

Parliament Hill, William Ellis & La Swap

Statement of Community Involvement



Contents

1. Introduction	3
2. Summary of consultation	4
i) School Design Groups, Sept 2013 - present	4
ii) Community presentation, January 2014	4
iii) Lissenden Gardens Tenants' Association, March 2014	5
iv) Focus Groups, April-May 2014	5
v) Ward Members' briefing, October 2014	6
vi) Design Exhibitions, October-November 2014	6
vii) Development Management Forum, 19 November 2014	7
viii) Lissenden Gardens Tenants' Association, 10 December 2014	7
3. Response to consultation	8

Appendix A - Report of 21 & 22 October and 6 November Design Exhibitions

Appendix B - Record of Q&A at the Design Management Forum, 29 November 2014

Appendix C - Rationale for demolition of the Heath Building



1. Introduction

Development works at the school sites are being delivered as part of Camden's Community Investment Programme (CIP), with both schools having long been identified as priorities for investment given the poor condition of some buildings, and the need to make the accommodation suitable for future developments in the schools' organisational approach and educational delivery.

In line with the corporate aims of the CIP, the investment at the schools is focused on delivering the following outcomes:

1. improving the **condition** of the school buildings, to a 'Good' or 'Excellent' standard (as described in Department for Education asset management guidance);
2. improving school accommodation to address **suitability** issues, to better facilitate the delivery of teaching & learning;
3. improving the **sustainability** credentials of the schools, maximising energy efficiency to enable both schools to reduce their carbon emissions, thereby contributing to Camden's target of a 40% reduction in carbon emissions across the council estate by 2020.

This will be achieved through a combination of:

- **refurbishment** of existing school spaces
- **remodelling** to provide new types of teaching & learning spaces;
- **Demolition** of life-expired facilities, and **construction** of new buildings.

The works also seek to improve facilities for further education (FE) in the borough, by providing a new facility to serve the La Swap sixth form consortium - providing new teaching, office and commons spaces for students and staff.

This document summarises the consultation undertaken to date with members of the community. Those involved in the consultation process include representatives from:

School teaching staff, governors, students, parents & carers;
 Local residents
 Council officers
 Local interest groups & statutory organisations



2. Summary of consultation

i) School Design Groups, Sept 2013 - present

Design groups were formed early in the project process, consisting of senior staff and governors Parliament Hill and William Ellis schools. A further joint group was convened as required to consider the design requirements for the sixth form building, and core team members were joined by sixth form staff as required.

The design groups were instrumental in defining the design brief for each part of the development, and developing the design masterplan for the school sites.

Following completion of RIBA Stage C, the wider school staff became involved as subject teachers were consulted on general principles for furniture layouts. These design groups will continue to be involved through the detailed design stage, procurement, construction and for the post-completion defects period.

ii) Community presentation, January 2014

The project team sought to engage with the local community from the earliest stages of the design process. Shortly after completion of the RIBA Stage C reports, a community presentation of the design proposals was held at Parliament Hill School to provide an early opportunity for public comment. Invitations were issued to the local community and adverts placed in local press.

The event was well-attended, and a range of verbal and written comments, queries and concerns were given.

Matters arising from the public meeting related to the following aspects of the initial design proposals:

- Massing of the new buildings, impact on daylight & amenity to neighbouring residential properties x4
- Impact on views from Highgate Road x4
- Car parking for teaching staff x2
- Programme & process (inc dates) x2
- Landscaping & trees x2
- Construction site traffic x2



- Capacity of the schools x2
- Water table & flood risk x1
- Requests for further consultation x1
- Impact on views from Hampstead Heath x1

Attendees were also invited to leave written comments to inform the ongoing design development. A relatively small number opted to do so, and the tone of responses can be summarised as follows:

- Positive 3
- Negative 1
- Queries/requests for further clarification 5

These comments informed future design development, and also led to the project team taking extensive Pre-Planning advice from planning officers (ref. item viii below).

iii) Lissenden Gardens Tenants' Association, March 2014

Officers were invited to present the design proposals from the feasibility study at a meeting of the Lissenden Gardens Tenant & Residents' Association, following the attendance by several residents at the January community presentation.

Comments recorded on the evening related specifically to the new 'Ribbon' building on the Parliament Hill School site, specifically:

- Massing of the new buildings, impact on daylight & amenity to neighbouring residential properties x 10
- Noise from lessons in new buildings x 2
- Other design options x1
- Project timescales & opportunities for further consultation x 8
- Support in principle for the improvement of school accommodation x1

iv) Focus Groups, April-May 2014

Following the range of responses received at consultation events, and petitions made by ward Councillors on behalf of local residents, the project team convened a series of focus groups to encourage a more detailed discussion around the designs, and how they might respond to the comments received at consultation. Groups were made up of



representatives from each school, the project team and the local community.

