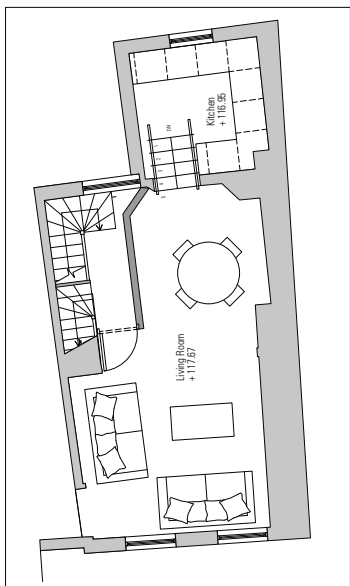




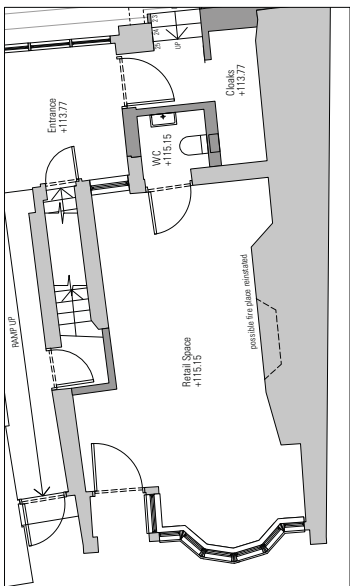
# Proposed Lower Ground Floor Plan



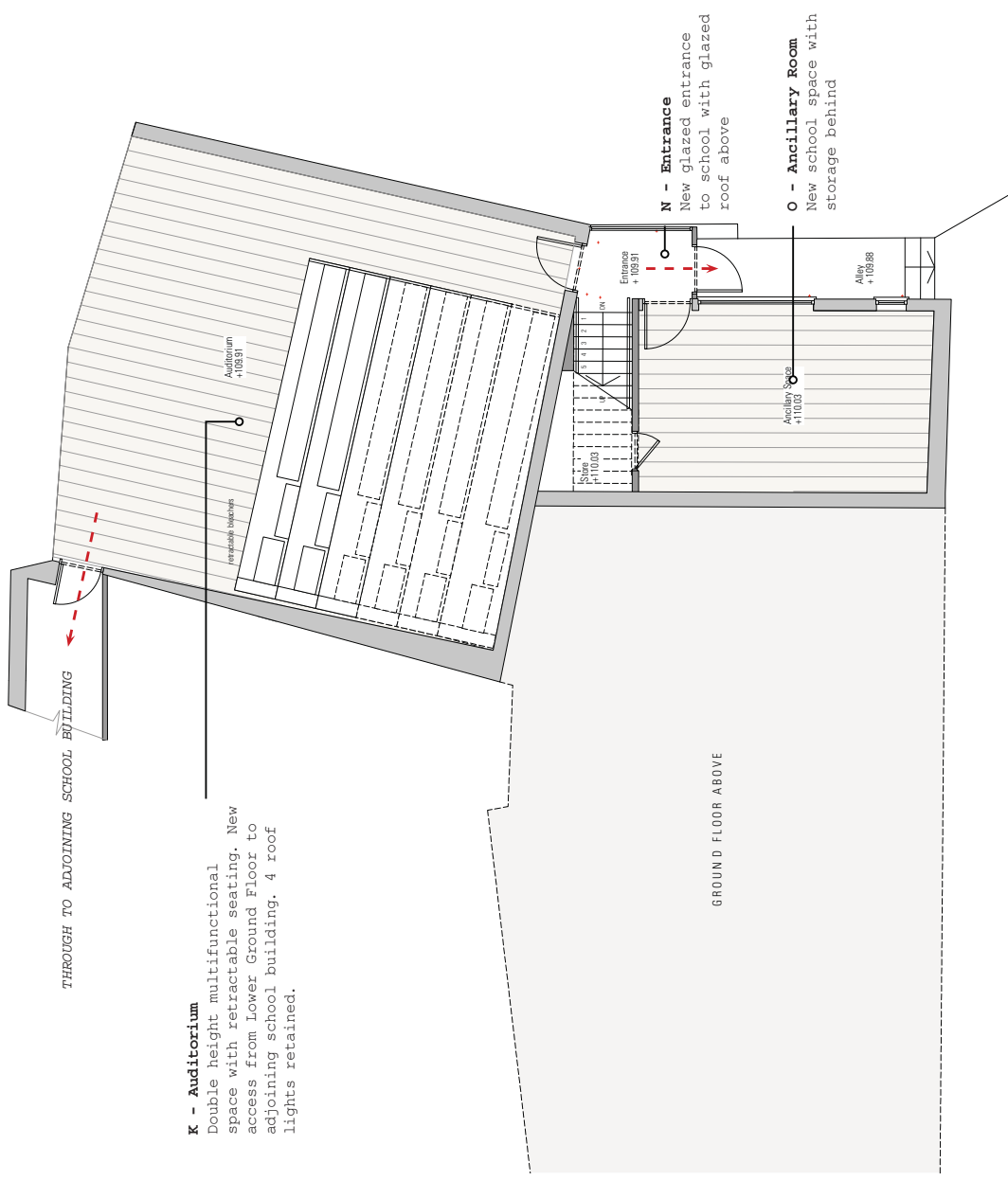
PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR



