



Hampstead Hill School

Main Office - St Stephen's Hall
Pond Street
Hampstead
London
NW3 2PP

Tel/Fax: [REDACTED]

Email: [REDACTED]

10th December, 2014

Dear Mr. Thuairé,

PLANNING APPLICATION REFERENCE: 2014/6845/P

WE WISH TO OBJECT TO THE ABOVE NUMBERED PLANNING APPLICATION

Hampstead Hill School was founded in 1949 by my mother, Hazel Riches. From that day to today we have faithfully served the community with an all year round service offering quality care and education for long hours to help working parents.

I grew up here and over the decades have seen many changes, inevitably some for the worse. In the 1970's when they built the Royal Free, we endured years of building work which culminated in our Landlords being forced to do massive underpinning work on the school hall as the digging and vibration of the hospital work had caused this building to crack and start to move down the hill. At the same time St. Stephen's was closed as it too had suffered from the building work next door but the Diocese did not have the funds to spend on it at that time. The lower section of the site boundary wall completely collapsed during the building work and lay as a heap of bricks for the following decade.

Now the Royal Free wants to put us thorough it again, only this time we are much bigger with 350 children, approximately 250 of whom are under 5, housed in both St. Stephen's and the adjoining school hall.

The size of the planned Pears Building is overwhelming and would tower over our little school building. It would also have enormous 'Safeguarding' issues in that the proposed structure comes close to our boundaries and would overlook classrooms and playgrounds.

Pond Street is already a heavily congested road, with vehicles often at a standstill for considerable periods of time, the result of non-stop vehicles going to and from the hospital via the various entrances / exits. The pollution from vehicle exhausts is horrendous as it is but would be even worse with extra traffic build-up if this development is allowed. We hear that there is also a planned increase in A & E capacity which of course will make the traffic congestion substantially worse again.

We understand that the traffic survey accompanying the Planning Application was produced on the basis of very limited assessment – please take it from Hampstead Hill School who monitor traffic in Pond St. all day and every day that it is heavily congested for most of every day.

We, in common with all schools, have to spend large sums of money and carry out extensive surveys in order to produce a Green Travel Plan every year, this to show that we are positively discouraging use of cars and encouraging the use of public transport and walking. It would seem strange if Camden gave itself and / or the hospital permission to increase traffic congestion and pollution when we have to do the opposite.

The government report out this week states clearly that future generations of children must not be exposed to the level of pollution that has been apparently killing as many people each year as cigarette smoke does.

The Royal Free Charity's plans to build next door to us will almost certainly damage both our buildings yet again, with the added impact that any damage to a Grade 1 Listed building is a criminal offence.

Apart from that, the overall size of the building will be extremely detrimental to the whole Hampstead Green area, completely changing the historic character of this part of Hampstead.

Three hundred and fifty small children have not harmed the Royal Free in anyway whatsoever – why one wonders do the Royal Free Charity want to harm these children? Harm.....massive pollution, being overlooked at work and at play, their green outlook destroyed by a brick monstrosity, their school building probably cracking and subsiding and that's after the immediate effects of such a massive building being put on that site with all the implications of noise, dirt, vibration and disruption that would accompany it.

Approximately 1000 children in three schools bordering the Royal Free site and the staff children in their own nursery in Pond St. all deserve to be treated better. There has been no proper consultation or consideration regarding the health and well-being of these little people.

If this project is allowed there will be a substantial loss of long-established trees, as well as the skyline and the Heath Strange Garden. Yet again it would seem strange indeed if Camden gave itself and / or the Hospital permission to remove a number of trees when we who live and work in the Conservation Area have to spend weeks waiting for permission even to cut back our trees..

After sixty five years this school deserves to be treated better. There has been no proper consultation or consideration for this long established Hampstead community.

After over fifteen years of restoring St. Stephen's, the Trustees and all the people in Hampstead who gave donations to help this Grade 1 Listed Building deserve to be treated better – so indeed does the building itself which is a valuable asset to the community. There has been no proper consultation or consideration about this valuable building.

The Hampstead Green area, which has historic meaning for a lot of local people and is much treasured for its green space and for softening the impact of the gigantic and ugly main hospital building, deserves to be treated better. There has been no proper consultation or consideration with local residents or businesses.

Bearing in mind our observations regarding trees and travel planning one might wonder if there is one set of rules for residents and another for the Council and / or Hospital?

WE AT HAMPSTEAD HILL SCHOOL, ITS OWNERS, ITS PUPILS AND ITS STAFF, WOULD LIKE TO FORMALLY OBJECT TO THIS PLANNING APPLICATION AND ASK THAT THE ROYAL FREE WITHDRAW ITS CURRENT PLANS AND CONSULT PROPERLY WITH ALL RELEVANT GROUPS.

THANK YOU.



Andrea Taylor for Hampstead Hill School.