Representatives from the following local groups were invited:

Heath & Hampstead Society
 Hampstead Heath Managers
 Friends of Hampstead Heath
 Dartmouth Park Conservation Area Advisory Committee
 Dartmouth Park Neighbourhood Forum
 Grove Terrace Residents' Association
 Lissenden Gardens TRA

Discussion covered the following topics:

PassivHaus design principles for new 'Ribbon' building;
 Traffic & pedestrian safety on Highgate Road;
 Need for a robust Construction Management Plan, including phasing;
 Car park provision for school staff;
 Height of new buildings;
 Location & size of La Swap building
 Enhancement of views of the Morant building
 Location & size of new 'Ribbon' building, and impacts on Lissenden Gardens;
 Demolition vs retention of existing buildings
 Relationship of buildings & landscaping with Hampstead Heath
 Use of green walls to parts of the development

v) Ward Members' briefing, October 2014

Following completion of the pre-planning application advice process, officers met with ward councillors to present the revised design proposals.

Councillors advised that a series of informal design exhibitions should be run at the schools, to allow local residents to drop in and view the revised proposals ahead of a subsequent Development Control Forum.

vi) Design Exhibitions, October-November 2014

Following advice from Councillors, design exhibitions were held as follows:

Tuesday 21 & Wednesday 22 October, William Ellis Schools

Thursday 6 November, Parliament Hill School

The events were publicised using the following methods:



- Letters/invites were delivered to all addresses in the local area (supplied by planning officers);
- We had an advert in the Ham and High
- Direct emails to key stakeholders and contacts from previous consultations

Those who attended were invited to leave written comments. A full report on the comments received can be found in Appendix A.

vii) Development Management Forum, 19 November 2014

As part of the pre-planning application advice process, a Development Management Forum was held on Wednesday 19 November. Such forums are an established part of Camden's planning processes where deemed necessary, and are co-ordinated and chaired by planning officers.

The event included a Q&A session, the summary of which can be found in Appendix B.

viii) Lissenden Gardens Tenants' Association, 10 December 2014

In response to the specific concerns raised by residents of Lissenden Gardens during the Development Management forum, officers agreed to review several specific aspects of the design proposals and meet once again with residents. Aspects for review were:

- Rationale for demolition of the Heath building, versus refurbishment;
- Impact of the development on views from Lissenden Gardens;
- Feasibility of moving the Ribbon building further north;
- Maximum possible clearance distances between the Ribbon building and Lissenden Gardens.

The session was attended by approximately 15 residents. Officers presented the following information to residents:

- Q&A sheet explaining the rationale for demolition of the Heath Building;
- Sunpath and shadows across the Parliament Hill School site, demonstrating that the new Ribbon building (to the north of Lissenden Gardens) will not obstruct the sun path and so will not cast shadows across Lissenden Gardens;
- The feasibility of various options to increase the distance between Lissenden Gardens and the 'Ribbon' building.

A number of objections and queries were raised in response, and several residents remained dissatisfied with the outcomes of the further design review. Officers confirmed



that residents will have further opportunity to comment through the statutory planning process.

Officers were unable to complete the presentation owing to time constraints. The full presentation and Heath building Q&A sheet has subsequently been issued to the Tenants' Association Chair, for distribution.

3. Response to consultation

There have been a number of recurring themes in the responses received during the pre-planning consultation process. These are summarised below, together with a summary of how the project team has revised the design in response to comments & concerns received

1. Demolition of Heath building: The rationale is attached in Appendix C, in a Q&A format.

2. Privacy of Lissenden Gardens Residents

The design team has reduced the potential for overlooking through addition of the following design features:

- amendment of the southern façade to be clad in copper instead of render;
- changes to the fenestration to make it more vertical to respond to the nearby Cleveland Mansions; and
- privacy screens to windows to ensure that there is no overlooking or privacy issue between windows of Cleveland Mansions and the new building. All windows are set in deep reveals and use the mesh screens to provide shading and screening.

3. Overshadowing of Lissenden Gardens properties:

Overshadowing & daylight assessments have confirmed that the development will not cause overshadowing. A sun path analysis, presented to residents, visually demonstrated this.

4. Proximity of new buildings to Lissenden Gardens

The distances between the buildings are generally in excess of the 18m guideline, used by planners to minimise any loss of privacy or amenity to existing properties that may be caused by new developments.

In one area, the distance between the 'Ribbon' building and Lissenden Gardens is 14.7m. Additional measures have been introduced to reduce the potential for overlooking and noise disturbance, and these are described in points 2 & 3, above. Following comments received at the Development Management Forum, the design team have further investigated the potential to increase this distance – specifically, the following:

- i. Moving the entire building northward: This can only be achieved if the



existing Design & Technology building (constructed 2005) is demolished. This is not a sustainable or cost-effective option.