**K - Auditorium**  
 Double height multifunctional space with retractable seating. New access from Lower Ground Floor to adjoining school building. 4 roof lights retained.

**N - Entrance**  
 New glazed entrance to school with glazed roof above

**O - Ancillary Room**  
 New school space with storage behind

PROPOSED LOWER GROUND FLOOR



# Transport and Access

The proposals are designed to meet the needs of the existing school pupils so there will be no material increase in student numbers at the Lower School. Therefore there will be no significant additional transport impact.

The planning application also offers a number of opportunities to improve the approach to transport and access at Heathside Prep.

We will be examining new potential access options through the planning process. These include:

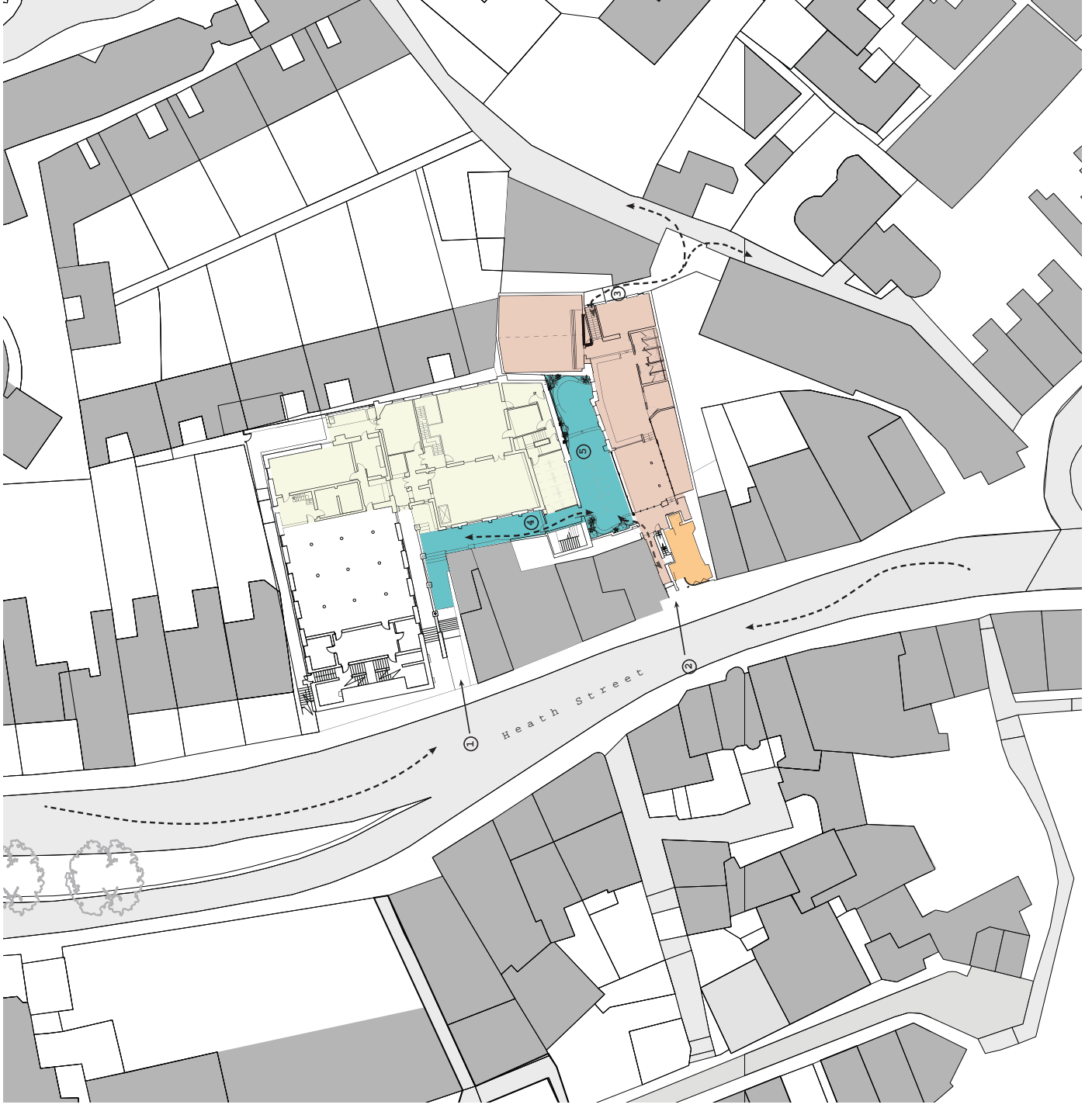
- Continued single entry to Lower School at 84A Heath Street
- Secondary use of existing access at 76 Heath Street to spread out pupil access
- Secondary use of rear access at 76 Heath Street (at Streetley Place)
- A one-way in/out system for school access

