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Development Management
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Camden Town Hall Extension
Argyle Street
London
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15 August 2014

Dear Sirs

**TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS ACT) 1990**

Proposed Change of Use, Alterations and Extension to 76 & 86A Heath Street, Hampstead, NW3 1DN

I write on behalf of my client, Heathside Preparatory School, and enclose an application for planning and listed building for the following development:

Change of use from Class A3 (restaurant) to part Class D1 (school) and part Class A1 (retail). External alterations and extension (including installation of a new shopfront, extension into existing courtyard to provide a new library and covered access corridor to 86A Heath Street with associated internal access changes, a glazed covered outdoor teaching area and internal alterations at 76 Heath Street, Hampstead to provide additional curriculum facilities (library, science laboratory, music rooms, auditorium, lunch room, food preparation area, multi-functional 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 Property

Heathside School

Heathside Preparatory School is a co-educational, non-denominational school for boys and girls aged from three to 11 years. It is a small and friendly local day school housed in two historic buildings a few minutes' walk from Hampstead Heath, where the children play every lunchtime. The Nursery accepts students from the term in which they turn three. Children can attend the nursery part-time.

The Lower School takes students from Reception to Year 2 (ages 4 to 7). The Upper School takes students from Year 3 to Year 6 (ages 7 to 11). There are currently 249 pupils on roll. Of these, 34 attend part time. No pupils have a statement of special educational needs. The school population reflects the ethnic diversity of the local community. The school also currently employs 36 full time and 26 part time staff.

The school is split between two sites, which are walking distance apart.

- 16 New End, Hampstead (Upper School); and
- 86A Heath Street, Hampstead (Lower School)



Breakfast Clubs and after school care are offered to all pupils and a play scheme operates during school holidays. The school uses nearby Hampstead Heath for outdoor play and learning provision. Local leisure centres are used for sports activities.

The school maintains an informal atmosphere whilst fostering a high level of individual responsibility and self motivation, whilst encouraging the development of the whole person. As a result, Heathside is a relaxed and happy place and academic standards are exceptionally high- with the recent OFSTED report giving the School 'outstanding' ratings in all seven areas of teaching, results and pastoral care.

The School provides a broad curriculum and an exceptional mix of extra curricular activities. Heathside is a strong and successful school that is at the heart of the local community. As a result of this success and contribution that the School makes to the area, additional ancillary and teaching accommodation is needed and the adjoining property at 76 Heath Street presents an ideal opportunity for the School to meet this need.

76 Heath Street

The property at 76 Heath Street is located within the Hampstead Conservation Area and is Grade II listed as part of a group listing with 70-76 Heath Street. Apart from elements of the original frontage, the building has very little historic or architectural worth and has been subject to major extension at the rear, providing additional convoluted basement restaurant space in the past.

The building has quite an extensive planning history. Most recently, and since the cessation of the Class A3 use, the property has been subject to unlawful occupation by squatters and as a result has caused issues of noise, disturbance and anti-social behaviour for neighbouring residents. The current proposal will remove the potential for further issues in this respect, will bring the building back into beneficial use, improve the vitality and viability of Heath Street and make a positive impact upon the day to day curriculum offered by Heathside School.

The Application Submission

The application submission, made via the Planning Portal, comprises:

1. Planning Application Forms and Certificate A, duly completed and signed;
2. Drawings, comprising existing and proposed plans, elevations and sections, prepared by Harper Downie Architects;
3. Design & Access Statement prepared by Harper Downie Architects;
4. Heritage Statement prepared by Harper Downie Architects;
5. Planning Statement prepared by Planning Resolution LLP;
6. Statement of Community Engagement prepared by Camargue;
7. Transport Statement prepared by SKM Colin Buchanan;
8. Acoustic Assessment prepared by Equus Partnership.

The planning application fee of £395 will be sent to you directly by the Applicant.

The submitted drawings comprise the following:

S Series (Site)	
682-S01	Site Plan
682-S02	Location Block Plan
EX Series (Existing GA Drawings)	
682-EXGAB1	Existing Lower Ground Floor Plan
682-EXGA00	Existing Ground Floor Plan
682-EXGA01	Existing Roof Plan

DE Series (Demolition GA Drawings)	
682-DEGAB1	Lower Ground Floor Demolition Plan
682-DEGA00	Ground Floor Demolition Plan
GA Series (General Arrangement)	
682-GAB1	Proposed Lower Ground Floor Plan
682-GA00	Proposed Ground Floor Plan
682-GA01	Proposed Roof Plan
GE Series (General Elevations)	
682-GE01	General Elevation 1; existing & proposed
682-GE02	General Elevation 2; existing & proposed
682-GE03	General Elevation 3; existing & proposed
GS Series (General Sections)	
682-GS01Ex	Existing Section AA
682-GS01	Proposed Section AA
682-GS02Ex	Existing Section BB
682-GS02	Proposed Section BB
682-GS03	Existing and Proposed Section CC
682-GS04	Proposed Section - detail

I look forward to receiving your confirmation of the validation of the application. Should you have any further queries in the meantime, or require any additional information, please do not hesitate to contact me on the number below.

Yours faithfully

Charlotte J Grant
Consultant
Planning Resolution Partnership LLP