- ii. Building new accommodation against the North elevation of the D&T building: This results in structural clash between the new Ribbon & old Morant buildings. Invasive structural works would be necessary and presents a significant risk in terms of school disruption, project duration and cost, and is also unlikely to receive planning approval given the local status of the Morant building.
 - iii. Increasing the storey height on the North elevation, reducing the storey height on the South elevation: This causes additional overshadowing of the Parliament Hill School site, and the south west corner of the Morant building. Natural daylight levels in this part of the building will be reduced below best practice levels. The educational roof terrace would also then overlook Lissenden Gardens and would increase noise levels for those properties when in use.
5. Location of the shared sixth form / 'La Swap' building:
The building design has been amended as follows:
- i. The building massing has been reconfigured to occupy a more compact footprint. This enables an increase in the amount of soft landscaping and opens up views of the Morant building the view of this building from Highgate Road.
 - ii. The building no longer opens directly onto Highgate Road, and proposals for an expanded public realm and paving has been omitted. Soft landscaping will now be retained and enhanced along the Highgate Road boundary, providing a green buffer between the building and the public footpath.
 - iii. Green walls & roofing systems will be used to soften the building face onto Highgate Road and enhance the green buffer.
 - iv. External social space has been enlarged and relocated adjacent to the building to encourage students to gather on site, rather than on Highgate Road.
 - v. All trees will be retained, with the exception of two which we have been advised to remove on health grounds, by LB Camden tree officers. These will be replaced.
6. Noise & disruption of site traffic during construction: A Construction Management Plan is contained within the planning application, and will be developed in further detail with contractor once appointed. Issues arising from the construction process that are likely to affect neighbours – such as plant movement and dust suppression - will be addressed and measures put in place to effectively manage.



7. Car Parking: There is no overall increase in the number of car parking spaces between William Ellis & Parliament Hill Schools.



Appendix A – Report of 21 & 22 October and 6 November Design Exhibitions

Parliament Hill and William Ellis – summary report of 21 & 22 October and 6 November exhibition events

Proposals to redevelop and improve the school buildings at Parliament Hill school, William Ellis and La Swap sixth form were discussed at public meetings in Jan 2014.

As a result of the comments made, the proposals have been re-worked.

Three exhibition / drop-in events were scheduled ahead of a development management forum on 19 November to share the updated plans. This is a summary of the 3 events.

How many people came?

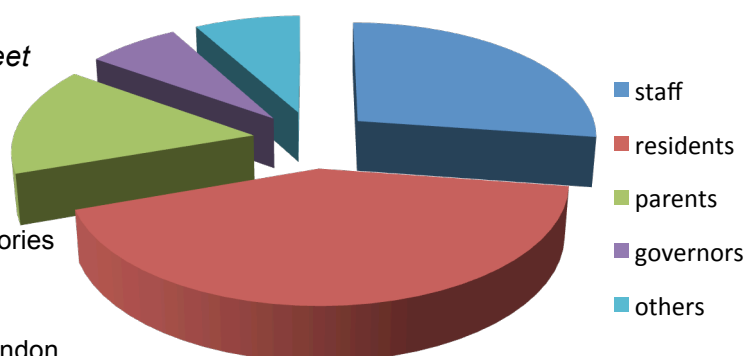
The numbers are taken from the sign in sheets. Members of the design team and council officers are not included, neither are the heads of both schools.

William Ellis on 21 October	35
William Ellis on 22 October	22
Parliament Hill on 6 November	42
TOTAL	99

Who attended?

People were asked to sign an attendance sheet and to state the capacity in which they were attending

27 (27%)	Staff
42 (43%)	Residents – including subcategories
	<ul style="list-style-type: none"> 2 Resident and staff 2 Resident and councillor 1 Resident and staff for City of London 2 Resident and parent 1 Resident and representative of Heath Assoc
15 (15%)	Parents
7 (7%)	Governors
	Both chairs of governors attended (John Clark and Fiona Millar)
8 (8%)	Other or no category left
	This includes 1 student at Parliament Hill, and 2 staff of City of London



Who left comments and were they negative or positive?



42 (43%) of the 99 people who signed in left comments.

Most people wrote several comments about a range of issues, often with caveats, so classifying them into positive, neutral or negative is not straightforward.