Because our catchment is locally drawn, most of our children walk to school with parents or guardians. This application provides potential opportunities to put in place:

- A green travel plan that sets out targets and future best practices to ensure parents and the school promote non-car modes of transport
- Potential Walking Bus Scheme
- Improved procedures for parents and students
- School bus that will use existing under utilised bus layby in Hampstead Village

### Key

- 1 existing entrance at 84A Heath Street
- 2 entrance at 76 Heath Street
- 3 entrance at rear of 76 Heath Street
- 4 new connection between existing school and proposal
- 5 play area / circulation route





# Revitalising Heath Street

Our application is to change the building from restaurant/bar use (A3) to education use (D1) and retail (A1) use. This change to education offers a number of opportunities and advantages over the current approved use. The proposal will -

- Bring an appropriate, trusted and community-focused neighbour to 76 Heath Street in Heathside Prep
- Improve the community, safety and streetscape for all neighbours in the vicinity
- Be predominantly daytime use with controlled evening hours of operation for community events resulting in no late night or weekend noise
- Will reduce noise levels and risk of damage, vandalism and illegal occupiers

## Limitations for Reuse

Key considerations influencing our proposal include -

- Limited adaptation to building fabric as it is a Grade II listed building
- Limited access options
- Modest street frontage and floor space for commercial use

## Options for Reuse

We would like to reintroduce an active and traditional shop frontage to Heath Street, which will add to and complement existing local retailers. We are in discussion with a number of potential retail occupiers.

This will improve the appearance of the street and help add to the attractiveness of the area's shopping and leisure offer.

We would welcome your feedback on how this space could be used. We think an independent café would work well here – but we're open to suggestions from the local community.

What would **you** like to see?

- New coffee shop?
- Boutique retailer?
- Other commercial occupier?



**Current Permitted Use of Site - Bar / Restaurant**

### Previous History

- o Grade II listed 18th century building, new frontage in 19th century
- o Formerly Maxwell's restaurant
- o Briefly the 'Tabby Cat Lounge'
- o Number of unsuccessful bar/restaurant short-term tenants
- o Vacant since 2008



**Proposed Retail Unit Use - Coffee shop / boutique retailer**



**Proposed Use - School facilities**



# Design and Heritage Significance

76 Heath Street is currently vacant. It extends back from the main shopping street along the southern edge of the current Lower School site. Our proposal would bring this long term vacant site back into active use. The first floor 'manager's' flat would be retained for residential use.

