

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7683/P	Felicity Taylor	10 Brookfield Park	29/01/2015 14:13:19	SUPPRT	The school badly needs these new buildings that will be fit for education in the 21st century.

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2014/7683/P	Mr and Mrs Riley	7 Highcroft 170 Highgate Road London NW5 1EJ	28/01/2015 13:01:50	OBJEMAIL	<p>Further to my telephone conversation with the planning officer Gideon Whittingham on 20/01/15 in regard to application Ref: 2014/7683/P I understand these proposed works are scheduled during the school holidays periods no earlier than the end of 2015 to 2016.</p> <p>Firstly we understand the well intended nature of this current scheme and there is a need for the schools to be able to expand however we would like to draw your attention to the points below as we feel if these concerns we're fully explored and borne in mind for a future draft of this proposal the plans would receive increased support and appreciation by all affected:</p> <p>Points to note:</p> <ol style="list-style-type: none"> 1. The proposed building scales, materials and designs in this application appear to be out of step for a conservation area by detracting and obscuring parts of the original historic buildings. Similar unsympathetic construction took place when the Morant building extension ("green glass metal block") which blighted our views and we do not wish to see further designs of this style. 2. The LA Swap School building location proposal has a impact on privacy and views due to its close proximity to numerous residents living opposite the school on Highgate Road. We feel much more thought could be given to this. For instance (as per the attached "Landscape Layout" downloaded from the Camden Council website for this planning application) here are just a few examples of more suitable locations for the LA swap building with relevant points to consider: <ul style="list-style-type: none"> a) The proposed "extended "car park" towards the southern boundaries of the Parliament Hill School grounds annexing Highgate Road. School buildings already exist here which are set to be demolished in this proposal. The school buildings presently located in these car parking areas are a greater distance away from residents and sheltered by tree foliage along this point in Highgate Road which makes it suited to replacement buildings and which has the benefit of not obscuring the original frontage of the Morant building. <p>As we understand it this proposal is not aimed at increasing car parking spaces rather than refurbishment and new facilities for the children however in addition to the proposed "extended car park" its noted additional parking near Lissenden Gardens also features in this proposal. If further car parking really is deemed necessary then other suitable areas in the school grounds that are not in close proximity to residents and / or hidden from tree foliage) should be explored instead.</p> <p>The proposed new entrance for LA Swap will create issues for children crossing the road to / from the nearest bus stop located further south. As previously witnessed and verified by the council with the William Ellis entrance children had a tendency to walk "as the crow flies" as a short cut over Highgate Road between the school and bus stop rather than walk that bit further to use the "existing formal crossing" to do the same task. This caused a number of accidents and the existing formal crossing was demolished and re-located successfully to its present position (see point 4 below below). However if the LA Swap building was located further south as described above the existing pedestrian access entrance to Parliament Hill school could be used and this is nearer to both the bus stop located on the</p>

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					<p>opposite side of the road travelling south and the pelican crossing crossing already in operation.</p> <p>b) The proposed "MUGA - Multi use games areas" on the westerly heath side of the school boundary. i.e create the MUGA on the existing sports / tennis areas rather than demolishing these to create similar sized sports areas elsewhere.</p> <p>c) The proposed "playing field" on the westerly heath side of the school boundary i.e With the currently proposed MUGA games areas location in mind, create playing fields on the existing sports / tennis courts instead which would enhance the front of the school and the approach to the heath.</p> <p>3. Any proposal that employs the "existing formal" crossing for Highgate Road (i.e. south of the new and vastly improved location of the existing "zebra crossing" (as per the attached "Construction Management Plan - Drawing" and "Landscape Layout" document attached downloaded from the Camden Council website for this planning application) is fundamentally flawed and we will object strongly to its use at any point.</p> <p>During the lifetime of the "existing formal crossing" there was a spate of car related injuries and near misses to pedestrians, particularly children due to the crossings location and design whilst the crossing also caused deep vibrations which were felt in our property and others in Croftdown Road when large vehicles and the numerous buses on this route passed over the crossing.</p> <p>Therefore in 2010 this existing zebra crossing was sensibly removed following following a lengthy consultation with Camden Council (Representatives: Simi Shah: Principle Engineer and Giles Radford: Traffic Engineer) and pedestrians and residents alike have benefited enormously from this positive step.</p> <p>We feel lessons should therefore be learnt from these experiences which may affect pedestrians and the safe passage of children crossing roads to / from the bus stops and school during peak times.</p> <p>We would therefore be grateful if you could consider the points raised above in any future drafts of this planning application.</p> <p>Many thanks</p> <p>Mr and Mrs Riley Flat 7 170 Highgate Road London NW51EJ</p>