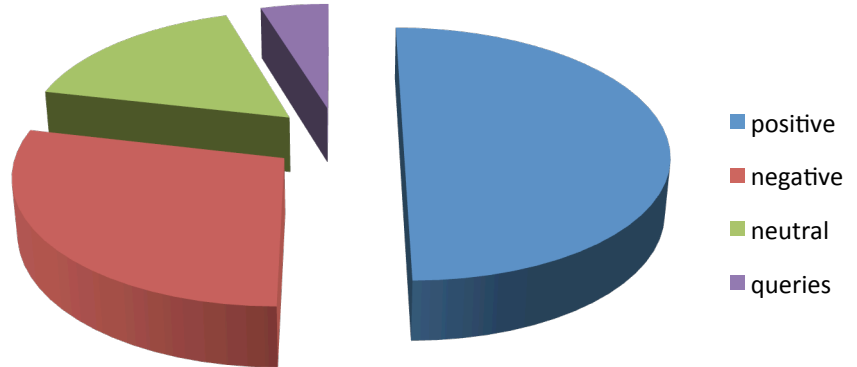
However, a quick analysis of the tone of the 42 responses could roughly classify them as:

21 positives (50%)

12 negative (29%)

7 neutral with concerns, or a mix of positive and negative comments (16%)

2 queries (5%)



- Almost half the residents who attended left comments, the majority (55%) of these comments were negative and concerned, but several (25%) were positive. Objectors to the proposals often listed several concerns.
- Over half the parents visiting the exhibition left comments – 50% were positive and only one comment was negative.
- Staff were least likely to comment but all comments were positive
- The student who commented was very positive about the proposals

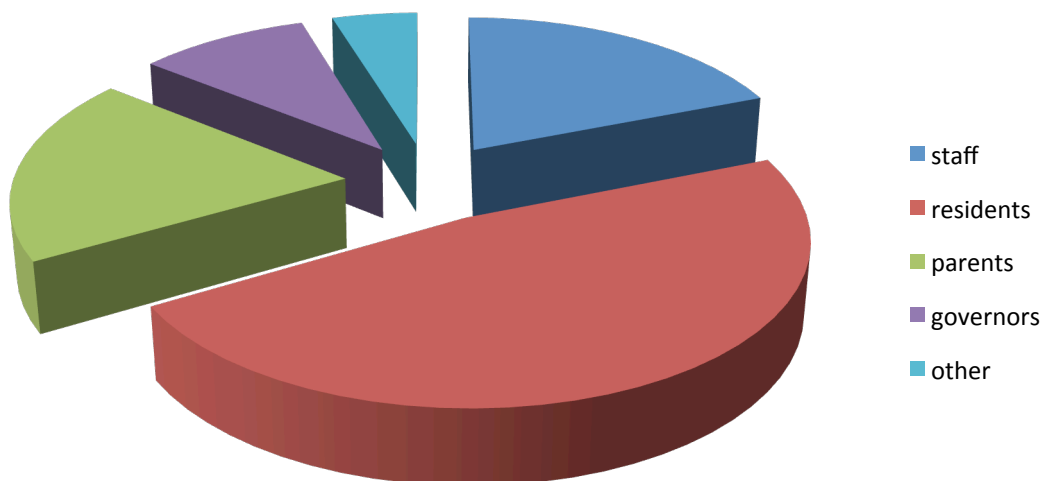
8 staff 8 positive

20 residents 5 positive, 2 queries, 2 neutral, 11 negative

8 parents 4 positive, 3 neutral with concerns, 1 negative

4 governor 3 positive, 1 neutral

2 other 1 positive, 1 neutral/concerned



Key issues and concerns

LaSwap - rebuilding it on land that hasn't been built on before

"The location of the 6th form building is completely unacceptable" (resident)

"Do not like building new LaSwap on tennis courts near to road – why not tidy up/landscape this area and retain existing facilities." (resident)

There is no compelling reason for building LaSwap on land undeveloped for 300 years and spoiling the visual effect of the range of school buildings behind. The reasons advanced seem unevidenced or trivial. It would be better to relocate this building to the rear of the site." (resident)

"Having attended previous consultation where the possibility of sinking part of the LaSwap building underground was discussed, I am disappointed to see that this no longer appears to be part of the proposal. I would be sad to lose the symmetry of the Morant building as seen from Woodsome Road. Overall the architecture seems grim, monolithic and very brown!" (resident)

Change of entrances – more opportunities for noise and anti-social behaviour from students

"Grave concerns about La Swap and large groups of pupils gathering on Highgate Road" (resident)

"Our concern is regards the 6th form building facing Highgate Road as we live directly opposite it. We were somewhat reassured about the proposed planting to obscure the building which we strongly endorse, but are very concerned about the two new entrances. Our strong preference is that you retain the entrances as they currently are." (residents)

I am concerned about the two new entrances opposite Woodsome Road and by a bus stop – the potential for road accidents is substantially raised. Would it not be possible to retain the existing entrance to PHS? This would make more sense." (resident)

Demolishing the Heath building

"No logical explanation for the demolition of the Heath building" (resident)

"In Lissenden Gardens we would prefer you to refurbish the existing building and add to it if necessary." (resident)

Lissenden Gardens – closeness of the ribbon building, possible overlooking, disruption of views

"The detailing on the east end of the sports hall is very disappointing" (resident)