## Heritage Context - Conservation Area

- 76 Heath Street is in the Hampstead Conservation Area, designated in 1968
- Heath Street and Hampstead High Street are major transport routes and have developed as shopping centres, defined in the Unitary Development Plan as a District Centre – Primary Shopping Frontage.
- There is rich mixture of building types and architectural styles in the area; variations in roofline, street width and the irregular curves of the frontages are notable as they climb the hill and contribute to the special interest of the precinct.
- Older buildings on Heath Street are of two or three storeys, Victorian buildings are generally four with or without mansards and dormer windows.

## The Listed Building

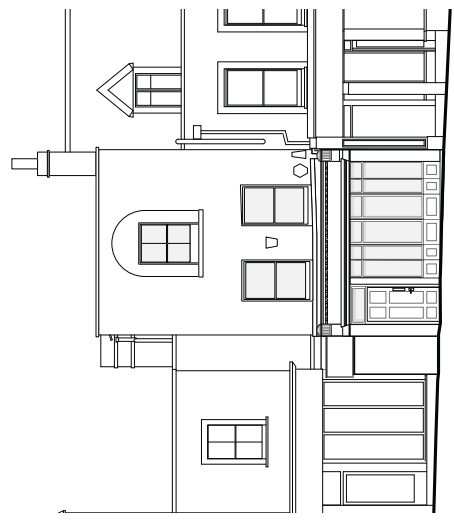
- The principle significance of the listed building is associated to its streetscape value and contribution to the group of similar buildings nos. 70-76 Heath Street.
- 76 Heath Street is a three storey high early/mid 18th century terrace house
- Its most significant elements are the pantiled roof and painted brick façade, parapet, gauged brick flat arches to recessed sashes; there is a distinctive second floor in the shallow round-arched recess facing the street.
- 76 Heath Street was re-fronted early 19th century and has a 20th century shop front at street level.
- The interior has retained some timber-framing and open truss roof giving an indication of the vernacular style of the pre 19th century village of Hampstead.

## Design Impact

- The addition of a stall riser to the new shop front is considered a more appropriate window treatment representative of the building's age.
- Modifications to the rear of the site are modest and maintain the characteristic roofscapes identified in the Conservation Area statement.
- The significant character and fabric of the listed building will be retained and enhanced where appropriate.



Street View of 76 Heath Street



Proposed Elevation



Heath Street Historic Area

**APPENDIX C**  
**FEEDBACK FORM**



## Heathside Preparatory School – draft plans for 76 Heath Street Feedback form

Thank you for visiting our exhibition of draft plans to convert the long-vacant bar/restaurant unit at 76 Heath Street to create a new education amenity building for Heathside Lower School and an attractive, viable retail space. We would very much like to know your feedback. Please return this form today or to the school by 20 June 2014. Your comments will be considered in advance of the submission of a planning application in the coming weeks.

Title: ..... Name: .....

Address:.....

..... Postcode: .....

Email address: ..... Telephone: .....

I am a:         Parent         Neighbour         Staff member         Other

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### 1. Do you support our proposals for a new education amenity building at 76 Heath Street to provide enhanced facilities for Heathside school?

Fully support         Broadly support         Do not support         Don't know/cannot say

Any comments?: .....

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### 2. Do you support our proposals to introduce a traditional shop frontage at 76 Heath Street, with an independent retailer, coffee shop or other small occupier?

Fully support         Broadly support         Do not support         Don't know/cannot say

Any comments? What type of occupier would you like to see here?: .....

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**3. Would you like the school to progress new access options, including a potential new access at 76 Heath Street?**

- Yes       Yes, with reservations       No       Don't know/cannot say

Any comments?: .....

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**4. Do you have any further comments?**

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**Data protection:** Heathside Preparatory School is committed to respecting your privacy and to complying with all applicable data protection and privacy laws. Your comments will only be used expressly in connection with the consultation and may be disclosed to, or shared with, the Local Planning Authority and third party service providers who are working on this consultation. Any responses may be included in published reports. For responses made by individuals, the response will be displayed but the respondent's name and contact details will not. For responses made on behalf of an organisation, the organisation's name will be displayed together with the response.