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2014/7683/P	Astrid Sharkey	21 Grove Terrace	29/01/2015 15:57:47	OBJ	<p>We object to this application.</p> <p>General comments</p> <p>The declaration of constraints to the planning application refers to the site being situated within DPCACC, and though the listed Convent is mentioned, Grove Terrace – a rare Listed grade 11* Terrace should surely be referenced within these constraints.</p> <p>On the checklist accompanying this application, there is no environmental assessment required despite the large scale of demolition and reconstruction, and recent government policy guidelines to prevent all schools being built close to main roads with potentially high emissions. This alone would surely necessitate an environmental assessment. We also have concerns about any possible impact on the structure of the Terrace.</p> <p>The statement notes the various options considered for the buildings especially La Swap. The one chosen refers to “possible local opposition” and yet the pre planning “consultation” has given the closest neighbours little input to the process. Our questions have not been addressed indeed the initial exhibition of plans that was apparently advertised by fliers was never distributed to anyone in Grove Terrace.</p> <p>The final meeting of the Development Council was so badly organised that the agenda was never fully covered and therefore our concerns about the design and impact of this large-scale development Swap were never heard.</p> <p>We consider ourselves to be good neighbours but it has appeared all along that any views concerning the designs submitted reflect an opposition to the education of PHS and WE pupils. Clearly this not the case. The school is in need of investment to its facilities and to its future. However the wider community who live in the vicinity, should have been consulted constructively and comprehensively. With regard to the overall site plan, the number of parking places has been maintained. This is astonishing given Camden’s car free policy. It is maintained that this facility is crucial for staff recruitment, yet how many other schools have such a large parking capacity? PHS is exceptionally well connected to public transport. Had this area been reduced there would surely have been greater flexibility for site development.</p> <p>The siting of La Swap takes away from a unique long view of greenery and night darkness that are contributing factors to the conservation area. The partial settling of the building at a lower level is a marginal improvement but we contest the premise that the la Swap building could not be built elsewhere.</p> <p>Section 128 of the PPG states that in determining applications local authorities should require the applicant to describe the significance of heritage assets affected including contributions made by their setting. The level of detail “to be proportionate to the asset’s importance.” Grove Terrace nos 6-27 are listed Grade 11* a heritage status given to just 6% of all listed buildings. It should be emphasised that views overall are enjoyed not only by residents but also by all those who visit the area and who pass by the Heath.</p> <p>The planned removal of the perimeter fence and its replacement by railings is to be applauded and this does improve the setting. However the use of green walls and roofs are of concern. Whilst the planned proposals reference global warming and the need to demolish the Heath block because of overheating, it maintains that the viability of two substantial green roofs (on the science block and on L Swap) and green walls supported by ugly stainless steel trellises to the Highgate Road side of La Swap. This latter particularly appears to disguise the lack of better materials for its design and finish and, since the rear</p>

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					<p>section facing Highgate Road contains toilet facilities it is hard to imagine that this would be an area of exterior maintenance concern. The hard landscaping has been given more prominence in the plans than the building fascia materials. The copper cladding of the Morant building is shown but at present the La Swap exterior appears to be concrete, “dark grey render panels” underneath its proposed green façade. The green copper clad performing arts centre is generally considered to be an attractive building and the use of this material would provide a preferable alternative.</p> <p>Heritage policy 6.23 7.8 states “Development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. “ Further, CS 14 requires development of the highest standard of design that respects local context and character” and 7.15 DP24 requires all developments to be of the highest standards of design.” The plans and proposals consider these criteria to have been met but we would contest their assertion.</p> <p>To summarise:</p> <ol style="list-style-type: none"> 1) The location of La Swap would cause harm to the setting of a Listed Grade 11* Terrace 2) The proposal of the siting of the LAS building is in violation of Government guidelines for building schools close to high emission roads 3) The LAS proposed plan would harm the characteristics of the Dartmouth Park Conservation Area by removing the historic long greens views that are enjoyed not only by residents, but also by the wider public including numerous visitors to The Heath. 4) The whole consultation process surrounding this massive development has been fatally flawed 5) Approval to these plans would create a precedent for loss of green space and further site development. 6) The materials proposed for both the Sports Hall and LAS buildings are inappropriate and unsympathetic to their context 7) The scale massing and location of the ribbon building are inappropriate as is the design for the WES building which is unsympathetic to its setting 8) The construction plan is insufficient as is the construction routing. This, in itself, is potentially disastrous given other major building proposals in the area (Swains Lane, Hampstead Heath) <p>John and Astrid Sharkey</p>
2014/7683/P	Lisa Hughes	8 Lamble Street London NW5 4AH	29/01/2015 12:40:38	SUPPRT	As a local resident and local parent I wholeheartedly support this application. I know how desperately new school buildings are needed and I believe the plans are sensitive to, and will in fact enhance, the local environment.