"Concerned about the closeness of the sports hall/gym and classrooms to Lissenden Gardens" (resident)

"Overlooking – how will light be affected?" (resident)

"The new ribbon building is still a wall along Lissenden Gardens" (resident)

Do not like new PHS buildings so close to existing flats adjacent to Lido – why not build on exiting site proposed for demolition." (resident)

"This is a terrible plan. Cleveden Mansions is going to lose space and light totally. The plans seem a 'fait accompli' What happened to the portacabin idea? – I hear they were too expensive. Thus the plans are based on short-term expense criteria not long term consideration for the whole community." (resident)

"I am totally appalled. Cleveden Mansions is going to be 'wrapped around' by this new building ruining all the quality of life for the residents."(resident)

Construction – noise and traffic issues

"I have concerns about the noise (of construction) and the disruption of traffic in Highgate Road"

"The logistics of bringing materials in and taking the old building away is a cause for concern, would Lissenden Gardens become an access route? A budget should be set now to deal with cleaning up the dust and dirt the project causes to neighbouring homes." (resident)

The impact on the facilities for pupils at the school

"The new block will reduce the playground (at William Ellis) Am very concerned about the loss of open, free space which boys can run in" (parent)

"Dining Hall – Current plans show a reduced block for dining that is not connected to the Morant building as current building is. I am concerned that a reduced block for eating hot food will be problematic. Currently it is a problem and the hall is bigger than the proposed." (parent)

Car parking on the site

"Can you confirm that there will be no increase in car parking on the PHS site?" (resident)

"Too much space is devoted to staff parking, their case for this has not been made compared to other London places of work." (resident)

Positive comments

- "The plans in general look good and I like the railings" (resident)
- "Very impressive, the new school will boost student morale." (staff)
- "I like that the heath is opened up for the whole school – bringing a feel of the heath as a part of the school. The sports facilities and the new building/classrooms are so essential to provide a 21st century education in safe, comfortable and resourced buildings." (staff)
- "Pleased to see that there has been some consideration of concerns expressed to date" (resident)
- "Having looked at the proposals and spoken to the architects I feel reassured that I and my family will not be very affected by the buildings" (resident)
- "I like the badly needed 6th form/LaSwap building which our young people deserve, and which will allow them to study effectively and build an even greater sense of belonging and community. It also serves to strengthen the LaSwap name, vital to 6th form provision in Camden." (staff)
- "I like the green wall that faces out onto the road, this is very easy on the eye. I like the green space around the building." (staff)
- "Very impressed – helpful staff talked me through everything" (parent)
- "...very positive for the schools, seems to be sympathetic to the area, but question marks over effects on Lissenden Gardens" (governor)

- “More space for the sixth form block to allow future growth and to offer another reason for prospective students to select LaSwap, given the increasing choice at other schools “ (governor)
- “The views from the road and from all public areas are much improved with careful thought given to local residents. This will be far preferable to the existing poor quality building. The school urgently needs new spaces and teaching areas and this plan will be of benefit to generations of children. The proposed 6th form gives Camden a high quality venue which will show students how much we value them.” (staff)
- “Excellent focus on visual environment and sustainability of build” (staff)
- “A lovely modern building was proposed that I liked. Also a good use of using more space to have seating and plants. Even though it is a work in progress I personally think it will be a great area for all the girls at PHill school and is a great idea. I hope that all will go to plan” (student)
- “I think the plans look great. It will be a great asset to the area and I think it is very sympathetically planned. The current buildings are ugly and unpleasant for the kids to work in. I feel like the best of what’s here is being kept. I can imagine it will be quieter for the residents as Lissenden Gardens will be shielded by the new buildings.” (parent)
- The proposed new space is going to positively impact the education of the next generation by providing a sympathetically designed and constructed upgrade to the existing facilities. The development proposals appear to have addressed the needs and aesthetics of the local environment. It would be a shame if the narrow, self interests of a few local residents negatively affected the education of hundreds of girls and boys.” (parents)

**Appendix B – Record of Q&A at the Design Management Forum, 29
November 2014**

Topics

- Construction/health/ traffic/noise/sustainability
- Overlooking/Light Impact/air quality/amenity
- Biodiversity
- Design/Materials/Location of 6th form/Space Needs
- Farmers Market
- MOL
- Funding/timeframes/numbers of students
- EIA

Construction

Questions

Tony Edwards (TE) – is concerned with the impact on Lissenden Gardens, whilst applauding the aspiration of the schools for the students he disagrees with the approach to development and suggests modernising the 1950s Heath Building. The experience exists to upgrade and retrofit buildings of this period. He also queried the proposed carbon savings and whether the calculation includes the embodied energy in construction.

Resident – the proposals show that views within and from Parliament Hill School are being improved but existing views from Lissenden Gardens will be worsened. She suggests moving the ‘snake like’ building away from Lissenden Gardens.

Resident – suggests the Council should be more proactive during the construction phase and not leave this part of the process entirely to the contractor, particularly the drafting of the construction management plan.

Answers

Art Koning (AK)– the assessments and calculations carried out include the embodied carbon and the long term savings are far greater than that used in construction.

Thomas Lefevre (TL) – the project team did investigate retaining and refurbishing the Heath Building but the issues go beyond the façade, the orientation of the building makes it unsuitable. The new building will perform better.

Avril Rogers (AR) – will make the sustainability report available before the application is submitted. AK– explained the rationale for the location of the ‘snake

like' building. The sites are compact with not much land available to develop. One important consideration is minimising disruption to the students during the construction phase. The location of the new building is to the north of Lissenden Gardens so there will be no loss of daylight or sunlight to residents. It is recognised that the new building changes the relationship between Lissenden Gardens and the school. But the new building will act as an acoustic screen thereby reducing disturbance to occupiers. It is not possible to build upon the footprint of the existing building as the new building is wider.

Regarding the possibility of renovating the Heath Building the only part of it which is usable is the concrete frame. The building is also in the wrong location, it is more efficient to have a north/south oriented building.

Question

Resident – queried what had happened to the comments gathered at previous consultation events.

Answer

AR – explained that comments had been recorded and, where possible, incorporated into the evolution of the design.

Design

Questions

Lissenden Gardens resident – requested that drawings showing the view to the new building from Cleveden Mansions and from the top of Lissenden Gardens be produced. The building appears as a huge slab, is it not possible to have some indentation and greenery? The resident would also like to know the distance to the new building from Cleveden Mansions at the closest point.

Cllr Sian Berry – considers the view from Lissenden Gardens to be an important aspect of the proposal, the site is within a conservation area. She queried the proximity of the building to Lissenden Gardens and whether it needed to be so close. She also asked where the proposed entrances to the Ribbon Building are as they were previously shown on the elevation facing Lissenden Gardens.

Answers

AK – explained that views from the flats had not yet been developed but daylight and sunlight assessments show neither are affected. The distance to Lissenden Gardens is 14.7metres at the nearest point and the building is 12 metres high. The shape of the building is governed by the existing building which benefits from north/south orientation. Vertical elements have been introduced into the design to break up the façade but the window layout has been planned to enable future changes in room shape – the educational use inside of the building governs its external design. The fabric of the building is designed to Passivhaus principles, the windows are set back and privacy screens are included.

AR – explained that it is important the new Ribbon Building joins the existing Morant Building in order to create internal site circulation.

AK – confirmed there are no entrances on the Lissenden Gardens frontage and that the main entrance to the site is through the Morant Building. There are however exits on the Lissenden Gardens frontage.

AR – pointed out that the Lissenden Garden elevations were on display at the rear of the hall and confirmed that they would be submitted with the planning application.

Questions

John Carrier resident – supports the demolition of the Heath Building but considers that the residents of Lissenden Gardens do have a particular interest as they will be the most affected by the proposals. The question of distance should be taken seriously and he suggested the project team should engage with the residents directly as a group.

Cllr Oliver Lewis – considers the design should not be separate from the educational need and that it should provide first class facilities. He queried whether the Heath Building was fit for purpose and asked what the social and educational impact of the suggested design was likely to be.

Patrick Lefevre Dartmouth Park Conservation Area Advisory Committee – commented that whilst there is no objection to improving school facilities, by looking for land that's not previously been built on the developer is making a fundamental mistake in locating the 6th form building on the green corridor. It is the wrong place and encroaches on what has previously not been encroached on.

Parent – commented that it is essential to improve the school facilities and that the new buildings improve the Highgate Road views.

Answers

AR – explained that there has been consultation with residents regarding the Ribbon Building and the team have sought to change the design to minimise impact. The team will re-examine the distances to the Morant Building to check that the distance from Lissenden Gardens is optimised. The team are happy to meet again with Lissenden Garden residents. Regarding the social and educational impacts of the proposal, the design responds to the needs of the school and the present and future educational needs of the students, providing improved flexible facilities which will enhance the student experience. The team are conscious of the need to minimise the construction impact on both students and the wider community and are aware of the need to manage the construction sensitively.

Ben van Bruggen (BvB) – explained the location of La Swap 6th Form was determined partly as a result of the need to keep the schools operational during construction of the new buildings.

Question

Resident Lissenden Gardens – commented that the design at present is improving the school at the expense of Lissenden Gardens residents. He asked whether the volume could be reduced and whether sinking the gymnasium into the ground had been considered.

Answer

Stuart Minty (SM) – suggested the issues regarding Lissenden Gardens be dealt with in a post meeting discussion.

Question

Resident – queried how the use of concrete panels on La Swap building respond to the green area of its location.