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2014/7683/P	Mr and Mrs Riley	7 Highcroft 170 Highgate Road London NW51EJ	28/01/2015 13:10:32	OBJEMPER	<p>PLEASE CAN YOU USE THIS VERSION INSTEAD OF AN INCORRECT VERSION SENT EARLIER TODAY</p> <p>-----</p> <p>Further to my telephone conversation with the planning officer Gideon Whittingham on 20/01/15 in regard to application Ref: 2014/7683/P I understand these proposed works are scheduled during the school holidays periods no earlier than the end of 2015 to 2016.</p> <p>Firstly we understand the well intended nature of this current scheme and there is a need for the schools to be able to expand however we would like to draw your attention to the points below as we feel if these concerns we're fully explored and borne in mind for a future draft of this proposal the plans would receive increased support and appreciation by all affected:</p> <p>Points to note:</p> <ol style="list-style-type: none"> 1. The proposed building scales, materials and designs in this application appear to be out of step for a conservation area by detracting and obscuring parts of the original historic buildings. Similar unsympathetic construction took place when the Morant building extension ("green glass metal block") which blighted our views and we do not wish to see further designs of this style. 2. The LA Swap School building location proposal has a impact on privacy and views due to its close proximity to numerous residents living opposite the school on Highgate Road. We feel much more thought could be given to this. For instance (as per the "Landscape Layout" downloaded from the Camden Council website for this planning application) here are just a few examples of more suitable locations for the LA swap building with relevant points to consider: <ul style="list-style-type: none"> a) The proposed "extended "car park" towards the southern boundaries of the Parliament Hill School grounds annexing Highgate Road. <p>School buildings already exist here which are set to be demolished in this proposal. The school buildings presently located in these car parking areas are a greater distance away from residents and sheltered by tree foliage along this point in Highgate Road which makes it suited to replacement buildings and which has the benefit of not obscuring the original frontage of the Morant building.</p> <p>As we understand it this proposal is not aimed at increasing car parking spaces rather than refurbishment and new facilities for the children however in addition to the proposed "extended car park" its noted additional parking near Lissenden Gardens also features in this proposal. If further car parking really is deemed necessary then other suitable areas in the school grounds that are not in close proximity to residents and / or hidden from tree foliage) should be explored instead.</p> <p>The proposed new entrance for LA Swap will create issues for children crossing the road to / from the nearest bus stop located further south. As previously witnessed and verified by the council with the William Ellis entrance children had a tendency to walk "as the crow flies" as a short cut over Highgate Road between the school and bus stop rather than walk that bit further to use the "existing formal crossing" to do the same task. This caused a number of accidents and the existing formal crossing was</p>

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					<p>demolished and re-located successfully to its present position (see point 3 below). However if the LA Swap building was located further south as described above the existing pedestrian access entrance to Parliament Hill school could be used and this is nearer to both the bus stop located on the opposite side of the road travelling south and the pelican crossing already in operation.</p> <p>b) The proposed "MUGA - Multi use games areas" on the westerly heath side of the school boundary. i.e create the MUGA on the existing sports / tennis areas rather than demolishing these to create similar sized sports areas elsewhere.</p> <p>c) The proposed "playing field" on the westerly heath side of the school boundary i.e With the currently proposed MUGA games areas location in mind, create playing fields on the existing sports / tennis courts instead which would enhance the front of the school and the approach to the heath.</p> <p>3. Any proposal that employs the "existing formal" crossing for Highgate Road i.e. south of the new and vastly improved location of the existing "zebra crossing" (as per the "Construction Management Plan - Drawing" and "Landscape Layout" documents downloaded from the Camden Council website for this planning application) is fundamentally flawed and we will object strongly to its use at any point.</p> <p>During the lifetime of the "existing formal crossing" there was a spate of car related injuries and near misses to pedestrians, particularly children due to the crossings location and design whilst the crossing also caused deep vibrations which were felt in our property and others in Croftdown Road when large vehicles and the numerous buses on this route passed over the crossing.</p> <p>Therefore in 2010 this existing zebra crossing was sensibly removed following following a lengthy consultation with Camden Council (Representatives: Simi Shah: Principle Engineer and Giles Radford: Traffic Engineer) and pedestrians and residents alike have benefited enormously from this positive step.</p> <p>We feel lessons should therefore be learnt from these experiences which may affect pedestrians and the safe passage of children crossing roads to / from the bus stops and school during peak times.</p> <p>We would therefore be grateful if you could consider the points raised above in any future drafts of this planning application.</p> <p>Many thanks</p> <p>Mr and Mrs Riley</p>
2014/7683/P	Helen Nesbitt	24 Twisden Rd	29/01/2015 22:53:26	SUPPRT	I support this application to carry out improvements to our local schools and provide a better environment to educate local children. I very much hope that the concerns raised by those neighbouring the site can be allayed and the project can go ahead.

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2014/7683/P	Elizabeth Block	42 Clevedon Mansions Lissenden Gardens	30/01/2015 06:41:31 INT		<p>I live in Clevedon Mansions,mLissenden Gardens,NW5.</p> <p>I am very concerned about the plns to build new PHS buildings even closer to my flat. I believe the current building should be renovated instead of demolished. Renovation would save lots of carbon emissions and would not disturb the neighbours as much.</p> <p>I know that neighbours were not properly consulted. This has been admitted. I am in favour of good school facilities vut this plan is both destructive and intrusive.</p>
2014/7683/P	Elizabeth Block	42 Clevedon Mansions Lissenden Gardens	30/01/2015 06:41:34 INT		