Answer

AK – explained that green climbing plants will form a screen around the building and there will be a green roof plus hedgerows and other soft landscaping. The building will include an integrated watering system.

Question

Resident – questioned the proposal to locate La Swap on a biodiversity area contrary to policy set out in the Core Strategy and asked what alternative locations had been considered.

Answer

AR – replied that a summary of alternative options will be submitted with the planning application and circulated prior to submission.

Question

Resident – commented that there is light pollution to Clevedon Mansions from the existing gymnasium and questioned how much closer the proposed new gym is and what will be the impact of it.

Answer

AK – confirmed the new sports hall will have much less glazing and therefore light pollution will be reduced and he will provide the distances.

Biodiversity

Questions

Resident – concerned about the colony of stag beetles and other rare species present on the site. Questioned what studies are required prior to the submission of the planning application. Explained that the London Wildlife Trust would be willing to work with the school to relocate. Also questioned whether the building could curve away from Lissenden Gardens rather than around.

Answer

Sue Higgins (SH) – responded that the colony is located on the area of metropolitan open land and will not be disturbed. It is an educational aid. She confirmed the school would be happy to work with London Wildlife Trust.

AR – regarding the Ribbon Building’s relationship with Lissenden Gardens the distances and adjacency to the Morant building will be re-examined.

Landscaping

Question

Resident – questioned what landscaping is proposed between the Ribbon Building and Lissenden Gardens.

Answer

Jon Eachus (JE) – confirmed that the existing poplar trees will be retained and that the area will be a quiet landscaped area.

Question

Cheryl, London Farmers Markets – questioned whether the operation of and access for the farmers market at William Ellis School (WES) had been taken into consideration during the development of the scheme.

Answer

The new WES building will not reduce access to the rear play areas and the width of access will be adequate for vehicles. Any areas used by vehicles will have suitable depth of paving.

Question

Resident – asked, that in the light of comments given, there is funding and time available for a redesign and commented that social justice for the entire community is required.

Answer

AR – explained that funding is finite and time impacts funding. Delays in finding an acceptable alternative will impact on what can be delivered with the available funding. Responding to comments and concerns is part of the design development process, the design will be looked at based on comments. Ultimately it must be balanced against the spaces needed and meeting the educational need.

Parliament Hill School – Heath Building - Rebuild v Refurbishment Assessment		
	Question	Answer
1	Why does Camden believe the Heath building needs to be demolished?	
	a	Demolition of this building was suggested during the Building Schools for the Future programme. This recommendation was based on building and site condition surveys, and feasibility studies for development of the school. This was re-examined through further surveys conducted during 2012, and concluded that: <i>“if refurbishment was chosen as a way forward the disruption would be considerable and the classroom sizes are likely to remain deficient. In summary the repair and refurbishment option does not represent value for money.”</i>
	b	Survey information has since been revisited by the AStudio design team, to assess the long term viability of the Heath building. This assessment must be based on the need for the project to balance costs in construction and phasing; suitability of the building for long term educational use, as well as during the construction process; and the long term sustainability credentials of the school site both in terms of energy usage and the future adaptability of its buildings. These requirements are inter linked and cannot be regarded as separate issues.
2	Why is it at the end of its useful life - Specific reasons we consider the Heath building to be at the end of its useful life:	
	a	<i>Physical condition:</i> the external envelope is in very poor condition and previous surveys agree that the non-structural aspects of the building are life expired and should be replaced. Major investment would be required in the replacement of all roofs, windows, walls and timber cladding which form the envelope. The building seems in reasonable structural condition apart from minor cracking and possible leaking of the roof top water tank room, though there is uncertainty about the structural form and type of construction. A full picture of the structural condition and form of construction can only be established by intrusive assessments.
	b	<i>Suitability of the internal environment:</i> The current room layouts are restrictive for modern teaching and learning practices, and large scale changes of the internal wall arrangement would be required for a modern classroom layout. Currently, the building does not provide the required number of teaching

		spaces for general learning, or for specialist subjects. Science, in particular, is desperately under provided for at all stages including sixth form. Comfort levels in the classrooms are very low for large parts of the school year they are cold in the winter, and overheat in the summer months. Teaching days are lost during each academic year because of these issues.
	c	The energy usage and running costs of the building are unacceptably high, in terms of financial cost of utility bills, and the environmental cost associated with CO2 emissions
3.	Can't the building be remodelled to create new teaching spaces?	
	a	Leaving aside all other considerations, the remodelling of the building may be physically possible, but as stated above this option does not represent value for money for this investment of public funds. The design team must consider each building within the overall site context, and in that respect retention of this building does not serve the long term interests of the school:
	b	Experience of recent refurbishment projects shows that buildings cannot generally remain occupied during heavy structural works, without causing significant disruption to normal delivery of educational services. Works would have to be scheduled for outside school hours, prolonging the construction programme and creating an untenable long term level of disruption to the school;
	c	Students would otherwise need to be relocated to temporary classrooms whilst any refurbishment took place. Such a move is disruptive to a school's operation, may impact student's learning, and should be avoided where possible. Any money spent on temporary accommodation is non recoverable, and would mean less could be spent on new or repurposed school facilities. Sensible management of public funds suggests that such costs should be avoided where possible;
	d	The only practical location for temporary cabins would be on the school's tennis courts on Highgate Road. Students would therefore lose their outdoor game space for the duration of the works. The quantity of accommodation required would need planning approval;
	e	Design works will always be restricted by the shape and structural layout of the Heath building. It may not be possible to provide the spaces the school needs for the long term, or adapt those spaces in the future. As stated above it is also likely that classroom sizes are likely to remain deficient;
	f	Refurbishment of the Heath building does not address the long standing shortage of teaching space at the school. To provide the required floor area for teaching and learning a further 2,000sqm (approx.) would need to be provided in addition to the areas catered for in the Heath Building. These areas would include a 594sqm Sports Hall, 180sqm Activity Hall and 200sqm Performance Hall.
4	Why is it more beneficial to demolish this building?	

	a	Removing the heath building resolves long standing challenges that Parliament Hill school faces with its buildings and outdoor spaces:
	b	Removing the Heath building frees up a large area of open space to the North and West of the site, allowing new landscaping works and the provision of much improved outdoor PE space. It also restores the visual link between Hampstead Heath and the school site, and provides this benefit for the neighbouring 1930s William Ellis school building;
	c	Replacement with a new teaching block, attached to the Morant building, enables students to circulate around the school indoors. This improves opportunities for supervision, and will also reduce noise to the surrounding properties;
	d	A new teaching block gives the design team greater freedom to create the size, quantity and type of teaching spaces that the school needs, in a way that enables future internal remodelling. This also enables the amount of usable teaching space to be increased, going some way to address the longstanding shortage of teaching space within the school;
	e	Rearranging the buildings on site creates sufficient space to create core educational facilities that cannot currently be accommodated on the school site – chief among them being a PE Studio and Sports Hall large enough to accommodate the required number of teaching groups
	f	Demolition and rebuild of this teaching block enables works to be phased in a way that minimises disruption to the school, eliminates the need for temporary ‘Portacabin’ teaching accommodation and so provides as much continuity as possible for educational services at the school.
5		Demolition of the building is not a sustainable option. It creates noise, waste and releases embodied carbon.
	a	The construction process always generates waste and noise – it is important that waste is recycled where possible and that the construction process is managed to minimise disturbance to affected groups.
	b	Although refurbishment is seen as a less disruptive and less wasteful option, it must be noted that a significant proportion of demolition will be required to enable effective reuse of the building. All except the concrete frame will need to be removed. This would still bring with it a significant amount of construction traffic. Experience of refurbishment projects has shown that the complex logistics of refurbishment on an active school site will also prolong the construction programme, exacerbating the environmental impact associated with CO2, congestion & noise.
	c	The option to fully demolish the building will provide a more long term sustainable option for the environment. The basis of this is:

	c1	Demolition material will be re used where possible (under roads) etc
	c2	The concrete frame has a carbon content of circa 0.159 CO2 per Kg. A well performing new school would have carbon emissions of circa 50 KgCO2/m2/yr;
	c3	The in operation carbon emissions (per tonne of Carbon) are exponential compared to the embodied energy of the carbon contained within the concrete frame;
	c4	A new building and accommodation will be orientated differently to maximise the energy saving potential of the building for the life of the building;
	c5	A building designed to modern 'PassivHaus' measures is anticipated to save much more carbon in the first few years of operation than re-using the existing building frame
	c6	It has been calculated the existing building frame and foundations may contain circa 1500m3 of concrete. Assuming a value of 1500 kg/m3 for concrete this gives a total mass of 2,250,000 kg of concrete which would have a carbon intensity of 357,750 kg CO2.
	c7	The new building has an approximate area of 4100 m2 which for a well-performing building will produce 205,000 kg Co2/yr. Therefore the carbon offset for a well performing new building versus re-using the existing building frame will be between 1 and 2 years, depending on the final solution and exact weights. Short term embodied carbon release through demolition will be offset by a long-term reduction in the energy usage of the school site, through provision of a new PassivHaus low-energy building.
	c8	This provides a long term strategy for the reduction of CO2 emissions at Parliament Hill school as part of Camden's wider goal of reducing Carbon emissions by 40% by 2020
6	Can't you refurbish the Heath building to be more energy efficient?	
	a	It is a more sustainable approach to considering the whole environmental comparison of New Build vs Refurbishment, a fair comparison should look at a number of issues affecting energy and the environment beyond that of embodied carbon.